GIS Tracking Sheet

Case No.: DCI 2002-00037

Post-it® eLabel 005 725 411

Intake Date: 7-26-03

Project Name: MOODY RANCH

STRAP Number(s): 04-44-24-00-01002.1010

10-44-24-00-Ext.-01054.0000

Planner Name: CHIP BLOCK

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 18JULY03 INTAKE:

LEGAL SUFFICIENT ☐ YES ☐ NO Initials: AJJJJ.

If not, give brief explanation:

MAP UPDATE following FINAL ACTION

Date: 21 APRIL 04

☐ Hearing Examiner Decision ☒ Board of County Commissioner's Resolution

☐ Administrative Approval ☐ Blue Sheet

Zoning Notes: Z-03-022, DCI2002-00037, 18AUG03, APRVL TO REZONE FROM AG-2 & CT TO RPD & CPD; CONDS

MAP UPDATED ☒YES ☐NO Initials: AJJJJ.

If not, give brief explanation:

S:\WRITERS\Jacobybj\gissheet.wpd

RESOLUTION NUMBER Z-03-022

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

WHEREAS, an application was filed by Colonial Homes, Inc. to rezone 221.9 acres from Agriculture (AG-2) and Commercial Tourist (CT) zoning districts to Residential Planned Development (RPD) and Commercial Planned Development (CPD) in reference to Moody Ranch; and

WHEREAS, a public hearing was advertised and held on May 22, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2002-00037; and

WHEREAS, a second public hearing was advertised and held on August 18, 2003, 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 a Request is to rezone 221.9 acres from AG-2 and CT zoning districts to RPD and CPD to permit the development of up to 1000 residential dwelling units (single family, zero-lot-line, townhouses, and multiple family units) and 45,000 square feet of commercial floor area, with buildings not to exceed 80 feet in height. The property is located in the Suburban 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. The development of this project must be consistent with the one-page Master Concept Plan entitled "Moody Ranch," date stamped "Received OCT 29 2003, " except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary. If there are any conflicts between commitments made in this application and conditions of this zoning action, the conditions will be the effective requirement of this planned development.

The Applicant may develop up to 1000 residential dwelling units on the property, and 45,000 square feet of commercial uses. The dwelling units may consist of single-family, zero-lot-line, townhouse, and multi-family units. All of the dwellings will be limited to 35 feet in height.

If multiple-family dwelling units are developed in Tract B within 250 feet of Moody Road, the Applicant must provide the following buffer at the time the first Development Order for the project is issued:

a. The buffer must be no less than 20 feet in width.

b. There may be no fewer than five trees per 100 linear feet of the length of the buffer.

c. Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.

d. Shrubs must be a minimum ten-gallon container size; planted in double staggered rows; at least 48" in height; and spaced 36 inches on center. They must be at least 60 inches in height within 12 months of the time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement that is required to be buffered, screened, or both, except for visibility at intersections and where pedestrian access is provided.

e. No backs of buildings will face Moody Road, and no multiple-family building will contain more than four dwelling units.

Single Family detached lots in Tract I must be 7,500 square feet or larger in lot area.

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

a. Schedule of Uses

See attached **Exhibit D**

b. Site Development Regulations & Special Buffer

See attached **Exhibit E**

3. Open space requirements must be tracked with each development order and be substantially consistent with the Open Space and Indigenous Vegetation table dated April 9, 2003. A cumulative open space table listing the development tract, development order number, type of use, lot size, lot coverage, and required open space must be included with each development order. The open space table must include all development orders under review and approved. The development order plans must demonstrate how the open space requirements for common open space and indigenous/native tree preservation are being met. The residential development tracts must be labeled as to minimum lot size and

maximum lot coverage. A minimum of 54 acres including associated lakes and roadways must be single family residential lots with a minimum lot size of 6,500 square feet and a maximum lot coverage of 45 percent.

4. Prior to issuance of a Vegetation Removal Permit: (1) the existing borrow pit area and wetlands must be surveyed specifically for the presence of wading bird and alligator nests. If any active nests are located, then buffer areas must be established to protect these areas; and (2) the area located north of Hancock Bridge Parkway must be resurveyed for gopher tortoise burrows.

5. Gopher tortoises must be protected on-site. The development order plans must include the location and detail of sandy earthen berms to be created within the gopher tortoise preserve to provide a high, dry area for burrowing; and a vegetative barrier or permanent fencing must be delineated along any roadway abutting the gopher tortoise preserve. The berms within the preserve must be planted with a mixture of Bahia grass and other broad leaf vegetation prior to moving gopher tortoises to the preserve. Supplemental feeding such as alfalfa hay may be necessary until the berm plantings are established.

   Prior to the issuance of a Certificate of Compliance for the infrastructure, either the vegetative barrier or permanent fencing must be installed along any roadways abutting the gopher tortoise preserve, whichever is chosen, at time of local development order review.

6. Prior to local development order approval, the plans must include signs adjacent to the lake abutting the Club Tract E stating "It is unlawful to feed or harass alligators." Additional information regarding how to live with alligators including the danger of approaching or feeding alligators must be available for residents or potential residents in the sales center and club house.

7. Prior to local development order approval, a minimum 10-foot waterway buffer must be delineated along the canal measured from the State jurisdictional wetland line. All native vegetation within the waterway buffer must be retained during subdivision development and perpetually by future residents. Additionally, any native tree clusters which occur within 25-feet of the State jurisdictional wetland line must be preserved or relocated on-site using proper horticultural means if the trees interfere with building layout or the site drainage system. Sabal palms located landward of the 10-foot waterway buffer may be preserved in place or relocated on-site. An accessway to a dock or fishing/observation pier may be installed through the waterway buffer limited to a four foot width and placed to avoid existing native vegetation to the maximum extent possible.

   Prior to plat approval, the homeowners documents/deed restrictions must include language detailing the preservation of native trees along the canal.

8. Any sabal palms with a minimum 8-foot clear trunk located within the project north of Hancock Bridge Parkway must be either preserved in place or relocated on-site to buffers or common areas. Efforts must be made to coordinate the salvaging of any sabal palms with a minimum 8-foot clear trunk located within the project south of Hancock Bridge Parkway with the Division of Environmental Sciences staff whether used on-site or other wise. Any sabal palms being relocated must be moved in a horticulturally correct manner

per Lee County Extension Services brochure Lee 8/2000A attached as **Exhibit F**. Prior to local development order approval, any preserved and/or relocated palms must be delineated on the plans. Preserved and relocated sabal palms will receive protected tree credits per LDC § 10-420(h).

9. Bulkhead or rip-rap may be used along lake shorelines adjacent to internal project roadways and Club Tract E up to 30% of the shoreline. If bulkhead or rip-rap is proposed, it must be delineated on the landscape plan, and the paving and grading plan with cross-sections. A compensatory littoral zone must be provided for each linear footage of bulkhead or rip-rap which consists of an 8:1 slope and two herbaceous littoral plants per linear foot of shoreline. The littoral plantings must be clustered within the compensatory littoral zone.

10. The full median openings indicated on the Master Concept Plan are subject to any future operational decision by the County to install a traffic signal, modify, or remove the median opening. If installation of a traffic signal is deemed to be appropriate by the County at the project entrance, the full cost of the traffic signal improvement will be the responsibility of the developer.

11. All Model Homes and Model Units are regulated by the provisions of LDC § 34-1951. All Model Homes, Model Units, and Model Display Centers are limited by the time limitations of LDC § 34-1954(d) throughout the entire project.

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

13. 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.

14. 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.

15. The drainage and access easements depicted on the Master Concept Plan must be accommodated and incorporated (at development order approval stage) into the development orders and plats for the subject property, unless proof that the easements have been released or relocated is provided.

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

17. The 12-foot Lee County Electric Cooperative (LCEC) easement as depicted on the Master Concept Plan (recorded at O.R. Book 1054, Page 776) must be released or relocated at the time of development order approval.

18. Agricultural Uses: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

(a) Bona fide agricultural uses that are in existence at the time this resolution is approved and as shown on **Exhibit G** attached hereto may continue until approval of a local development order for the area of the project containing those uses.

(b) Additional clearing or grading of existing agricultural areas is prohibited. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.

(c) The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.

19. The design of the right-out turn onto Hancock Bridge Parkway shall include adequate sight distance for a vehicle to turn onto Hancock Bridge Parkway and obtain a safe speed without interfering with the thru traffic on Hancock Bridge Parkway, as described in AASHTO. The access point must also meet the intersection separation distance of 660 lineal feet, as defined in LDC § 10-285 (Connection Separation).

SECTION C. DEVIATIONS:

Deviation 1 - Withdrawn by Applicant.

Deviation 2 - Withdrawn by Applicant.

Deviation 3 requests relief from LDC § 10-329(e)(4) which requires excavation banks to be sloped; to allow up to 40 percent of the banks to utilize either:

1) a vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1 or

2) a 2:1 (horizontal: vertical) slope to a depth of 6-feet below control elevation, with the condition that the 2:1 sections be stabilized with rip-rap.

This deviation is **APPROVED,** SUBJECT TO Condition 9 and that adequate elements for the protection of wayward vehicles are provided when adjacent to any roadway, parking lot, or driveway aisle.

Deviation 4 - Withdrawn by the Applicant.

Deviation 5 - Withdrawn by the Applicant.

Deviation 6 - Withdrawn by Applicant.

Deviation 7 - Withdrawn by Applicant.

Deviation 8 requests relief from LDC § 10-285(a) which requires that connection separations on local roads be a minimum of 125 feet; to allow driveways serving multiple family units with private driveways to have a minimum separation of 20 feet. This deviation is **APPROVED,** provided the setback applies to internal roads and accessways with a posted maximum speed of 20 MPH, that there be a visual clear zone in accordance with LDC § 34 -3131, that there be a provision for traffic calming devices (if required) as identified in the ITE Residential Street Design and Traffic Control Book, and that each drive is only serving a private driveway and garage for an individual unit.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: The legal description of the property
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: The Master Concept Plan and Sketch illustrating Deviations 3 and 8
Exhibit D: Schedule of Uses
Exhibit E: Site Development Regulations & Special Buffer
Exhibit F: Lee County Extension Services brochure Lee 8/2000A
Exhibit G: Bona Fide Agricultural Uses Affidavits and Maps

The applicant has indicated that the STRAP numbers for the subject property are:
09-44-24-00-01002.1010 & 10-44-24-00-01054.0000

SECTION E. FINDINGS AND CONCLUSIONS:

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

2. The rezoning, as approved:

   a. meets or exceeds all 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 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. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. 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.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Albion, seconded by Commissioner Janes and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 18th day of August 2003.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

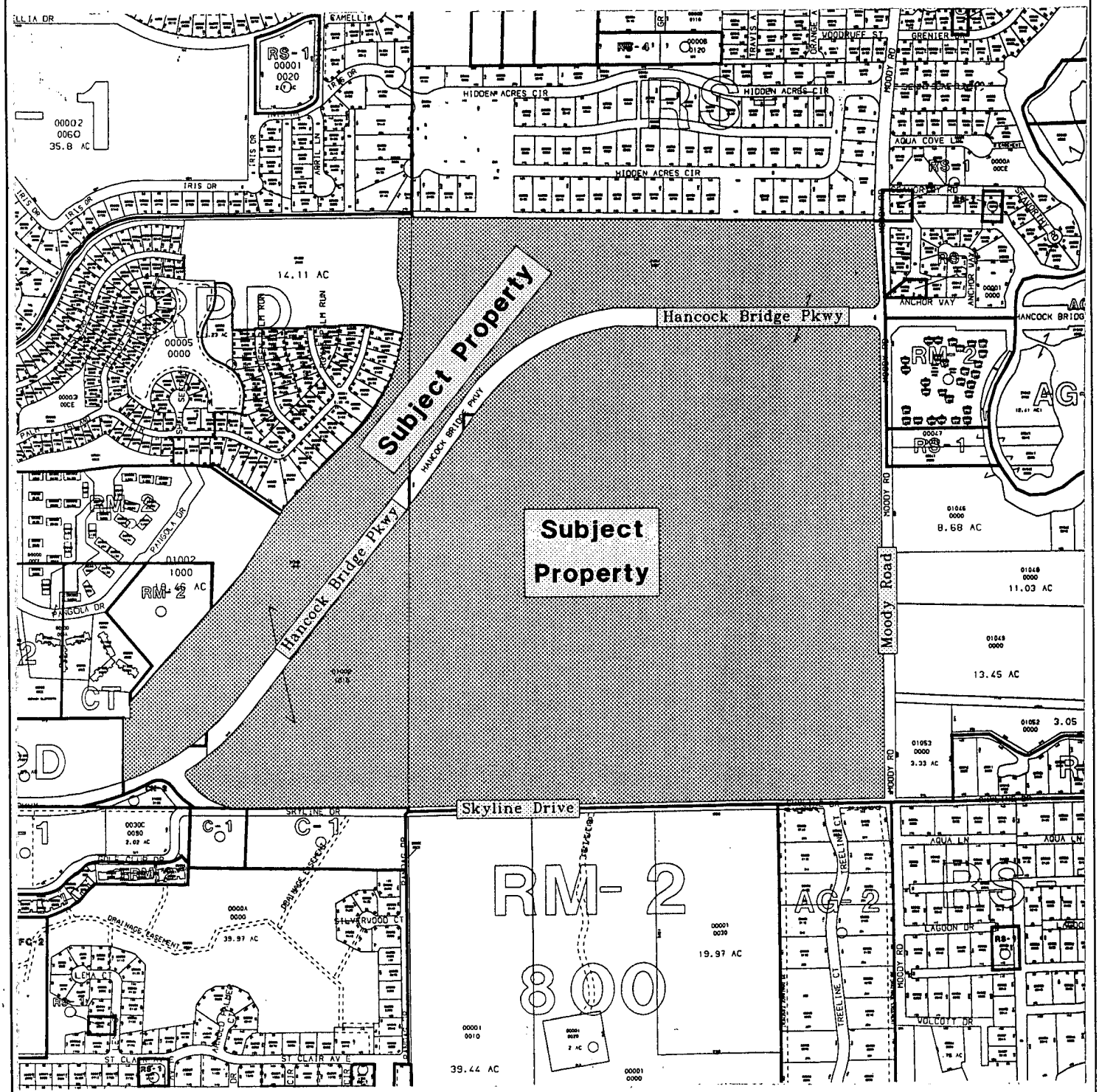
SEAL

Approved as to form by:

_____
County Attorney's Office

2003 NOV 14 PM 12:25

ZONING MAP


Subject Property
Subject Property
Hancock Bridge Pkwy
Hancock Bridge Pkwy
Moody Road
Skyline Drive
RM-2
800
RS-1
RM-2
C-1
AG-2
14.11 AC
8.68 AC
11.03 AC
13.45 AC
19.97 AC
39.44 AC
39.97 AC
35.8 AC

A

Ink
Engineering

A Division of
LBFH, Inc.

CIVIL
AGRICULTURAL
WATER RESOURCES
WATER & WASTEWATER
TRANSPORTATION
SURVEYING & MAPPING
GIS

"Partners for Results
Value by Design"

1400 Colonial Blvd., Suite 31
Fort Myers, FL 33907
(239) 931-0455
Fax: (239) 931-0450
www.lbfh.com

JULY 1, 2002
JOB # 01-7038E
FILE # 01-7038SK2LGL

DESCRIPTION: A TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9 AND THE CENTERLINE INTERSECTION OF ORANGE GROVE BOULEVARD AND HANCOCK BRIDGE PARKWAY; THENCE S.88°55'40"E. ALONG THE CENTERLINE OF HANCOCK BRIDGE PARKWAY FOR 595.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 21°05'01", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 515.17 FEET; THENCE N.20°00'41"W. FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY AND THE POINT OF BEGINNING: THENCE N.00°15'19"E. ALONG THE EAST LINE OF A PARCEL OF LAND RECORDED IN O.R. 3025, PAGE 3062 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 346.81 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND RECORDED IN O.R. 1780, PAGE 3185 OF SAID PUBLIC RECORDS; THENCE S.89°43'55"E. ALONG THE SOUTH LINE OF SAID PARCEL FOR 35.23 FEET; THENCE N.00°16'05"E. ALONG THE EAST LINE OF SAID PARCEL FOR 89.76 FEET TO THE APPROXIMATE CENTERLINE OF A CANAL; THENCE N.41°00'00"E. ALONG THE APPROXIMATE CENTERLINE OF SAID CANAL FOR 269.95 FEET; THENCE S.53°05'54"E. LEAVING SAID CANAL FOR 428.46 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY 50.00 FEET FROM THE CENTERLINE ALSO BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 28°59'31" , A CHORD BEARING OF S.55°29'34"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHWESTERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY FOR 683.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.50 ACRES.

SUBJECT TO AN INGRESS-EGRESS EASEMENT AS RECORDED IN O.R. 3025, PAGES 3087 THROUGH 3091 OF SAID PUBLIC RECORDS:

SUBJECT TO A 12 FEET WIDE DRAINAGE EASEMENT AS RECORDED IN O.R. 2227, PAGES 3680 THROUGH 3689 OF SAID PUBLIC RECORDS.

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

Applicant's Legal Checked
by _____ 18JUL03

REFER TO 8 ½" X 11" SKETCH

INK ENGINEERING, A DIVISION OF LBFH INC. (LB 959)

GORDON D. MEIERS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERT. # 2858

GORDON D. MEIERS CERTIFICATE NO. 2858 STATE OF FLORIDA REGISTERED

DCI 2002-00037

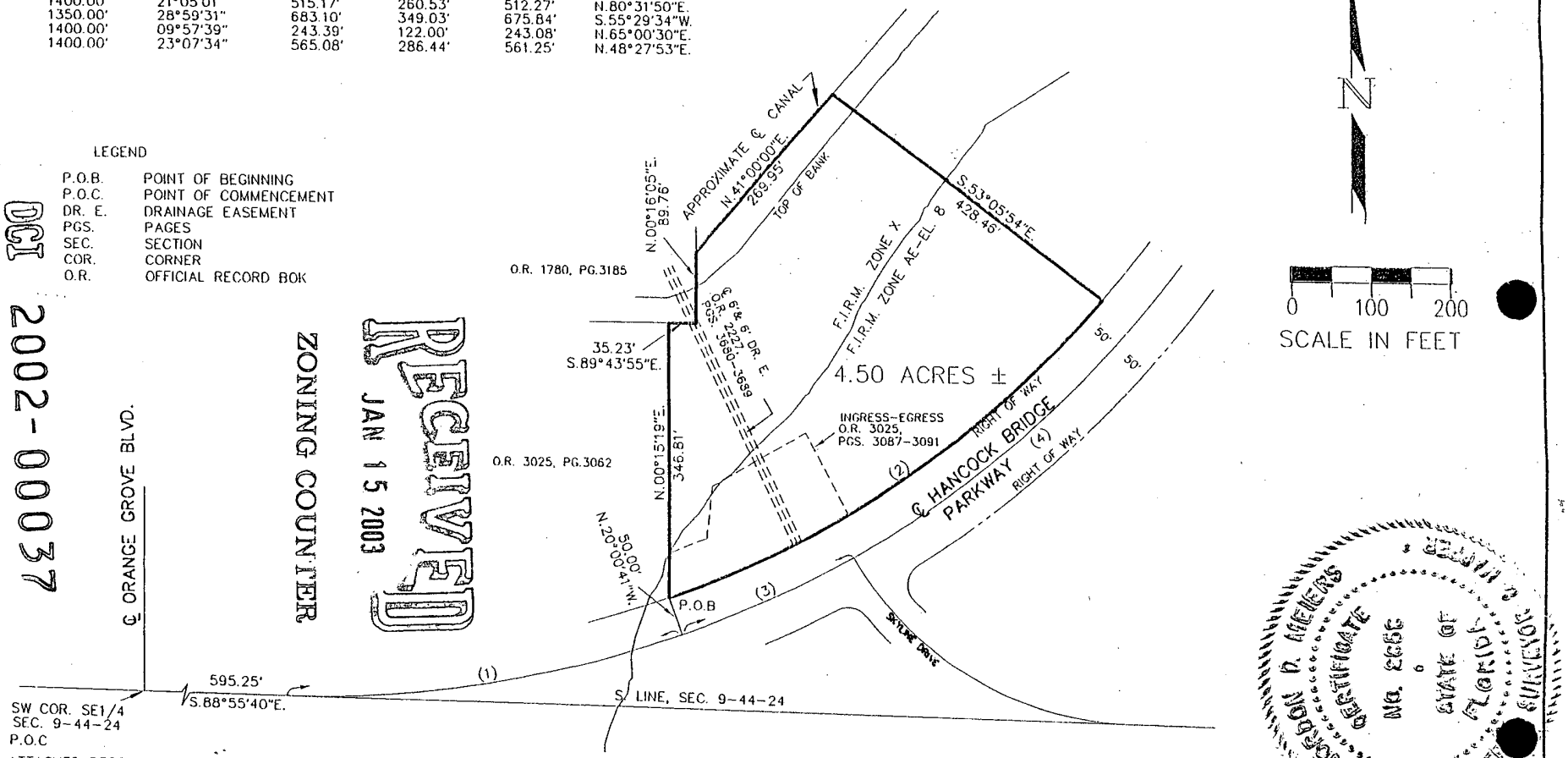
RECEIVED
JAN 16 2003
ZONING COUNTER

CURVE TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
1	1400.00'	21°05'01"	515.17'	260.53'	512.27'	N.80°31'50"E.
2	1350.00'	28°59'31"	683.10'	349.03'	675.84'	S.55°29'34"W.
3	1400.00'	09°57'39"	243.39'	122.00'	243.08'	N.65°00'30"E.
4	1400.00'	23°07'34"	565.08'	286.44'	561.25'	N.48°27'53"E.

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
DR. E.	DRAINAGE EASEMENT
PGS.	PAGES
SEC.	SECTION
COR.	CORNER
O.R.	OFFICIAL RECORD BOK



N

0 100 200

SCALE IN FEET

DCI 2002-00037

ZONING COUNTER

RECEIVED JAN 15 2003

REFER TO ATTACHED DESCRIPTION

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 9, TOWNSHIP 44, RANGE 24 EAST, BEING S.88°55'40"E.

LAND IS IN FLOOD ZONE "X", (NO REQUIRED ELEVATION SHOWN), AND ZONE AE (EL. 8.0), BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP NO. 125124 0200 C, DATED 3/15/1994.

GORDON D. MEIERS CERTIFICATE NO. 2858 STATE OF FLORIDA REGISTERED

GORDON D. MEIERS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLA. CERTIFICATE NO. 2858

SHEET 2 OF 2

SKETCH (NOT A SURVEY)

4.50 ACRE PARCEL

A PARCEL OF LAND LYING IN
SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

DATE	1/07/03
SCALE	1"=200'
DRAWN	CP
CHECK	
APPROVED	

Ink Engineering
A Division of LBFH, Inc.

CONSULTING CIVIL ENGINEERS, SURVEYORS & MAPPERS
"Partners For Results, Value By Design"

1400 Colonial Blvd., Suite 31, Fort Myers, Florida 33907
(941) 931-0455 Fax: (941) 931-0456
BPR & FBPE License No: 959 www.lbfh.com

01-7038SK2

JOB NO.: 01-7038E

JOB NO. 01-7038 SHEET 1 OF 1
FILE NO. 01-7038CLGL.DOC

DESCRIPTION:

TRACT OR PARCEL OF LAND IN THE SOUTH 3/8 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY FLORIDA, WHICH IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 9, AS SHOWN ON THE PLAT OF WATERWAY ESTATES GOLF PARK AS RECORDED IN PLAT BOOK 22, PAGES 161 AND 162 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE N.0°30'28"E. ALONG THE EAST SECTION LINE OF SAID SECTION 9, FOR 30.00 FEET TO THE POINT OF BEGINNING.

THENCE N.88°55'40"W. ALONG THE NORTHERLY RIGHT OF WAY (30.00 FEET FROM CENTERLINE) OF SKYLINE DRIVE AS RECORDED IN C.C.M.B. 11 AT PAGE 427 FOR 925.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 385.00 FEET, DELTA ANGLE 46°06'32"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT OF WAY (30.00 FEET FROM CENTERLINE) OF SKYLINE DRIVE FOR 309.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, DELTA ANGLE 100°10'44"; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 52.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, RADIUS 1450.00 FEET, DELTA ANGLE 20°27'30"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT OF WAY (50 FEET FROM THE CENTERLINE) OF HANCOCK BRIDGE PARKWAY FOR 517.75 FEET TO THE POINT OF TANGENCY; THENCE N.36°54'06"E. FOR 2078.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1000.00 FEET, DELTA ANGLE 53°43'12"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 937.59 FEET TO THE POINT OF TANGENCY; THENCE N.89°22'42"E CONTINUE ALONG THE SOUTHERLY RIGHT OF WAY (50 FEET FROM CENTERLINE) OF SAID HANCOCK BRIDGE PARKWAY FOR 1257.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, DELTA ANGLE 88°46'40"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 46.48 FEET TO THE POINT OF TANGENCY; THENCE S.00°36'02"E. ALONG THE WESTERLY RIGHT OF WAY (33.0 FEET FROM CENTERLINE) OF MOODY ROAD FOR 2493.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, DELTA ANGLE 90°00'16"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 47.13 FEET TO THE POINT OF TANGENCY; THENCE S.89°24'14"W. ALONG THE NORTHERLY RIGHT OF WAY (35.00 FEET FROM CENTERLINE) OF SKYLINE DRIVE AS RECORDED IN C.C.M.B. 2, PAGE 510-514 FOR 2524.74 FEET; THENCE S.00°30'28"W. ALONG THE EAST LINE OF SAID SECTION 9 FOR 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 163.991 ACRES MORE OR LESS.

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

Applicant's Legal Checked
by _____ 18 JUL 03

JULY 17, 2003
JOB NO. 01-7038
FILE NO. 01-703853ACRELGL

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 10 AND THE CENTERLINE OF SKYLINE DRIVE AND MOODY ROAD; THENCE; N.00°36'02"W., FOR 3161.83 FEET ALONG THE CENTERLINE OF MOODY ROAD PASSING THROUGH THE POINT OF INTERSECTION OF HANCOCK BRIDGE PARKWAY AT 2636.76 FEET; THENCE N.89°17'03"W., ALONG THE SOUTH LINE OF HIDDEN ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGES 71 THRU 72, FOR 33.01 FEET TO THE POINT OF BEGINNING.
THENCE CONTINUE N.89°17'03"W., ALONG THE SAID SOUTH LINE AND THE APPROXIMATE CENTERLINE OF MOODY CANAL FOR 2493.78 FEET; THENCE N.89°43'02"W FOR 66.08 FEET TO A POINT OF INTERSECTION OF A CANAL; THENCE S.02°15'00"W., ALONG THE APPROXIMATE CENTERLINE OF SAID CANAL FOR 275.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 22°00'00", A CHORD BEARING OF S.08°45'00"E. AND A CHORD LENGTH OF 114.49 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 115.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 18°30'00", A CHORD BEARING OF S.10°30'00"E. AND A CHORD LENGTH OF 96.45 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 96.87 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°55'00", A CHORD BEARING OF S.21°42'30"W. AND A CHORD LENGTH OF 748.92 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 769.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.44°40'00"W., FOR 363.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 08°56'16", A CHORD BEARING OF S.40°11'52"W. AND A CHORD LENGTH OF 187.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 187.19 FEET TO THE END OF SAID CURVE; THENCE S.31°43'57"W., FOR 416.34 FEET; THENCE S.41°00'00"W., FOR 631.66 FEET; THENCE S.53°05'54"E., LEAVING SAID CANAL FOR 428.46 FEET TO THE NORTHERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY (50 FEET FROM THE CENTERLINE); THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY FOR THE FOLLOWING CALLS: N.36°54'06"E., FOR 2078.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 53°43'12", A CHORD BEARING OF N.63°45'42"E. AND A CHORD LENGTH OF 993.99 FEET; THENCE

ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1031.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89°22'42"E., FOR 1253.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°13'20", A CHORD BEARING OF N.45°00'38"E. AND A CHORD LENGTH OF 42.88 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 47.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE WEST RIGHT OF WAY OF MOODY ROAD (33 FEET FROM CENTERLINE); THENCE N.00°36'02"W., ALONG SAID WEST RIGHT OF WAY FOR 444.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 53.4370 ACRES MORE OR LESS.

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

INK ENGINEERING, A DIVISION OF LBFH INC. (LB 959)

_____

GORDON D. MEIERS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERT. # 2858

Applicant's Legal Checked
by 18JUL03

EXHIBIT "A"

LEGAL DESCRIPTION

Property located in Lee County, Florida

JOB NO. 01-7038 SHEET 1 OF 1
FILE NO. 01-7038CLGL.DOC

DESCRIPTION:

TRACT OR PARCEL OF LAND IN THE SOUTH 3/8 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY FLORIDA, WHICH IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 9, AS SHOWN ON THE PLAT OF WATERWAY ESTATES GOLF PARK AS RECORDED IN PLAT BOOK 22, PAGES 161 AND 162 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE N.0°30'28"E. ALONG THE EAST SECTION LINE OF SAID SECTION 9, FOR 30.00 FEET TO THE POINT OF BEGINNING.

THENCE N.88°55'40"W. ALONG THE NORTHERLY RIGHT OF WAY (30.00 FEET FROM CENTERLINE) OF SKYLINE DRIVE AS RECORDED IN C.C.M.B. 11 AT PAGE 427 FOR 925.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 385.00 FEET, DELTA ANGLE 46°06'32"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT OF WAY (30.00 FEET FROM CENTERLINE) OF SKYLINE DRIVE FOR 309.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, DELTA ANGLE 100°10'44"; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 52.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, RADIUS 1450.00 FEET, DELTA ANGLE 20°27'30"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT OF WAY (50 FEET FROM THE CENTERLINE) OF HANCOCK BRIDGE PARKWAY FOR 517.75 FEET TO THE POINT OF TANGENCY; THENCE N.36°54'06"E. FOR 2078.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1000.00 FEET, DELTA ANGLE 53°43'12"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 937.59 FEET TO THE POINT OF TANGENCY; THENCE N.89°22'42"E CONTINUE ALONG THE SOUTHERLY RIGHT OF WAY (50 FEET FROM CENTERLINE) OF SAID HANCOCK BRIDGE PARKWAY FOR 1257.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, DELTA ANGLE 88°46'40"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 46.48 FEET TO THE POINT OF TANGENCY; THENCE S.00°36'02"E. ALONG THE WESTERLY RIGHT OF WAY (33.0 FEET FROM CENTERLINE) OF MOODY ROAD FOR 2493.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, DELTA ANGLE 90°00'16"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 47.13 FEET TO THE POINT OF TANGENCY; THENCE S.89°24'14"W. ALONG THE NORTHERLY RIGHT OF WAY (35.00 FEET FROM CENTERLINE) OF SKYLINE DRIVE AS RECORDED IN C.C.M.B. 2, PAGE 510-514 FOR 2524.74 FEET; THENCE S.00°30'28"W. ALONG THE EAST LINE OF SAID SECTION 9 FOR 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 163.991 ACRES MORE OR LESS.

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

Applicant's Legal Checked
by _____ 12/24/03

JULY 17, 2003
JOB NO. 01-7038
FILE NO. 01-703853ACRELGL

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 10 AND THE CENTERLINE OF SKYLINE DRIVE AND MOODY ROAD; THENCE; N.00°36'02"W., FOR 3161.83 FEET ALONG THE CENTERLINE OF MOODY ROAD PASSING THROUGH THE POINT OF INTERSECTION OF HANCOCK BRIDGE PARKWAY AT 2636.76 FEET; THENCE N.89°17'03"W., ALONG THE SOUTH LINE OF HIDDEN ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGES 71 THRU 72, FOR 33.01 FEET TO THE POINT OF BEGINNING.
THENCE CONTINUE N.89°17'03"W., ALONG THE SAID SOUTH LINE AND THE APPROXIMATE CENTERLINE OF MOODY CANAL FOR 2493.78 FEET; THENCE N.89°43'02"W FOR 66.08 FEET TO A POINT OF INTERSECTION OF A CANAL; THENCE S.02°15'00"W., ALONG THE APPROXIMATE CENTERLINE OF SAID CANAL FOR 275.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 22°00'00", A CHORD BEARING OF S.08°45'00"E. AND A CHORD LENGTH OF 114.49 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 115.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 18°30'00", A CHORD BEARING OF S.10°30'00"E. AND A CHORD LENGTH OF 96.45 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 96.87 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°55'00", A CHORD BEARING OF S.21°42'30"W. AND A CHORD LENGTH OF 748.92 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 769.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.44°40'00"W., FOR 363.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 08°56'16", A CHORD BEARING OF S.40°11'52"W. AND A CHORD LENGTH OF 187.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 187.19 FEET TO THE END OF SAID CURVE; THENCE S.31°43'57"W., FOR 416.34 FEET; THENCE S.41°00'00"W., FOR 631.66 FEET; THENCE S.53°05'54"E., LEAVING SAID CANAL FOR 428.46 FEET TO THE NORTHERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY (50 FEET FROM THE CENTERLINE); THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY FOR THE FOLLOWING CALLS: N.36°54'06"E., FOR 2078.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 53°43'12", A CHORD BEARING OF N.63°45'42"E. AND A CHORD LENGTH OF 993.99 FEET; THENCE

ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1031.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89°22'42"E., FOR 1253.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°13'20", A CHORD BEARING OF N.45°00'38"E. AND A CHORD LENGTH OF 42.88 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 47.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE WEST RIGHT OF WAY OF MOODY ROAD (33 FEET FROM CENTERLINE); THENCE N.00°36'02"W., ALONG SAID WEST RIGHT OF WAY FOR 444.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 53.4370 ACRES MORE OR LESS.

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

INK ENGINEERING, A DIVISION OF LBFH INC. (LB 959)

GORDON D. MEIERS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERT. # 2858

Applicant's Legal Checked
by _____ 12/2/03

CPD

Ink
Engineering

A Division of
LBFH, Inc.

CIVIL
AGRICULTURAL
WATER RESOURCES
WATER & WASTEWATER
TRANSPORTATION
SURVEYING & MAPPING
GIS

"Partners for Results
Value in Design"

JULY 1, 2002
JOB # 01-7038E
FILE # 01-7038SK2LGL

DESCRIPTION: A TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9 AND THE CENTERLINE INTERSECTION OF ORANGE GROVE BOULEVARD AND HANCOCK BRIDGE PARKWAY; THENCE S.88°55'40"E. ALONG THE CENTERLINE OF HANCOCK BRIDGE PARKWAY FOR 595.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 21°05'01", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 515.17 FEET; THENCE N.20°00'41"W. FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY AND THE POINT OF BEGINNING: THENCE N.00°15'19"E. ALONG THE EAST LINE OF A PARCEL OF LAND RECORDED IN O.R. 3025, PAGE 3062 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 346.81 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND RECORDED IN O.R. 1780, PAGE 3185 OF SAID PUBLIC RECORDS; THENCE S.89°43'55"E. ALONG THE SOUTH LINE OF SAID PARCEL FOR 35.23 FEET; THENCE N.00°16'05"E. ALONG THE EAST LINE OF SAID PARCEL FOR 89.76 FEET TO THE APPROXIMATE CENTERLINE OF A CANAL; THENCE N.41°00'00"E. ALONG THE APPROXIMATE CENTERLINE OF SAID CANAL FOR 269.95 FEET; THENCE S.53°05'54"E. LEAVING SAID CANAL FOR 428.46 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY 50.00 FEET FROM THE CENTERLINE ALSO BEING A POINT ON A CURVE TO THE RIGST HAVING A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 28°39'31" , A CHORD BEARING OF S.55°29'34"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHWESTERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY FOR 683.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.50 ACRES.

SUBJECT TO AN INGRESS-EGRESS EASEMENT AS RECORDED IN O.R. 3025, PAGES 3087 THROUGH 3091 OF SAID PUBLIC RECORDS:

SUBJECT TO A 12 FEET WIDE DRAINAGE EASEMENT AS RECORDED IN O.R. 2227, PAGES 3680 THROUGH 3689 OF SAID PUBLIC RECORDS.

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

Applicant's Legal Checked
by _____ 18JULY03

REFER TO 8 ½" X 11" SKETCH

INK ENGINEERING, A DIVISION OF LBFH INC. (LB 959)

GORDON D. MEIERS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERT. # 2353

DCI 2002-00037

RECEIVED
JAN 15 2003
ZONING COUNTER

ZONING MAP

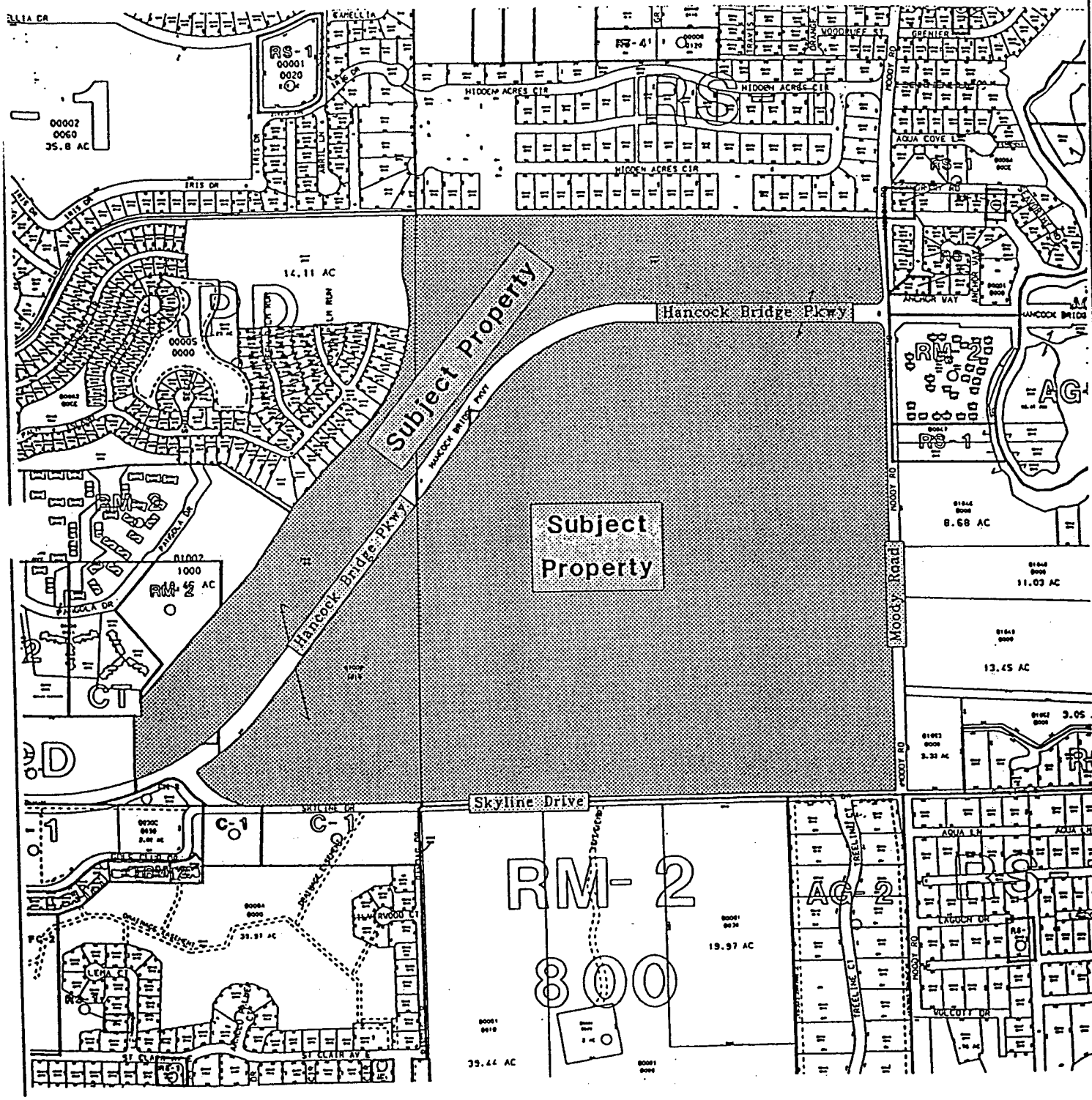


Exhibit "B"

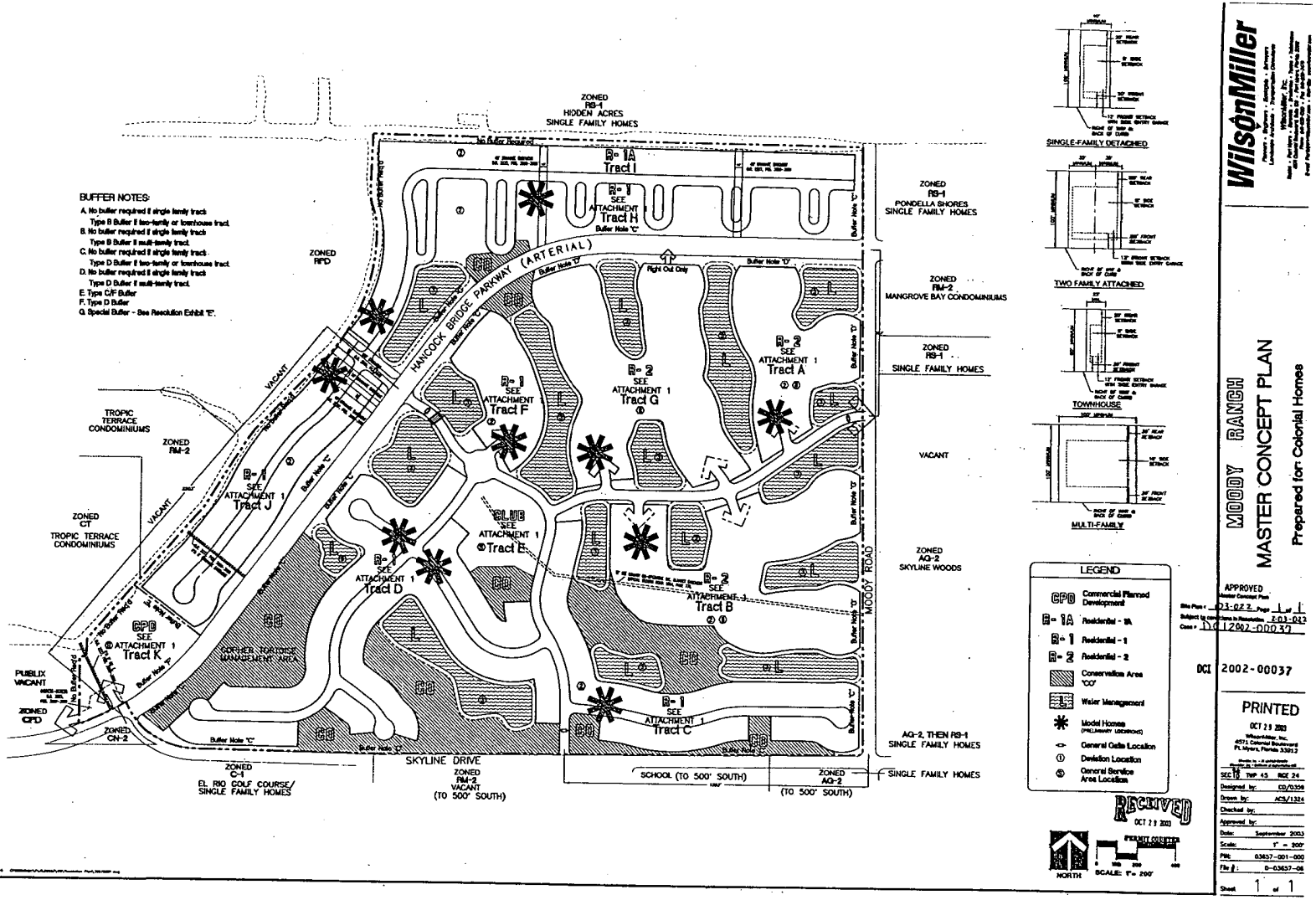

BUFFER NOTES:
A. No buffer required if single family tract
Type B Buffer if two-family or townhouse tract.
B. No buffer required if single family tract
Type B Buffer if multi-family tract.
C. No buffer required if single family tract
Type D Buffer if two-family or townhouse tract.
D. No buffer required if single family tract
Type D Buffer if multi-family tract.
E. Type C/F Buffer
F. Type D Buffer
G. Special Buffer - See Resolution Exhibit "E".
ZONED RS-1 HIDDEN ACRES SINGLE FAMILY HOMES
R-1A Tract I
R-1 SEE ATTACHMENT 1 Tract H
ZONED RS-1 PONDELLA SHORES SINGLE FAMILY HOMES
ZONED RM-2 MANGROVE BAY CONDOMINIUMS
ZONED RS-1 SINGLE FAMILY HOMES
VACANT
ZONED AG-2 SKYLINE WOODS
AG-2, THEN RS-1 SINGLE FAMILY HOMES
SINGLE FAMILY HOMES
ZONED RPD
HANCOCK BRIDGE PARKWAY (ARTERIAL)
Right Out Only
MOODY ROAD
R-1 SEE ATTACHMENT 1 Tract F
R-2 SEE ATTACHMENT 1 Tract G
R-2 SEE ATTACHMENT 1 Tract A
CLUB SEE ATTACHMENT 1 Tract E
R-1 SEE ATTACHMENT 1 Tract D
R-2 SEE ATTACHMENT 1 Tract B
R-1 SEE ATTACHMENT 1 Tract C
R-1 SEE ATTACHMENT 1 Tract J
CPD SEE ATTACHMENT 1 Tract K
TROPIC TERRACE CONDOMINIUMS
ZONED RM-2
ZONED CT TROPIC TERRACE CONDOMINIUMS
VACANT
PUBLIX VACANT
ZONED CPD
ZONED CN-2
OTHER WATER MANAGEMENT AREA
SKYLINE DRIVE
ZONED C-1 EL RIO GOLF COURSE/ SINGLE FAMILY HOMES
ZONED RM-2 VACANT (TO 500' SOUTH)
SCHOOL (TO 500' SOUTH)
ZONED AG-2 (TO 500' SOUTH)
SINGLE-FAMILY DETACHED
TWO FAMILY ATTACHED
TOWNHOUSE
MULTI-FAMILY
LEGEND
CPD Commercial Planned Development
R-1A Residential - 1A
R-1 Residential - 1
R-2 Residential - 2
Conservation Area "CO"
Water Management
Model Homes (PRELIMINARY LOCATIONS)
General Gate Location
Deviation Location
General Service Area Location
NORTH
SCALE: 1" = 200'
RECEIVED OCT 29 2003
Wilson Miller
MOODY RANCH
MASTER CONCEPT PLAN
Prepared for Colonial Homes
APPROVED
Site Plan # 03-022 Page 1 of 1
Subject to Conditions in Resolution Z-03-023
Case # DCI2002-00037
DCI 2002-00037
PRINTED
OCT 29 2003
Wilson Miller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912
SEC 10 TWP 45 RGE 24
Designed by: CD/DJW
Drawn by: ACS/LJH
Checked by:
Approved by:
Date: September 2003
Scale: 1" = 200'
PRN: 03657-001-000
File #: D-03657-01
Sheet 1 of 1

EXHIBIT C

Exhibit D

Moody Ranch
PERMITTED LAND USES
April 2, 2003
Revised October 2003

RPD - PERMITTED LAND USES

Tract I
Residential 1A (R-1A)

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Dwelling Units
  - Single Family, detached (up to 500 units)
- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention
- Fences and Walls
- Home Occupation, as limited by the LDC
- Model Homes, Model Units and Model Display Center, including accessory parking lots
- Real Estate Sales and Rental Office—limited to sales of lots, homes or units within the development
- Recreation Facilities, Personal and Private On-Site.
- Residential accessory uses, including but not limited to:
  - Private garages, carports and parking areas
  - Private swimming pools and enclosures, Private boat docks and tennis courts
- Signs
- Temporary uses—limited to a sales center and a construction office

Tracts C, D, F, H and J
Residential 1 (R-1)
All uses permitted in the R-1A District plus Townhouse (up to 500 units) and Two family attached (up to 400 units)

Tracts A, B and G
Residential 2 (R-2)
All uses permitted in the R-1 District plus Multi-Family Buildings (up to 600 units)

Tract E
Recreational Facilities, Private On-site or Off-site

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Club (up to 20,000 sq. ft.), Private including but not limited to the following ancillary uses:
  - Food and Beverage Service
  - Pro Shop and Specialty Retail, Group I
  - Locker Rooms
  - Health Club and Spa

RECEIVED
OCT 17 2003
ZONING COUNTER

6/6/2002- 21554 Ver: 011- CDAY
CA#43
03657-000-001- PWRK- 6086

DCI 2002-00037

Rental or leasing establishment, Group I (limited to bicycles, tennis rackets and other small sports equipment for use within the development.)

- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group II
- Excavation, Water Retention
- Fences and Walls
- Project Maintenance Facility
- Recreational Facilities for use by the residents of the development and their guests.
- Signs, including the existing billboard
- Temporary uses—limited to Real Estate Sales and Rental Office limited to sales of lots, homes or units within the development and a Construction Office

CPD - PERMITTED LAND USES

Tract K (up to 45, 000 sq. ft.)

- Accessory Uses
- Administrative Offices
- Animal Clinic - outside kennels are prohibited
- ATM (automatic teller machine)
- Auto Parts Store
- Banks and Financial Establishments, all Groups
- Business Services, Group I
- Clothing Stores
- Daycare Center, Child and Adult
- Department Store
- Drive-through facility accessory to any permitted use
- Drug Store
- Essential Services
- Essential Service Facilities, Group I
- Fences and Walls
- Gift and Souvenir Shop
- Hardware Store
- Health Care Facility, Group III
- Hobby, Toy and Game Shop
- Hospice
- Offices, Medical
- Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
- Real Estate Sales and Rental Office
- Rental and Leasing Establishments, Group II - outside storage is prohibited
- Restaurants, Standard - Groups I, II & III
- Shopping Center
- Signs, in compliance with the LDC
- Social Services, Group I only
- Specialty Retail Shops, Groups I-IV
- Storage, Indoor only and only as an ancillary use
- Studios
- Temporary uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses

Conservation Areas (Wetland and Upland Conservation Areas)

- Interpretive centers and Signage, rain shelters, gazebos
- Nature and foot trails including boardwalks, benches and jogging paths
- Paths, boardwalks and bridges
- Water Management Facilities
- Wildlife Management
- Mitigation and Restoration Activities

6/6/2002- 21554 Ver. 01!- CDAY
CA#43
03657-000-001- PWRK- 6086

Moody Ranch
PROPERTY DEVELOPMENT REGULATIONS
April 2, 2003

EXHIBIT B

RESIDENTIAL PLANNED DEVELOPMENT														
	Minimum Lot			Minimum Setback (ft)										
					Rear (ft)			Front (ft)						
LAND USES	Area (sq ft)	Min Width (ft)	Min Depth (ft)	Side Including Corner Lots (ft)*	Lots	Wetland	Acc	Front Entry Garage	Bldg or Side Entry Garage	Water Body (ft)	Max Building Height (ft)	Min Bldg Separation (ft)	Max Lot Coverage (%)**
Single Family Detached	4,000	40	100	5	20	20	5	20	12	20	35 or 2 stories	10	45
Two Family Attached	3,500	35	100	0 or 5	20	20	5	20	12	20	35 or 2 stories	10	45
Townhouse	2,000	25	80	0 or 10	20	20	5	20	15	20	35 or 2 stories	10	45
Multi-Family	10,000	100	100	10	20	20	5	20	20	20	35 or 2 stories	10 or 20***	45
Clubhouse	20,000	80	100	10	20	20	5	n/a	20	20	45 or 2 stories	20	45

* Applies to lots of all widths and to corner lots. Each lot, including corner lots, will have only one front yard.
** As defined by LDC, Chapter 34.
*** 10 feet for 1 story building, 20 feet for 2 story buildings and higher

RECEIVED
APR 15 2003
COMMUNITY DEVELOPMENT

COMMERCIAL PLANNED DEVELOPMENT		
	PRINCIPAL USES	ACCESSORY USES
MINIMUM LOT OR PARCEL AREA	10,000 sq ft	NA
MINIMUM LOT WIDTH	75 ft	NA
MINIMUM BUILDING SETBACKS		
Hancock Bridge Parkway	35 ft or BH whichever greater	20 ft
Internal Frontage Drives	15 ft	20 ft
Waterfront	25 ft	0 ft to bulkhead or riprap at top of bank
MINIMUM DISTANCE		
Between Structures which are part of an architecturally unified group	10 ft.	10 ft *
Between All Other Structures	20 ft	10 ft
MAXIMUM HEIGHT		
Retail Buildings	50 ft	35 ft
Office Buildings	80 ft	80 ft
Boat Dry Storage	35 ft	35 ft
Architectural features	n/a	100 ft
MAX. LOT COVERAGE *	55%	55%

*As defined by LDC, Chapter 34.

RECEIVED
APR 17 2003
COMMUNITY DEVELOPMENT

3/10/2003- 21553 Ver: 040- CDAY
Exhibit

OPEN SPACE AND INDIGENOUS VEGETATION Moody Ranch April 9, 2003							
		Open Space			Indigenous Vegetation		
		Required		Min. Provided	Required		Min. Provided
	Acres	% Open Space	Acres	Acres	% Indig.	Acres	Acres
RESIDENTIAL PLANNED DEVELOPMENT							
Residential Tracts with lots greater than 6,500 sq ft	54.0*	n/a	n/a	4.32	n/a	2.16	2.16
Balance of Development	163.4	40%	65.36	65.36	50%	32.68	32.68
TOTAL	217.4		65.36	69.68	50%	34.84	34.84
COMMERCIAL PLANNED DEVELOPMENT							
CPD	4.5	30%	1.35	1.35	50%	.68	.68**
TOTAL PROJECT	221.9		66.71	71.03		35.52	35.52

* If the acreage of "Residential Tracts with lots greater than 6,500 sq ft" changes, this table will be adjusted accordingly.
** This acreage may be provided within the Residential Planned Development.

RECEIVED
APR 1 . 2003
COMMUNITY DEVELOPMENT

Exhibit E
SPECIAL BUFFER – TRACT B ALONG MOODY ROAD
Moody Ranch
April 9, 2003
Revised September 2003

Minimum width	20 feet
Minimum # of trees	5 per 100 linear feet
Minimum tree size	Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.
Hedges	Shrubs must be a minimum ten-gallon container size; planted in double staggered rows; at least 48 inches in height; and spaced 36 inches on center. They must be at least 60 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement required to be buffered, screened or both, except for visibility at intersections and where pedestrian access is provided.

At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.

No wall is required for this buffer.

DCI 2002-00037

RECEIVED
OCT 17 2003
ZONING COUNTER

10/13/2003- 26721 Ver: 02!- CDAY
CA#43
03657-001-000- ESBM- 7538

UNIVERSITY OF FLORIDA
LEE COUNTY EXTENSION SERVICE

Horticulture

TRANSPLANTING SABAL PALMS
Step-by-Step Instructions

Lee 8/2000A

Stephen H. Brown
Lee County Horticulture Agent

Rick Joyce
Deputy Director, Lee County Planning Division

Introduction

The native cabbage or sabal palm (*Sabal palmetto)* is the official state tree of Florida and is a prominent feature in Florida's landscape. The palm is highly adaptive, tough, tolerant of a wide range of soils, and is hurricane resistant. When planted six to ten feet on center, sabal palms provide desirable shade. Sabal palms, including large-sized palms, can be transplanted with high success if a few simple precautions are taken. This fact sheet provides specific proven techniques to increase the success of sabal palm transplanting.

Step-by-Step Transplant Instructions

1. Use gasoline powered tree spade or heavy steel shanked digging spade with a clean well-honed cutting edge to dig the largest possible root ball. Usually to 18 inches from the edge of the trunk.
2. Remove the palm from ground. Take care not to damage the hidden bud located within the center of the canopy.
3. Using clean sharp hand spades, trim the root ball into circular shape 13 to 16 inches from the outer edge of the trunk.
4. Two methods of pruning fronds for landscape transplant (select one):
   a. Remove oldest (brown) fronds. Tie the remaining fronds tightly together with a biodegradable twine. Do not disturb the bud.
   b. Remove all fronds otherwise known as "hurricane" or "cigar cut." This recommended pruning technique gives the highest rate of establishment but must be carefully done.
5. Secure the palm on a flat bed truck and transport it to the planting site. Make sure the center of the bud is well protected.
6. Keep the root ball moist between removal and installation.
7. Prepare planting hole 1-2 times the diameter of the trunk but at the same depth as the root ball.
8. Back-fill the planting hole with the same soil that had been removed. There is no need to amend the planting hole, but if it is amended, use a fill similar to that of the planting hole. The amendment should not exceed 25 percent by volume of the soil removed from the hole.
9. Carefully set the palm into the planting hole. Make sure it is planted the same depth as it was in the field. Planting too deeply will cause root suffocation and lead to nutritional deficiencies, root rot, and frequently the death of the palm.
10. Secure and stake the palm as illustrated in the diagram. DO NOT DRIVE NAILS DIRECTLY INTO THE PALM.

(Continued on the back.)

The Extension Service is part of a publicly funded statewide educational network that provides information and scientific knowledge to area residents, businesses and government leaders. The University of Florida, Extension Service offers the latest research and technology in more than 200 subjects related to horticulture, energy/conservation, agriculture, youth development and family and consumer sciences. Last year, the Lee County Extension Service provided assistance to more than 70,000 people and provided 463 classes and workshops on everything from family financial planning to pesticide training.

The Lee County Extension Service is an Equal Employment Opportunity - Affirmative Action Employer that provides research, educational information and other services without regard to race, color, sex, age, handicap or national origin.

11. Establish a water-retaining ring around the palm three feet from the trunk. The ring should slope gently toward the trunk.

12. Fill the ring with mulch to a depth of three inches. Keep the mulch at least three inches away from the trunk.

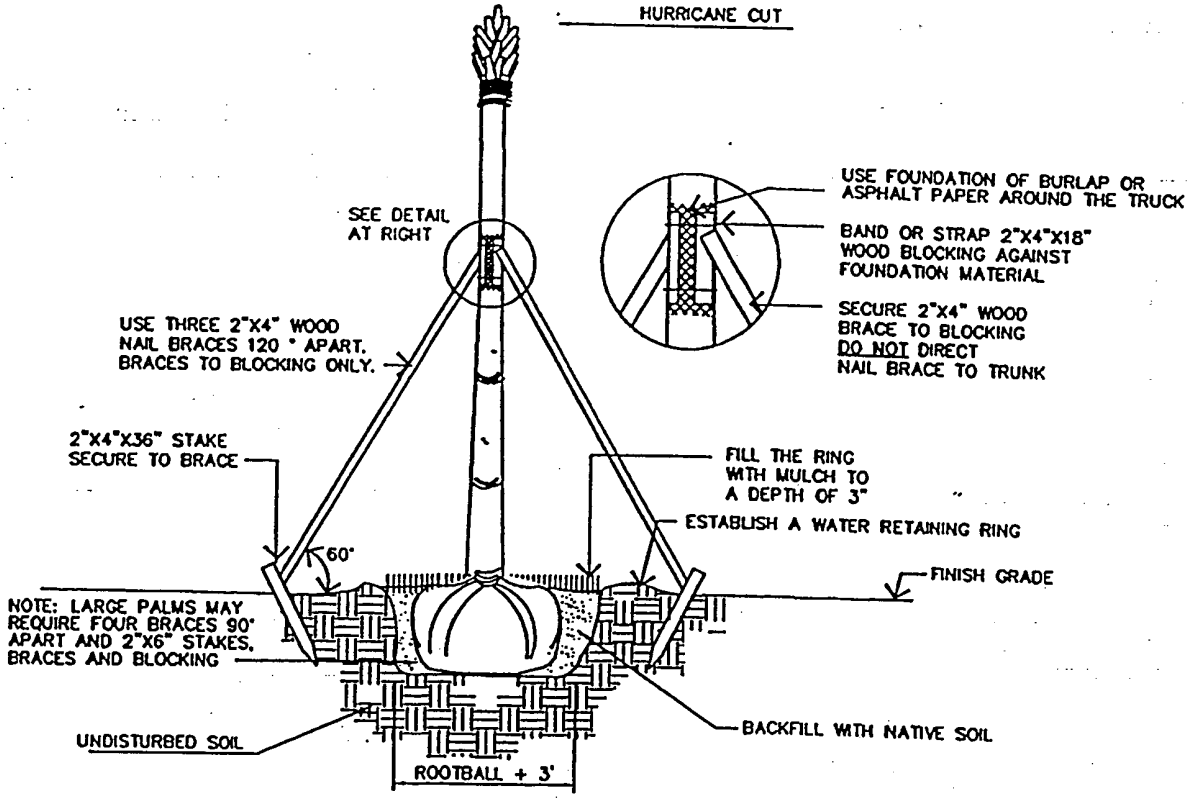
13. Irrigation:
    a. Palms with fronds remaining: Fill the ring with 50 gallons of water three times weekly.
    b. Palms with hurricane cut: Fill the ring with 20 to 25 gallons of water three times weekly.

14. In both cases, after four weeks, reduce irrigation to twice weekly. Water twice weekly for four weeks, and then reduce irrigation to once weekly for an additional four weeks. Twelve weeks after planting, cease irrigation if the palm appears healthy. However, during drought, water once a week for up to two years. For each inch of rain, skip one scheduled irrigation treatment.

15. As soon as new growth begins to appear, loosen tied fronds. This will happen between 3-6 months after transplanting, depending on the time of year and the health of the palm.

16. Begin fertilization after new growth begins. Fertilize three to four times per year with a 2-1-3-ratio fertilizer at a rate of one to two pounds per 100 square feet. For best results use a slow release formulation.

17. Remove staking and burlap or asphalt paper rap after successful palm establishment. Removal usually occurs approximately one year after palm installation.



PLANTING AND STAKING SABAL PALM

NOT TO SCALE

RECEIVED
MAY 21 2003
COMMUNITY DEVELOPMENT

AFFIDAVIT

DCI2002-00037

STATE OF FLORIDA)
COUNTY OF LEE)

BEFORE ME, the undersigned authority, on this 20th day of May, 2003, personally appeared Anthony Persichilli who is personally know to me and who did take an oath, who deposes and says as follows:

1. That I am the owner of the following described property, to wit:
   See attached Exhibit "A"
   Parcel No. 09-44-24-00-01002.1010

2. That the above described property was used for bona fide agricultural purposes, to with cattle grazing at the time of the Lee County Board of County Commissioners review and consideration of the rezoning of the property described on the attached Exhibit "A" scheduled to be heard on May 22, 2003.

3. The agricultural use of the property is an existing bona fide agricultural use.

4. The agricultural use is being conducted on 23.84 acres. The 23.84 acres of the total 45.84 acres as described on the attached Exhibit "A" is being used for cattle grazing.

5. Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has heard read to him, the full facts of this affidavit and understands its meaning and context.

FURTHER AFFIANT SAYETH NAUGHT.

Colonial Homes
By Anthony Persichilli
Its Division President

SWORN TO and subscribed before me on the date and year first above written.

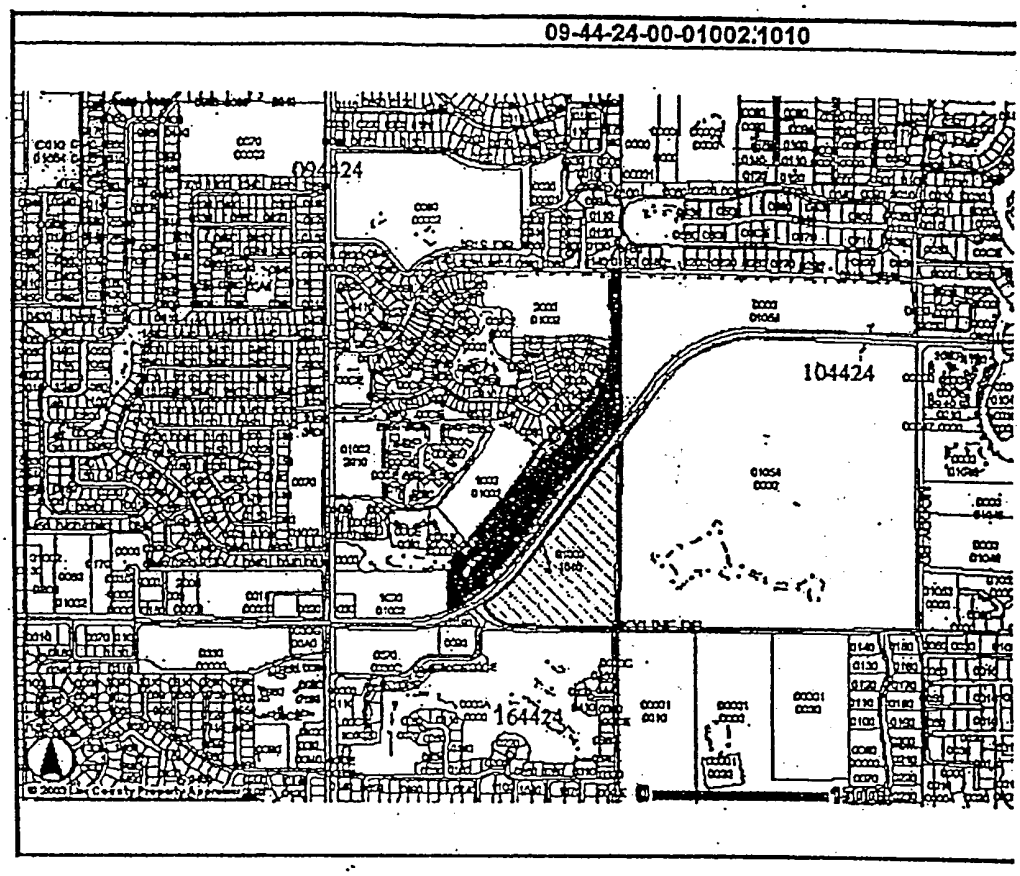
(Notary Seal)

PEGGY FRESHOUR
MY COMMISSION # CC 916863
EXPIRES: March 7, 2004
Bonded Thru Notary Public Underwriters

Signature of Notary

Commission No.

(Print, type or stamp commissioned name of Notary Public)



AG: 23.84

[redacted] MKT: 22

RECEIVED
MAY 21 2003
COMMUNITY DEVELOPMENT
DCI 2002-00037

AFFIDAVIT

RECEIVED
MAY 21 2003
DCI 2002-00037
COMMUNITY DEVEL...

STATE OF FLORIDA)
COUNTY OF LEE)

BEFORE ME, the undersigned authority, on this 20th day of May, 2003 personally appeared Anthony Persichilli who is personally know to me and who did take an oath, who deposes and says as follows:

1. That I am the owner of the following described property, to wit:
See attached Exhibit "A"
Parcel No. 10-44-24-00-01054.0000

2. That the above described property was used for bona fide agricultural purposes, to with cattle grazing at the time of the Lee County Board of County Commissioners review and consideration of the rezoning of the property described on the attached Exhibit "A" scheduled to be heard on May 22, 2003.

3. The agricultural use of the property is an existing bona fide agricultural use.

4. The agricultural use is being conducted on 119.56 acres. The 119.56 acres of the total 177.49 acres as described on the attached Exhibit "A" is being used for cattle grazing.

5. Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has heard read to him, the full facts of this affidavit and understands its meaning and context.

FURTHER AFFIANT SAYETH NAUGHT.

Colonial Homes
By Anthony Persichilli
Its Division President

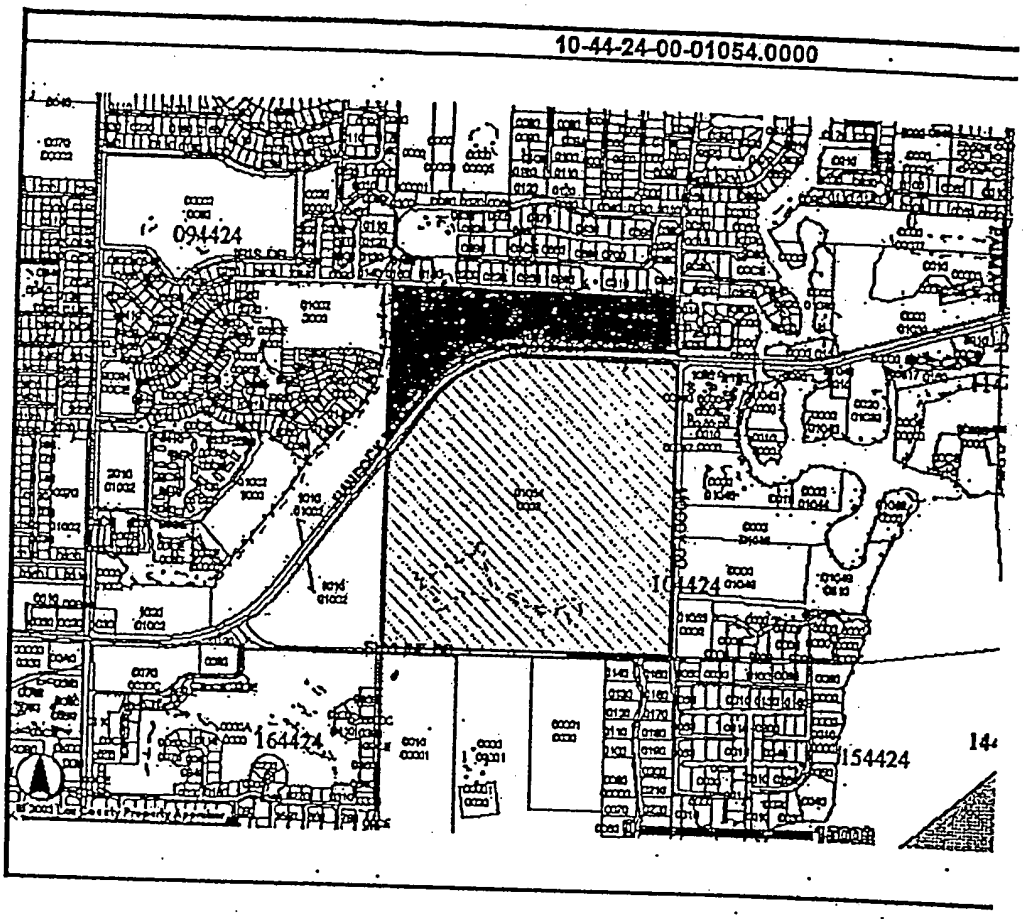
SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal) PEGGY FRESHOUR MY COMMISSION # CC 915693 EXPIRES: March 7, 2004 Bonded Thru Notary Public Underwriters

Signature of Notary

Commission No.

(Print, type or stamp commissioned name of Notary Public)



AG : 119.56 Ac.

MKT : 57.93 Ac.

RECEIVED
MAY 21 2003
COMMUNITY DEVELOPMENT
DCI 2002-00037

MEMORANDUM
FROM
THE OFFICE OF THE
LEE COUNTY HEARING EXAMINER

DATE: **August 12, 2003**

TO: **THE FILE**

FROM: **SALVATORE TERRITO**
County Hearing Examiner

RE: **DCI2002-00037 - COLONIAL HOMES, INC., in ref. to MOODY RANCH**
Error/Omission in Hearing Examiner Recommendation

The Hearing Examiner's Recommendation contains an error or an omission. The addition ("underlines") of the following paragraph will correct the Recommendation:

In Section III, RECOMMENDATION OF HEARING EXAMINER, A. CONDITIONS:

1. The development of this project must be consistent with the one-page Master Concept Plan entitled "Moody Ranch," date stamped "Received April 10, 2002," except as modified by the conditions below. This development must comply with all requirements of 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 are subsequently pursued, appropriate approvals will be necessary. If there are any conflicts between commitments made in this application and conditions of this zoning action, the conditions will be the effective requirement of this planned development.

<u>The Applicant may develop up to 1,000 residential dwelling units on the property, and 45,000 square feet of commercial uses. The dwelling units may consist of single-family, zero-lot-line, townhouse, and multi-family units. All of the dwellings will be limited to 35 feet in height.</u>

The Hearing Examiner regrets any inconvenience this error may have caused.

cc: Tim Jones, County Attorney's Office
Billie Jacoby, Development Services Division
Chip Block, Planner, Development Services Division
Joan Henry, County Attorney's Office
Applicant/Applicant's Representative(s)

MEMORANDUM
FROM
THE OFFICE OF THE
LEE COUNTY HEARING EXAMINER

DATE: **August 8, 2003**

TO: **THE FILE**

FROM: **Salvatore Territo**
County Hearing Examiner ST

RE: **Case DCI2002-00037 - COLONIAL HOMES, INC., in ref. to MOODY RANCH**
Error/Omission in Hearing Examiner Recommendation

The Hearing Examiner's Recommendation contains an error, which consists of the following:

In Section IV, HEARING EXAMINER DISCUSSION, on Page 10 and 11 - All references to "Tract A" should have been referred to as **"Tract B."**

The Hearing Examiner regrets any inconvenience this error may have caused.

cc: Tim Jones, County Attorney's Office
Billie Jacoby, Development Services Division
Chip Block, Planner, Development Services Division
Joan Henry, County Attorney's Office
Applicant/Applicant's Representatives

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING:	**DCI2002-00037**
APPLICANT:	**COLONIAL HOMES, INC., in ref. to MOODY RANCH**
HEARING DATE:	**MAY 22, 2003**
WRITTEN SUBMISSIONS:	**MAY 30, 2003**
	JUNE 6, 2003

I. APPLICATION:

This matter came before the Lee County Hearing Examiner as an Application for a Rezoning to a Residential Planned Development (RPD) and Commercial Planned Development (CPD) pursuant to the Lee County Land Development Code (LDC).

Filed by JOHN CAMPBELL % COLONIAL HOMES, INC., 12601 Westlinks Drive, Unit 7, Ft. Myers, FL 33913 (Applicant/Owner); CARRON DAY, AICP., % WILSON MILLER, INC., 4571 Colonial Blvd., Ft. Myers, FL 33912; TYLER KING, % DEX BENDER & ASSOCIATES, 2052 Virginia Avenue, Ft. Myers, FL 33901; BRUCE ANDERSON, ESQUIRE, % YOUNG, VANASSENDERP, VARNADOE & ANDERSON, 801 Laurel Oak Drive, Suite 300, Naples, FL 34108; TED TREESH, % METRO TRANSPORTATION, 12651 McGregor Boulevard, Suite 4-403, Ft. Myers, FL 33919 and JOHN WOJDAK, % WILSON MILLER, INC., 4571 Colonial Boulevard, Ft. Myers, FL 33912 (Agents).

Request is to rezone 221.9 acres from Agriculture (AG-2) and Commercial Tourist (CT) zoning districts to Residential Planned Development (RPD) and Commercial Planned Development (CPD) to permit the development of up to 1000 residential dwelling units (single family, zero-lot-line, townhouses, and multiple family units) and 45,000 square feet of commercial floor area, with buildings not to exceed 80 feet in height.

The subject property is located at 865 Moody Road (west of Moody Road, east of Orange Grove Boulevard & north of Skyline Drive -Hancock Bridge Parkway bisects property), in S9-T44S-R24E, Lee County, FL. (District #4)

II. STAFF REPORT AND RECOMMENDATION: APPROVE WITH CONDITIONS

The Department of Community Development Staff Report was prepared by Chip Block. The Staff Report is incorporated herein by this reference.

III. RECOMMENDATION OF HEARING EXAMINER:

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners APPROVE the Applicant's request for a rezoning from AG-2 and CT to RPD and CPD for the real estate described in Section IX. Legal Description WITH THE FOLLOWING CONDITIONS AND DEVIATIONS:

A. CONDITIONS:

1. The development of this project must be consistent with the one-page Master Concept Plan entitled "Moody Ranch," date stamped "Received April 10, 2002," except as modified by the conditions below. This development must comply with all requirements of 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 are subsequently pursued, appropriate approvals will be necessary. If there are any conflicts between commitments made in this application and conditions of this zoning action, the conditions will be the effective requirement of this planned development.

If multiple-family dwelling units are developed in Tract B within 250 feet of Moody Road, the Applicant must provide the following buffer at the time the first Development Order for the project is issued:

a. The buffer must be no less than 20 feet in width,

b. There may be no fewer than five trees per 100 linear feet of the length of the buffer,

c. Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting,

d. Hedges must be planted in double staggered rows and be maintained to form a 48-inch-high hedge above the on-site adjacent pavement surface that is requires to be buffered, screened, or both, when measured at the time of planting at installation.

e. Shrubs mus be a minimum ten-gallon container size and be spaced 18 to 36 inches on center. They must be at least 60 inches in height within 12 months of the time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement that is required to be buffered, screened, or both, except for visibility at intersections and where pedestrian access is provided.

f. No backs of buildings will face Moody Road, and no multiple-family building will contain more than four dwelling units.

Single Family detached lots in Tract I must be 7,500 square feet or larger in lot area.

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

a. <u>Schedule of Uses</u>

See attached **Exhibit A**, with the sole exception that **Boat Storage** must be reviewed by the Lee County Department of Transportation (LDOT) at the time of local Development Order approval to determine if the location that has been designated for such boat storage will allow towed boats to enter and exit the area in a safe manner. If LDOT concludes that this cannot be done in a safe manner, then Boat Storage is not an approved use within the CPD zoned portion of this development.

b. Site Development Regulations & Special Buffer

See attached **Exhibit B**

3. Open space requirements must be tracked with each development order and be substantially consistent with the Open Space and Indigenous Vegetation table dated April 9, 2003. A cumulative open space table listing the development tract, development order number, type of use, lot size, lot coverage, and required open space must be included with each development order. The open space table must include all development orders under review and approved. The development order plans must demonstrate how the open space requirements for common open space and indigenous/native tree preservation are being met. The residential development tracts must be labeled as to minimum lot size and maximum lot coverage. A minimum of 54 acres including associated lakes and roadways must be single family residential lots with a minimum lot size of 6,500 square feet and a maximum lot coverage of 45 percent.

4. Prior to issuance of a Vegetation Removal Permit: (1) the existing borrow pit area and wetlands must be surveyed specifically for the presence of wading bird and alligator nests. If any active nests are located, then buffer areas must be established to protect these areas; and (2) the area located north of Hancock Bridge Parkway must be resurveyed for gopher tortoise burrows.

5. Gopher tortoises must be protected on-site. The development order plans must include the location and detail of sandy earthen berms to be created within the gopher tortoise preserve to provide a high, dry area for burrowing; and a vegetative barrier or permanent fencing must be delineated along any roadway abutting the gopher tortoise preserve. The berms within the preserve must be planted with a mixture of Bahia grass and other broad leaf vegetation prior to moving gopher tortoises to the preserve. Supplemental feeding such as alfalfa hay may be necessary until the berm plantings are established.

Prior to the issuance of a Certificate of Compliance for the infrastructure, either the vegetative barrier or permanent fencing must be installed along any roadways abutting the gopher tortoise preserve, whichever is chosen, at time of local development order review.

6. Prior to local development order approval, the plans must include signs adjacent to the lake abutting the Club Tract E stating "It is unlawful to feed or harass alligators." Additional information regarding how to live with alligators including the danger of approaching or feeding alligators must be available for residents or potential residents in the sales center and club house.

7. Prior to local development order approval, a minimum 10-foot waterway buffer must be delineated along the canal measured from the State jurisdictional wetland line. All native vegetation within the waterway buffer must be retained during subdivision development and perpetually by future residents. Additionally, any native tree clusters which occur within 25-feet of the State jurisdictional wetland line must be preserved or relocated on-site using proper horticultural means if the trees interfere with building layout or the site drainage system. Sabal palms located landward of the 10-foot waterway buffer may be preserved in place or relocated on-site. An accessway to a dock or fishing/observation pier may be installed through the waterway buffer limited to a four foot width and placed to avoid existing native vegetation to the maximum extent possible.

Prior to plat approval, the homeowners documents / deed restrictions must include language detailing the preservation of native trees along the canal.

8. Any sabal palms with a minimum eight foot clear trunk located within the project north of Hancock Bridge Parkway must be either preserved in place or relocated on-site to buffers or common areas. Efforts must be made to coordinate the salvaging of any sabal palms with a minimum 8-foot clear trunk located within the project south of Hancock Bridge Parkway with the Division of Environmental Sciences staff whether used on-site or other wise. Any sabal palms being relocated must be moved in a horticulturally correct manner per Lee County Extension Services brochure Lee 8/2000A. Prior to local development order approval, any preserved and/or relocated palms must be delineated on the plans. Preserved and relocated sabal palms will receive protected tree credits per LDC Section 10-420(h).

9. Bulkhead or rip-rap may be used along lake shorelines adjacent to internal project roadways and Club Tract E up to 30% of the shoreline. If bulkhead or rip-rap is proposed, it must be delineated on the landscape plan, and the paving and grading plan with cross-sections. A compensatory littoral zone must be provided for each linear footage of bulkhead or rip-rap which consists of an 8:1 slope and two herbaceous littoral plants per linear foot of shoreline. The littoral plantings must be clustered within the compensatory littoral zone.

10. The full median openings indicated on the Master Concept Plan are subject to any future operational decision by the County to install a traffic signal, modify, or remove the median opening. If installation of a traffic signal is deemed to be appropriate by the County at the project entrance, the full cost of the traffic signal improvement will be the responsibility of the developer.

11. All Model Homes and Model Units are regulated by the provisions of LDC Section 34-1951. All Model Homes, Model Units, and Model Display Centers are limited by the time limitations of LDC Section 34-1954(d) throughout the entire project.

12. Commercial buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Section 34-2174(a).

13. 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.

14. 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.

15. The drainage and access easements depicted on the Master Concept Plan must be accommodated and incorporated (at development order approval stage) into the development orders and plats for the subject property, unless proof that the easements have been released or relocated is provided.

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

17. The 12-foot Lee County Electric Cooperative (LCEC) easement as depicted on the Master Concept Plan (recorded at O.R.Book 1054, Page 776) must be released or relocated at the time of development order approval.

18. Agricultural Uses: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

(a) Bona fide agricultural uses that are in existence at the time this resolution is approved and as shown on **Exhibit C** attached hereto may continue until approval of a local development order for the area of the project containing those uses.

(b) Additional clearing or grading of existing agricultural areas is prohibited. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.

(c) The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.

19. The design of the right-out turn onto Hancock Bridge Parkway shall include adequate sight distance for a vehicle to turn onto Hancock Bridge Parkway and obtain a safe speed without interfering with the thru traffic on Hancock Bridge Parkway, as described in AASHTO. The access point must also meet the intersection separation distance of 660 lineal feet, as defined in LDC Section 10-285 (Connection Separation).

B. DEVIATIONS:

Deviation 1 - Withdrawn by Applicant

Deviation 2 - Withdrawn by Applicant.

Deviation 3 requests relief from LDC Section 10-329(e)(4) which requires excavation banks to be sloped; to allow up to 40 percent of the banks to utilize either:

1) a vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1 or

2) a 2:1 (horizontal: vertical) slope to a depth of 6-feet below control elevation, with the condition that the 2:1 sections be stabilized with rip-rap.

The Hearing Examiner recommends this deviation be **APPROVED,** subject to Condition 9 and that adequate elements for the protection of wayward vehicles are provided when adjacent to any roadway, parking lot, or driveway aisle.

Deviation 4 - Withdrawn by the Applicant.

Deviation 5 - Withdrawn by the Applicant.

Deviation 6 - Withdrawn by Applicant

Deviation 7 - Withdrawn by Applicant

Deviation 8 requests relief from LDC Section 10-285(a) which requires that connection separations on local roads be a minimum of 125 feet; to allow driveways serving multiple family units with private driveways to have a minimum separation of 20 feet. The Hearing Examiner recommends this deviation be **APPROVED,** provided the setback applies to internal roads and accessways with a posted maximum speed of 20 MPH, that there be a visual clear zone in accordance with LDC Section 34-3131, that there be a provision for traffic calming devices (if required) as identified in the ITE Residential Street Design and Traffic Control Book, and that each drive is only serving a private driveway and garage for an individual unit.

IV. HEARING EXAMINER DISCUSSION:

Before beginning the discussion of the case it is necessary to discuss an incident that occurred before the public hearing began. The hearing was set for 9:00 a.m. About 8:30 a.m., it became clear that more people were showing up for the hearing than could be legally accommodated in the Hearing Examiner's Hearing Room. Apparently, someone in the Community Development Division had attempted to contact four members of the public the day before the hearing to find out how many people were expected to attend (no one returned any of the calls). These calls were made because an anonymous postcard was sent to many residents in the surrounding area informing them of the hearing. Unfortunately, the postcard appeared to have been sent by the County (it was not), and it contained many inaccuracies about the project (e.g., that the Applicant was requesting thirty-five story buildings, rather than the thirty-five foot tall buildings that were actually being requested). Some members of the public were angry with the County for sending this official looking postcard to them only a day or two before the hearing. This was perceived by some to be an attempt to subvert the public hearing process.

When it became apparent that the number of people who were appearing for the hearing would exceed the rooms capacity, there was an attempt to find a larger room; none was available. This is the atmosphere that existed when there was an attempt to inform the public of the problem.

Before the hearing was formally opened, I attempted to inform the assembled crowd that there were too many people in the room and that some of them would have to step outside and that we would periodically rotate the public who were in the room with those who were outside. This had to be done because the Fire Marshall would not allow us to have so many people in the room at the same time. I was shouted down by several members of the audience. I was told that by not letting everyone stay in the room, I was violating their right to speak. There were also comments about the poor planning we had done to not anticipate the large numbers of people who had an interest in this project. Some members of the public wanted the case to be continued until a larger room could be found.

In an attempt to regain control of the situation, and to assert my authority over the conduct of the hearing, I was forced to raise my voice to be heard and to be quite assertive in informing the crowd that they were attending a formal public meeting. Still unable to get them

to listen I informed them that if it became necessary I would have the room cleared, and that I would call the police if I had to. There were still shouts that the hearing was unconstitutional and that the public should have the right to vote on a continuance. I told them that a continuance would not be proper because the Staff and the Applicant had assembled their teams, and that they were ready to proceed. They were also told that the meeting had been properly noticed and that it would go forward as advertised. I informed them that the decision to continue the case was mine to make and that this was not a "democracy", meaning that this was not an item upon which a vote would be taken, that the decision to hold the hearing or to continue it was not subject to majority rule.

Often when a large group of residents appear at a public hearing, they forget that what they are attending is a formal public hearing, and they are of the opinion that they can behave in the same informal manner that they do when they attend a homeowner's meeting or a condominium meeting. In other words, to shout down the speaker or to speak-up whenever they want to. The fact that such behavior deprives others of the right to speak is not foremost in their minds when they behave in such a manner.

In my more than fifteen years of conducting public hearings, I have found that the only way to get an unruly crowd under control, before it becomes a mob (which is the direction that this gathering seemed to be heading[1]) is to assert my authority quickly and firmly, and to do this early in the process. Apparently, this worked because the meeting was allowed to continue for the remainder of the day almost without incident, and it was not necessary to call for security (as the Chief Hearing Examiner was about to do).

In an attempt to accommodate the large crowd, the order of presentations was modified somewhat to allow the public to speak after the Applicant gave a brief overview of the proposed project. Many members of the public left after they made their remarks and as a result they were not present for the Applicant's full presentation that attempted to address many of the concerns that were raised during the public's remarks.

Having said this, what follows is a discussion of the merits of the case.

The Applicant, Colonial Homes, is requesting a rezoning from the Agricultural (AG-2) and Commercial Tourist (CT) zoning districts to the Residential Planned Development (RPD) and Commercial Planned Development (CPD) zoning districts for a 221.9 acre parcel located at 865 Moody Road, Lee County, Florida. The property is more specifically located west of Moody Road, east of Orange Boulevard, and north of Skyline Drive. Hancock Bridge Road bisects the property. The site currently consists of upland forest and pasture land.

If approved, the Applicant intends to develop up to 1,000 residential dwelling units on the property, and 45,000 square feet of commercial uses. The dwelling units will consist of single-family, zero-lot-line, townhouse, and multi-family units. The density will be about 4.29 dwelling units to the acre in a land use category that allows up to a maximum of 6.0 dwelling units to the acre. All of the dwellings will be limited to 35 feet in height.

There will also be a club area located centrally to the residential area south of Hancock Bridge Parkway, and preserve and conservation areas

---

[1] This opinion was shared by at least one member of the public who commented on the crowds' behavior when it was his turn to speak. See page 105 of the transcript.

The commercial uses will consist of small retail uses, office uses, and a possible small bank. The commercial uses will be limited to a 4.5 acre area of the site located on the north side of Hancock Bridge Parkway at the Skyline Drive intersection.

This parcel and all of the surrounding parcels are located in the Suburban land use category, with a portion of the parcel to the south also located in the Public Facilities land use category. To the north are single-family homes (zoned RS-1). To the east are more homes (zoned RS-1 and RM-2), as well as some vacant AG-2 parcels. To the south are some single-family homes on RM-2 and AG-2 zoned parcels, as well as an elementary school. Finally, the land to the west is zoned RPD, RM-2, CT, and CPD, and it contains single-family and multi-family homes, as well as some commercial uses.

The residential development in the surrounding area consists of projects that contain a mix of densities. The Hidden Acres Development to the north consists of 65 lots on 47.75 acres (1.36 dwelling units to the acre). Also to the north are the Palm Island project (3.75 units to the acre), and the Tropic Terrace Gardens condominium development (10.2 units to the acre).

Along and adjoining Moody Road and Skyline Drive are the Mangrove Bay project (4.43 units to the acre), the Overiver and River Manor neighborhoods (1.25 units to the acre), and the Skyline Woods neighborhood (0.7 units to the acre).

It is because of these existing residential developments that the Staff has recommended the limitations that it has proposed with respect to the locations of the several housing types that have been requested by the Applicant.

As presented, the project places single-family uses next to single-family uses to the north and south, multiple-family units next to multiple-family units south of the intersection of Moody Road and Hancock Bridge Parkway, and commercial uses next to commercial uses along the southwestern portion of Hancock Bridge Parkway.

The project fronts on Hancock Bridge Parkway, Moody Road, and Skyline Drive and it proposes to have access from each of these roads.

The Staff has recommended approval of the request with a set of conditions that are designed to make the project consistent with the Lee Plan and the Land Development Code, and compatible with the surrounding area.

The Staff has noted that the Applicant has not yet determined the exact location of each type of dwelling unit beyond the general design of placing single-family adjacent to single-family, multiple-family adjacent to multiple-family, and commercial next to commercial. With this in mind, the Staff has offered conditions that intend to limit the type and height of uses that are to be located along portions of the project that have single-family uses that are nearby (but not immediately abutting) off-site parcels.

For example, along the north side of Hancock Bridge Parkway the Applicant is planning to develop single-family units along the northern edge of the project where other single-family units exist, and then to increase the uses to townhouses and two-family attached units when they get closer to the parkway development.

Furthermore, along the northern portion of the project across a canal, (and across from the Hidden Acres development) the Staff has recommended that lot sizes be no smaller than 7,500 square feet in area to make them more consistent with the development that has taken place to the north of the project.

With two exceptions, the Applicant and the Staff (but not some members of the public), have agreed to the conditions that have been proposed by the Staff. The Applicant pointed out that three meetings, and numerous individual discussions were held with the public, and that these meetings and discussions lead to several modifications to the project. Among these modifications were the height limitations on all residential units (i.e., two-stories and 35 feet); elimination of multiple-family units on Tract C (located on the southeaster portion of the site), to accommodate the wishes of the single-family residents who are located to the south of the site), and adding a right-out exit on to Hancock Bridge Parkway, to reduce the traffic that would be added to Moody Road at a particularly busy intersection.

The environmental conditions have been designed to protect as much of the site's flora and fauna as is practical on a site that is going to be developed with residential uses. A survey must be conducted prior to the issuance of any Vegetation Removal Permits that looks at the borrow pit and wetland areas of the site for the purpose of protecting wading bird and alligator habitat (both of which have been found on the site), and to protect Gopher tortoise burrows. Furthermore, Gopher tortoises must be preserved on site in a location that has been designed to allow them to thrive.

One prominent feature of the site is the canal that extends from the southwestern boundary of the parcel to its northeastern border. This amenity must be protected by having a 10-foot waterway buffer delineated along its entire length that must be maintained in perpetuity. Additionally, all native vegetation must be retained within this buffer area. Also, any native tree clusters that occur with 25 feet of the State jurisdictional wetland line must be preserved with no fill or grading within a 10-foot radius of any tree trunk. Finally, any Sabal palms with a minimum eight foot clear trunk must be salvaged for use on-site.

There are conditions that address blasting (none is allowed), and agriculture (that allows existing agricultural uses to continue until the portion of the site where the agricultural activity is occurring receives a local development order).

The Applicant had originally requested eight deviations, but withdrew all but two of them at or before the public hearing was held. The first deviation allows the slopes of excavation banks to vary from the Land Development Code (LDC) standards so long as they comply with Condition #9 (that addresses rip rap), and so long as adequate provisions for wayward vehicles are made.

The second deviation allows the Applicant to reduce the separation on a local road intersection from 125 feet to 20 feet for driveways that serve multiple family units with private driveways. This may be done only if they are limited to internal roadways and accessways with a posted speed of no more than 20 MPH; if a visual clear zone in accordance with the LDC is maintained; if traffic calming devises are used, and only if each drive is serving a private driveway and garage for an individual unit.

The two conditions with which the Applicant and the Staff could not see eye-to-eye had to deal with the Applicant's request to be allowed to have boat storage in the commercial

portion of the site, and the Staffs' desire to require a 250-foot setback from Moody Road for any multiple-story buildings that would be placed on Tract A of the site.

The issue about boat storage had to do with the zoning staff's concern with the potential for traffic conflicts with boat owners who may be towing boat trailers on to Hancock Bridge Parkway, and traffic that is already traveling on that Parkway. The Staff was concerned with the limited view corridor available to someone entering the Parkway. The County transportation Staff did not seem to have concern with this issue, nor did the Applicant's transportation expert. However, in an abundance of caution, the condition that addresses this concern (i.e., Condition 2.a), has been drafted to allow the Lee County DOT staff to review this issue at the Development Order Staff of the process to make a final decision about whether boat storage should be a permitted use.

The Staff's recommendation to have a 250 foot setback from Moody Road for any multiple-family units that are proposed on Tract A was based upon a concern with compatibility with some of the single family homes that are located across Moody Road to the east of this project. It was the Staff's belief that single-family residents would not like to see the backs of multiple-family buildings if they looked across Moody Road from their homes. The Staff also had a concern with what the traveling public would see as they traveled along Moody Road.

A review of the character of the residential neighborhood that is located across Moody Road demonstrates that the there are some single family-homes, a condominium development and some vacant AG-2 zoned parcels. Multiple family units on Tract A, if they are properly conditioned with buffering, height and size limitations will be compatible with the mixed residential character of the neighborhood.

As conditioned, if multiple family units are placed on Tract A, they will be behind a minimum 20-foot-wide buffer that will contain no fewer than 5 trees per one hundred linear feet of frontage. Trees will be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting. Hedges will be planted in double staggered rows and be maintained so as to form a 48-inch-high hedge above the on-site adjacent pavement surface that is required to be buffered or screened when measured at the time of planting at installation. Shrubs will be a minimum ten-gallon container size and will be spaced 18 to 36 inches on center. They must be at least 60 inches in height within 12 months of the time of planting and be maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement that is required to be buffered, screened, or both, except for visibility at intersections and where pedestrian access is provided. No backs of buildings will face Moody Road, and no multiple-family building will contain more than four dwelling units.

With these safeguards in place, the multiple family units will be virtually invisible from off-site, and to the extent they are visible, they will appear to be of a similar type to those residential units that are found in the surrounding neighborhood.

With these conditions in place, the Staffs' and Applicant's concerns have been addressed. However, as noted above some members of the public did have some concerned with how the proposed project might affect them. The concerns revolved around three broad issues, the density of the project (including the proposed multiple family uses), traffic, and water concerns.

The question of density involved two interconnected issues; the number of units that are being requested, and the multiple family units. Some of the speakers were concerned with the fact that the Applicant is proposing to place 1,000 dwelling units on a 222 acre parcels. They argued that this was out of keeping with the low density character of the surrounding neighborhood. They pointed out that many of the surrounding neighborhoods contained less dense development.

While it is true that some of the surrounding area can be characterized as portrayed by the speakers, the Applicant and some of the speakers noted that there were several condominium communities in the area. Furthermore, it was pointed out that there are no parcels that immediately abut this project. All of the surrounding parcels are across roads, or canals; the project is heavily buffered; and all of the residential units are limited to two stories (35 feet) or less in height, the same as all of the other residential development in the area. It was also noted that the Suburban land use category is defined as an "urban" environment in the Lee Plan, and that it contemplates the densities that are being requested.

With respect to the multiple family units, the locations have been carefully considered, and they are being placed only in proximity to other multiple family uses or across a highway from single family uses. They are limited to two stories in height, and for the units that will go on Tract A, they will be limited to no more than four dwelling units per building and the backs of the building may not be placed toward Moody Road.

The traffic concerns that were raised by some members of the public were discussed by the Applicant's traffic expert but it was noted that many of these concerns will be addressed at the development order stage of the process. However, one of the public's concerns were addressed by the Applicant when it placed a right-out exit on the northern portion Hancock Bridge Parkway to reduce some of the traffic that would exit the parcel onto other roadways. Another issue that was discussed was the feasibility of making the Skyline and Moody access points for emergency vehicle use only. It was pointed out by the Applicant's traffic expert that this would exacerbate the traffic situation rather than improve it because it would direct more traffic to the Hancock Bridge Parkway access point. This would then cause delays and potential traffic conflicts along that road. It was also noted that design changes may be required when the full traffic study is conducted during the development order review of the project and that these issues would then be reviewed further. Another example, is the concern that was raised by some members of the public about the Hancock Bride Parkway/Moody Road intersection. This would also be addressed at that time.

One other issue that came up during the public discussion made an indirect reference to traffic, and that was the hazard one faced when waiting to cross some of the roads that adjoined the property; there was no safe place to stand, it was asserted. The Applicant then noted that the entire project would be ringed with sidewalks and that this should provide a margin of safety for pedestrians as well as for school children waiting for school buses in the morning.

Finally, some members of the public had concerns with the availability of water to serve the project, what impact this would have on the water supply in the area, and the problem with flooding that was occurring on some of the property to the south of the project. .The Applicant put on evidence that water was available to serve the project and that the South Florida Water Management District would have to approve their water management plan for the project. In general it was pointed out that the Applicant would have to demonstrate that no more water would flow off of its site after it is developed than occurred before

development took place, and that water pressure in the area would not be decreased because of the project.

Therefore, based upon the foregoing, it is found that the requested rezoning as conditioned, is consistent with the Lee Plan and the Land Development Code, and is compatible with the surrounding uses. It is recommended that the Lee County Board of County Commissioners approves the request.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

A. That the Applicant has proved entitlement to the rezoning by demonstrating compliance with the Lee Plan, the Land Development Code, and any other applicable code or regulation.

B. That the request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request.

C. That the request is consistent with the densities, intensities and general uses set forth in the Lee Plan.

D. That the request is compatible with existing or planned uses in the surrounding area.

E. That 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.

F. That, where applicable, the request will not adversely affect environmentally critical areas and natural resources.

G. That the proposed use or mix of uses is appropriate at the subject location.

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

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

J. That the requested deviations enhance the achievement of the objectives of the planned development.

K. That the requested deviations preserve and promote the general intent of Chapter 34, Land Development Code, to protect the public health, safety and welfare.

L. That, where the change proposed is within a future urban area category, urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

VI. LIST OF EXHIBITS:

Master Concept Plan for Moody Ranch, prepared by Wilson Miller, Inc., dated October 2002, date stamped "Received April 10, 2003 Zoning Counter"

Master Concept Plan for Moody Ranch, prepared by Wilson Miller, Inc., dated October 2002, date stamped "Lee County Hearing Examiner on May 3, 2003 at 4:17 p.m."

STAFF'S EXHIBITS

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

1 Agricultural Use Condition with two Affidavits, dated May 20, 2003 and map attached

2 Master Concept Plan for Moody Ranch, Sheet 1 of 1, prepared by Wilson Miller, Inc., dated October 2002, date stamped "Received MAY 20, 2003 Zoning Counter"

3 Proposed language for Condition 15 and new Condition 17

4 Memorandum from Michael Tisch, Lee County Department of Transportation, to Salvatore Territo, dated May 30, 2003, re: proposed condition for right turn-out from Tract G on Hancock Bridge Parkway [post hearing submittal]

APPLICANT'S EXHIBITS

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

1 Résumé for Carron Day, Planner

2 Résumé for John T. Wojdak, Professional Engineer

3 Résumé for Ted B. Treesh, Traffic Engineer

4 Partial Résumé for Tyler C. King, Biologist

5 Zoning Map

6 Rendering of Triana neighborhood homes by Renaissance [8.5" x 11", color]

7 Aerial photograph of Moody Ranch, dated November 2002, prepared by WilsonMiller on 05/08/03 [board exhibit]

8 Aerial photograph of Moody Ranch and surrounding area, dated November 2002, prepared by WilsonMiller on 05/21/03, wide-range view [board]

9 Aerial photograph of Moody Ranch, undated [board]

10 Buffer and Elevation plan for Moody Ranch, prepared by WilsonMiller, Inc., dated May 22, 2003 [board]

11 Future Land Use Map of Moody Ranch, prepared by WilsonMiller, Inc., dated May 08, 2003 [board]

12 Master Concept Plan for Moody Ranch, prepared by WilsonMiller, Inc., dated October 2002

13 Turning Path of a WB-50 Semi-trailer [11" x 17"]

14 840-foot Sight Distance @ Design Speed 50 MPH [11" x 17"]

14A 840-foot Sight Distance @ Design Speed 50 MPH [board]

15A Aerial Vegetation Map, prepared by W. Dexter Bender & Associates, dated May 20, 2003 [board]

15B Aerial Wetland Jurisdiction Map, prepared by W. Dexter Bender & Associates, dated May 20, 2003 [board]

16 Memorandum from Carron Day, with WilsonMiller, (Applicant), dated June 24, 2003, indicating agreement with Staff's review and condition for the "right-out only" from Tract G onto Hancock Bridge Parkway [post hearing submittal]

OTHER EXHIBITS

Rambo

1 Letter and hand-drawn diagram from Mark A. Rambo, Deborah L. Rambo, Megan W. Rambo and Shane R. Rambo, dated May 21, 2003, re: concerns with the proposed development

Skinner

1 Letter from Skyline Woods Property Owners Association, Inc., dated May 21, 2003, re: support of the proposed development

Kuhn

1 Letter from Buttonwood Harbor Property Owners Association, Inc., dated May 21, 2003, re: support of the proposed development

VII. PRESENTATION SUMMARY:

See Official Court Reporter Transcript

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

1. Anthony Persichilli, % Colonial Homes, Inc., 12601 Westlinks Drive, Unit 7, Ft. Myers, FL 33913

ADDITIONAL COUNTY STAFF:

1. Joan C. Henry, Assistant County Attorney, P. O. Box 398, Ft. Myers, FL 33902-0398

2. Mike Tisch, Lee County Department of Transportation, P. O. Box 398, Ft. Myers, FL 33902-0398

3. Kim Trebatoski, Lee County Environmental Sciences, P. O. Box 398, Ft. Myers, FL 33902-0398

PUBLIC PARTICIPATION:

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VII.):

For:

1. Robert DiBonnaventure, 12980 Treeline Court, N. Ft. Myers, FL 33903

2. Bruce D. Firestone, 12711 Treeline Court, N. Ft. Myers, FL 33903

3. Jerry Kuhn, 4700 Randag Drive, N. Ft. Myers, FL 33903 (representing himself and the Buttonwood Harbor Property Owners Association)

4. Karen Skinner, 12981 Treeline Court, N. Ft. Myers, FL 33903 (representing herself and the Board of Directors for Skyline Woods)

5. Jerald L. Wallace, 12501 Popash Court, N. Ft. Myers, FL 33903

Against:

1. Wilbur C. Andrews, Jr., 80 Skyline Drive, N. Ft. Myers, FL 33903-4722

2. Sharon Candiano, 5215 SW 23rd Avenue, Cape Coral, FL 33914

3. Ken Clark, 355 Anchor Way, N. Ft. Myers, FL 33903

4. JoAnn Crane, 4705 Gulf Avenue, N. Ft. Myers, FL 33903

5. Steve Crosy, 60 Aqua Lane, N. Ft. Myers, FL 33903

6. Linda Cunningham, 24 Lagoon Street, N. Ft. Myers, FL 33903

7. Maury Denneler, 86 Skyline Drive, N. Ft. Myers, FL 33903

8. Lincoln (William) Dexter, 94 Skyline Drive, N. Ft. Myers, FL 33903

9. Evelyn Evans, 1649 Swan Terrace, N. Ft. Myers, FL 33903

10. George Hedlund, 63 Wolcott Drive, N. Ft. Myers, FL 33903

11. Gary Horton, 63 Aqua Lane, N. Ft. Myers, FL 33903
12. Joan M. H umphrey, 60 Lagoon Drive, N. Ft. Myers, FL 33903
13. John Hum phrey, 60 Lagoon Drive, N. Ft. Myers, FL 33903
14. George Kahrs, 4425 N. Pacific Circle, N. Ft. Myers, FL 33903
15. Pam Kuhn , 31 Lagoon Street, N. Ft. Myers, FL 33903
16. Frank Land, 3426 Fowler Street, Ft. Myers, FL 33901
17. John A. Long, 55 Lagoon Drive, N. Ft. Myers, FL 33903
18. George Marshall, 50 Skyline Drive, N. Ft. Myers, FL 33903
19. Marie Marshall, 50 Skyline Drive, N. Ft. Myers, FL 33903
20. John Moll, 56 Aqua Lane, N. Ft. Myers, FL 33903
21. Robert Murray, 787 Overiver Drive, N. Ft. Myers, FL 33903
22. Sheldon Nitenson, 756 Overiver Drive, N. Ft. Myers, FL 33903
23. Deborah R ambo, 700 Moody Road, N. Ft. Myers, FL 33903
24. Mark A. Rambo, 700 Moody Road, N. Ft. Myers, FL 33903
25. Dennis Rehak, 52 Lagoon Drive, N. Ft. Myers, FL 33903
26. Constance Roggero, 1541 White Shellway, N. Ft. Myers, FL 33903
27. Edward A. Roggero, 1541 White Shellway, N. Ft. Myers, FL 33903
28. Robert Scarpantonio, 66 Lagoon Drive, N. Ft. Myers, FL 33903
29. Edward Schafft, 739 Overiver Driver, N. Ft. Myers, FL 33903
30. Bert Seidm an, 84 Skyline Drive, N. Ft. Myers, FL 33903
31. Robert Shannon, 4525 Forest Glen Drive, N. Ft. Myers, FL 33903
32. Lenny Skin ner, 12981 Treeline Court, N. Ft. Myers, FL 33903
33. Scott Sorensen, 77 Aqua Lane, N. Ft. Myers, FL 33903
34. Michael Whitener, 30 Lagoon Street, N. Ft. Myers, FL 33903
35. Stephen W oods, 4629 Forest Glen Drive, N. Ft. Myers, FL 33903

General:

1. Tim Berti, 12770 Treeline Court, N. Ft. Myers, FL 33903

2. Stephen Buckley, 788 Overiver Drive, N. Ft. Myers, FL 33903

3. David L. Estes III, 4703 Randag Drive, N. Ft. Myers, FL 33903

4. Robert Hemenway, 4325 S. Atlantic Circle, N. Ft. Myers, FL 33903

5. Jack A. Hess, 12600 Apopka Court, N. Ft. Myers, FL 33903-4740

6. Jim Johnson, 950 Moody Road, #119, N. Ft. Myers, FL 33903 (representing himself and the Mangrove Bay Condo Association)

7. Douglas R. Myers, 52 Aqua Lane, N. Ft. Myers, FL 33903-4720

8. Deena S. Westberry, 1686 Lakeview Blvd., N. Ft. Myers, FL 33903

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER RECOMMENDATION:

For:

1. Rebekah DiBonnaventure, 12980 Treeline Court, N. Ft. Myers, FL 33903

2. John Lovelace, 12950 Treeline Court, N. Ft. Myers, FL 33903

Against:

1. Maria Luisa Andrews, 80 Skyline Drive, N. Ft. Myers, FL 33903-4722

2. Ardell Boe, 746 Overiver Drive, N. Ft. Myers, FL 33903

3. Stephen R. Bowen, 214 SE 12th Avenue, Cape Coral, FL 33990

4. Mr. & Mrs. M. L. Britt, 4547 Vinewood Circle, N. Ft. Myers, FL 33903

5. E. M. Cadenas, 781 Overiver Drive, N. Ft. Myers, FL 33903

6. John Candiano, 5215 SW 23rd Avenue, Cape Coral, FL 33914

7. Anthony Craig, 741 Overiver Drive, N. Ft. Myers, FL 33903

8. Lynn Dexter, 94 Skyline Drive, N. Ft. Myers, FL 33903

9. George J. Dramis Jr., 4026 Little River Lane, Ft. Myers, FL 33905

10. Helen Dziewik, 2025 Pope Court, N. Ft. Myers, FL 33903

11. Virginia Hayes, 73 Aqua Lane, N. Ft. Myers, FL 33903

12. Kathleen Kirkpatrick, 745 Overiver Drive, N. Ft. Myers, FL 33903

13. Roger & Sharon Lemstrom, 4424 St. Clair Ave. W., N. Ft. Myers, FL 33903

14. Jan Marshall, 4447 St. Clair Avenue, N. Ft. Myers, FL 33903

15. Donna Martin, 4525 Forest Glen Drive, N. Ft. Myers, FL 33903

16. Wesley & June Merriam, 66 Wolcott Drive, N. Ft. Myers, FL 33903

17. Jean Moll, 56 Aqua Lane, N. Ft. Myers, FL 33903

18. Mr. & Mrs. William Mormann, 4330 Orange Grove Blvd., N. Ft. Myers, FL 33903

19. Karen Murphy, 73 Aqua Lane, N. Ft. Myers, FL 33903

20. Tess Murphy, 5855 Sandburg Drive, N. Ft. Myers, FL 33903

21. Madeline Nosworthy, 4535 Vinewood Circle, N. Ft. Myers, FL 33903

22. Henry J. & Eve B. Olenick, 63 Lagoon Drive, N. Ft. Myers, FL 33903

23. Robert F. & Delores Patterson, 4554 Vinewood Circle, N. Ft. Myers, FL 33903

24. Russell & Lois Penner, 55 Aqua Lane, N. Ft. Myers, FL 33903

25. JoAnne Pelletier Rickert, 12500 Panasoffkee Drive, N. Ft. Myers, FL 33903

26. Rodney G. Roan, 1545 White Shellway, N. Ft. Myers, FL 33903

27. Ralph & Ethel M. Schram, 1199 Moody Road, N. Ft. Myers, FL 33903

28. Dean Scott, 25 Lagoon Street, N. Ft. Myers, FL 33903

29. Michael, Spencer, & Joan Vigneau, 1701 St. Clair Avenue. E, N. Ft. Myers, FL 33903

30. Gerry Woods, 4629 Forest Glen Drive, N. Ft. Myers, FL 33903

31. Michele & John Wright, 4459 St. Clair Ave. W., N. Ft. Myers, FL 33903

General:

1. Edwin & Dorothy Allen, 4324 S. Pacific Circle, N. Ft. Myers, FL 33903

2. Kevin Collins, 4419 Teasdale Drive, N. Ft. Myers, FL 33903

3. Frank & Marge Jordan, 1648 St. Clair Ave., N. Ft. Myers, FL 33903

4. Steven Leftwich, 950 Moody Road, #133, N. Ft. Myers, FL 33903

5. Kevin & Gayle McGrath, 15201 N. Cleveland Avenue, #232, N. Ft. Myers, FL 33903

6. Gerald P. Sheenan, 7102 W. Cleveland Street, Niles, IL 60714

7. Frank Stern, P. O. Box 3700, N. Ft. Myers, FL 33918

IX. LEGAL DESCRIPTION:

See attached **Exhibit D** (scanned legal description).

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communications shall include any direct or indirect communication in any form, whether written, verbal or graphic, with the Hearing Examiner, or the Hearing Examiner's staff, any individual County Commissioner or their executive assistant, by any person outside of a public hearing and not on the record concerning substantive issues in any proposed or pending matter relating to appeals, variances, rezonings, special exceptions, or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for decision or recommendation. . . . [Administrative Code AC-2-5]

No person shall knowingly have or attempt to initiate an unauthorized communication with the Hearing Examiner or any county commissioner [or their staff]. . . . [LDC Section 34-52(a)(1), emphasis added]

Any person who knowingly makes or attempts to initiate an unauthorized communication . . . [may] be subject to civil or criminal penalties which may include: [Section 34-52(b)(1), emphasis added]

Revocation, suspension or amendment of any permit variance, special exception or rezoning granted as a result of the Hearing Examiner action which is the subject of the unauthorized communication. [LDC Section 34-52(b)(1)b.2.]; OR

A fine not exceeding $500.00 per offense, by imprisonment in the county jail for a term not exceeding 60 days, or by both such fine and imprisonment. [LDC Section 1-5(c)]

XI. HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS:

A. This recommendation is made this 18th day of July, 2003. Notice or copies will be forwarded to the offices of the Lee County Board of County Commissioners.

B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

C. The Board of County Commissioners will hold a hearing at which they will consider the record made before the Hearing Examiner. The Department of Community Development will send written notice to all hearing participants of the date of this hearing before the Board of County Commissioners. Only participants, or their representatives, will be allowed to address the Board. The content of all statements by persons addressing the Board shall be strictly limited to the correctness of Findings of Fact or Conclusions of Law contained in the recommendation, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the earlier hearing before the Hearing Examiner and not otherwise disclosed in the record.

D. The original file containing the original documents used in the hearing before the Hearing Examiner will be brought by the Staff to the hearing before the Board of County Commissioners. Any or all of the documents in the file are available on request at any time to any County Commissioner.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.

SALVATORE TERRITO
LEE COUNTY HEARING EXAMINER
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: 239/479-8100
Facsimile: 239/479-8106

Moody Ranch
PERMITTED LAND USES
April 2, 2003

RPD - PERMITTED LAND USES

RECEIVED
APR 10 2003
COLLIER COUNTY

Tract I
Residential 1A (R-1A)

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Dwelling Units
  - Single Family, detached (up to 500 units)
- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention
- Fences and Walls
- Home Occupation, as limited by the LDC
- Model Homes, Model Units and Model Display Center, including accessory parking lots
- Real Estate Sales and Rental Office—limited to sales of lots, homes or units within the development
- Recreation Facilities, Personal and Private On-Site.
- Residential accessory uses, including but not limited to:
  - Private garages, carports and parking areas
  - Private swimming pools and enclosures, Private boat docks and tennis courts
- Signs
- Temporary uses—limited to a sales center and a construction office

Tracts C, D, F, H and J
Residential 1 (R-1)
All uses permitted in the R-1A District plus Townhouse (up to 500 units) and Two family attached (up to 400 units)

Tracts A, B and G
Residential 2 (R-2)
All uses permitted in the R-1 District plus Multi-Family Buildings (up to 600 units)

Tract E
Recreational Facilities, Private On-site or Off-site

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Club (up to 20,000 sq. ft.), Private including but not limited to the following ancillary uses:
  - Food and Beverage Service
  - Pro Shop and Specialty Retail, Group I
  - Locker Rooms
  - Health Club and Spa
  - Rental or leasing establishment, Group I (limited to bicycles, tennis rackets and other small sports equipment for use within the development.)

6/6/2002- 21554 Ver: 01- CDAY
Case3
03657-000-001- PWRK- 6086

EXHIBIT A DCI 2002-00037

- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group II
- Excavation, Water Retention
- Fences and Walls
- Project Maintenance Facility
- Recreational Facilities for use by the residents of the development and their guests.
- Signs, including the existing billboard
- Temporary uses—limited to Real Estate Sales and Rental Office limited to sales of lots, homes or units within the development and a Construction Office

CPD - PERMITTED LAND USES

Tract K (up to 45, 000 sq. ft.)

- Accessory Uses
- Administrative Offices
- Animal Clinic - outside kennels are prohibited
- ATM (automatic teller machine)
- Auto Parts Store
- Banks and Financial Establishments, all Groups
- Boat Storage, Dry with accessory bait and tackle shop
- Business Services, Group I
- Clothing Stores
- Daycare Center, Child and Adult
- Department Store
- Drive-through facility accessory to any permitted use
- Drug Store
- Essential Services
- Essential Service Facilities, Group I
- Fences and Walls
- Gift and Souvenir Shop
- Hardware Store
- Health Care Facility, Group III
- Hobby, Toy and Game Shop
- Hospice
- Offices, Medical
- Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
- Real Estate Sales and Rental Office
- Rental and Leasing Establishments, Group II - outside storage is prohibited
- Restaurants, Standard - Groups I, II & III
- Shopping Center
- Signs, in compliance with the LDC
- Social Services, Group I only
- Specialty Retail Shops, Groups I-IV
- Storage, Indoor only and only as an ancillary use
- Studios
- Temporary uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses

RECEIVED
APR 2003
COMMUNITY DEVELOPMENT

6/5/2002- 21554 Ver: 01- CDAY
CAM1
03657-000-001- PWRK- 6066

Conservation Areas (Wetland and Upland Conservation Areas)

- Interpretive centers and Signage, rain shelters, gazebos
- Nature and foot trails including boardwalks, benches and jogging paths
- Paths, boardwalks and bridges
- Water Management Facilities
- Wildlife Management
- Mitigation and Restoration Activities

Moody Ranch
PROPERTY DEVELOPMENT REGULATIONS
April 2, 2003

EXHIBIT B

RESIDENTIAL PLANNED DEVELOPMENT													
	Minimum Lot			Minimum Setback (ft)									
					Rear (ft)			Front (ft)					
LAND USES	Area (sq ft)	Min Width (ft)	Min Depth (ft)	Side Including Corner Lots (ft)*	Lots	Wetland	Acc	Front Entry Garage	Bldg or Side Entry Garage	Water Body (ft)	Max Building Height (ft)	Min Bldg Separation (ft)	Max Lot Coverage (%)**
Single Family Detached	4,000	40	100	5	20	20	5	20	12	20	35 or 2 stories	10	45
Two Family Attached	3,500	35	100	0 or 5	20	20	5	20	12	20	35 or 2 stories	10	45
Townhouse	2,000	25	80	0 or 10	20	20	5	20	15	20	35 or 2 stories	10	45
Multi-Family	10,000	100	100	10	20	20	5	20	20	20	35 or 2 stories	10 or 20***	45
Clubhouse	20,000	80	100	10	20	20	5	n/a	20	20	45 or 2 stories	20	45

* Applies to lots of all widths and to corner lots. Each lot, including corner lots, will have only one front yard.
** As defined by LDC, Chapter 34.
*** 10 feet for 1 story building, 20 feet for 2 story buildings and higher

RECEIVED
APR 1 3 2003
COMMUNITY DEVELOPMENT

10-21553 Ver 001-CDAY
10-001-PWRK-0006

EXHIBIT B

COMMERCIAL PLANNED DEVELOPMENT		
	PRINCIPAL USES	**ACCESSORY USES**
MINIMUM LOT OR PARCEL AREA	10,000 sq ft	NA
MINIMUM LOT WIDTH	75 ft	NA
MINIMUM BUILDING SETBACKS		
Hancock Bridge Parkway	35 ft or BH whichever greater	20 ft
Internal Frontage Drives	15 ft	20 ft
Waterfront	25 ft	0 ft to bulkhead or riprap at top of bank
MINIMUM DISTANCE		
Between Structures which are part of an architecturally unified group	10 ft.	10 ft *
Between All Other Structures	20 ft	10 ft
MAXIMUM HEIGHT		
Retail Buildings	50 ft	35 ft
Office Buildings	80 ft	80 ft
Boat Dry Storage	35 ft	35 ft
Architectural features	n/a	100 ft
MAX. LOT COVERAGE *	55%	55%

*As defined by LDC, Chapter 34.

RECEIVED
APR 1 3 2003
COMMUNITY DEVELOPMENT

3/10/2003- 21553 Ver: 061- CDAY

OPEN SPACE AND INDIGENOUS VEGETATION
Moody Ranch
April 9, 2003

		Open Space			Indigenous Vegetation		
		Required		Min. Provided	Required		Min. Provided
	Acres	% Open Space	Acres	Acres	% Indig.	Acres	Acres
RESIDENTIAL PLANNED DEVELOPMENT							
Residential Tracts with lots greater than 6,500 sq ft	54.0*	n/a	n/a	4.32	n/a	2.16	2.16
Balance of Development	163.4	40%	65.36	65.36	50%	32.68	32.68
TOTAL	217.4		65.36	69.68	50%	34.84	34.84
COMMERCIAL PLANNED DEVELOPMENT							
CPD	4.5	30%	1.35	1.35	50%	.68	.68**
TOTAL PROJECT	221.9		66.71	71.03		35.52	35.52

* If the acreage of "Residential Tracts with lots greater than 6,500 sq ft" changes, this table will be adjusted accordingly.
** This acreage may be provided within the Residential Planned Development.

RECEIVED
APR 1 . 2003
COMMUNITY DEVELOPMENT

4/9/2003- 21505 Ver: 081- CDAY
CAM3
03657-000-001- PWRK- 6086

SPECIAL BUFFER – TRACT B ALONG MOODY ROAD
Moody Ranch
April 9, 2003

RECEIVED
APR 10 2003

Minimum width	20 feet
Minimum # of trees	5 per 100 linear feet
Minimum tree size	Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.
Hedges	Hedges must be planted in double staggered rows and be maintained so as to form a 48-inch high hedge above the on-site adjacent pavement surface required to be buffered and/or screened, when measured at time of planting at installation. Shrubs must be a minimum ten-gallon container size and be spaced 18 to 36 inches on center. They must be at least 60 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement required to be buffered and/or screened, except for visibility at intersections and where pedestrian access is provided.

At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.

No wall is required for this buffer.

DCI 2002-00037

4/9/2003- 26721 Ver: 01- CDAY

RECEIVED
MAY 21 2003
COMMUNITY DEVELOPMENT
DCI2002-00037

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF LEE)

BEFORE ME, the undersigned authority, on this 20th day of May, 2003, personally appeared Anthony Persichilli who is personally know to me and who did take an oath, who deposes and says as follows:

1. **That I am the owner of the following described property, to wit:**
   See attached Exhibit "A"
   Parcel No. 09-44-24-00-01002.1010

2. **That the above described property was used for bona fide agricultural purposes, to with cattle grazing at the time of the Lee County Board of County Commissioners review and consideration of the rezoning of the property described on the attached Exhibit "A" scheduled to be heard on May 22, 2003.**

3. **The agricultural use of the property is an existing bona fide agricultural use.**

4. **The agricultural use is being conducted on 23.84 acres. The 23.84 acres of the total 45.84 acres as described on the attached Exhibit "A" is being used for cattle grazing.**

5. **Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has heard read to him, the full facts of this affidavit and understands its meaning and context.**

FURTHER AFFIANT SAYETH NAUGHT.

Colonial Homes
By Anthony Persichilli
Its Division President

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)

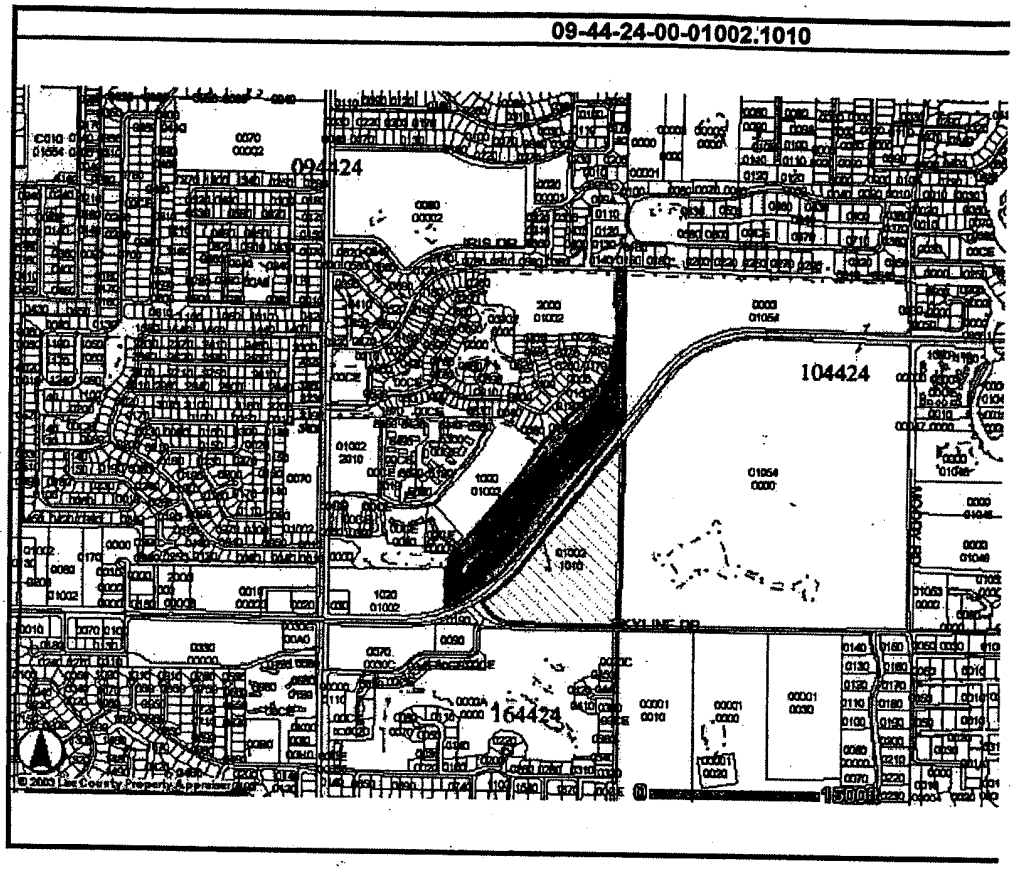
PEGGY FRESHOUR
MY COMMISSION # CC 916969
EXPIRES: March 7, 2004
Bonded Thru Notary Public Underwriters

Signature of Notary

Commission No.

(Print, type or stamp commissioned name of Notary Public)

EXHIBIT C



AG: 23.84

[redacted] MKT: 22

RECEIVED
MAY 21 2003
COMMUNITY DEVELOPMENT

DCI 2002-00037

http://gis.leepa.org/servlet/com.esri.esrimap.Esrimap?ServiceName=msLeePAInternet&Cl... 5/25/2003

AFFIDAVIT

RECEIVED
MAY 21 2003
DCI2002-00037
COMMUNITY DEVELOPMENT

STATE OF FLORIDA)
COUNTY OF LEE)

BEFORE ME, the undersigned authority, on this 20th day of May, 2003 personally appeared Anthony Persichilli who is personally know to me and who did take an oath, who deposes and says as follows:

1. **That I am the owner of the following described property, to wit:**
   See attached Exhibit "A"
   Parcel No. 10-44-24-00-01054.0000

2. **That the above described property was used for bona fide agricultural purposes, to with cattle grazing at the time of the Lee County Board of County Commissioners review and consideration of the rezoning of the property described on the attached Exhibit "A" scheduled to be heard on May 22, 2003.**

3. **The agricultural use of the property is an existing bona fide agricultural use.**

4. **The agricultural use is being conducted on 119.56 acres. The 119.56 acres of the total 177.49 acres as described on the attached Exhibit "A" is being used for cattle grazing.**

5. **Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has heard read to him, the full facts of this affidavit and understands its meaning and context.**

FURTHER AFFIANT SAYETH NAUGHT.

Colonial Homes
By Anthony Persichilli
Its Division President

SWORN TO and subscribed before me on the date and year first above written.

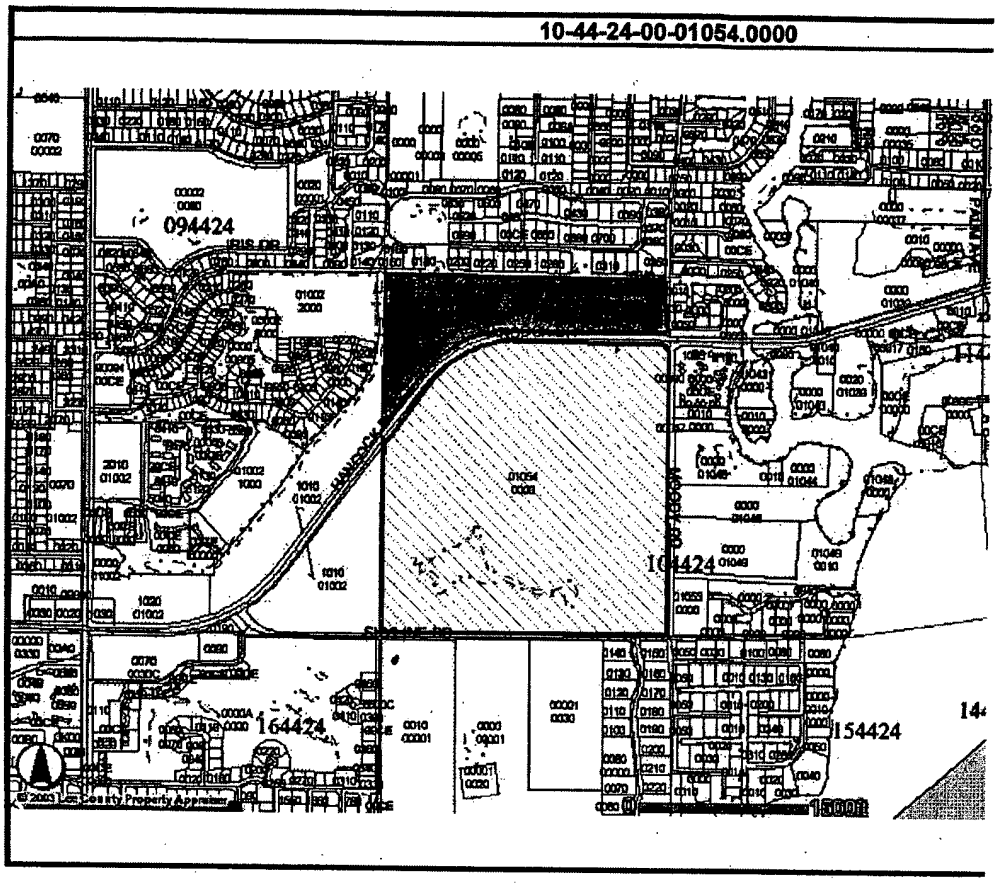
(Notary Seal)

PEGGY FRESHOUR
MY COMMISSION # CC 916869
EXPIRES: March 7, 2004
Bonded Thru Notary Public Underwriters

Signature of Notary

Commission No.

(Print, type or stamp commissioned name of Notary Public)



AG : 119.56 Ac.

MKT : 57.93 Ac.

RECEIVED
MAY 21 2003
COMMUNITY DEVELOPMENT
DCI 2002-00037

JOB NO. 01-7038 SHEET 1 OF 1
FILE NO. 01-7038CLGL.DOC

DESCRIPTION:

TRACT OR PARCEL OF LAND IN THE SOUTH 3/8 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY FLORIDA, WHICH IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 9, AS SHOWN ON THE PLAT OF WATERWAY ESTATES GOLF PARK AS RECORDED IN PLAT BOOK 22, PAGES 161 AND 162 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE N.0°30'28"E. ALONG THE EAST SECTION LINE OF SAID SECTION 9, FOR 30.00 FEET TO THE POINT OF BEGINNING.

THENCE N.88°55'40"W. ALONG THE NORTHERLY RIGHT OF WAY (30.00 FEET FROM CENTERLINE) OF SKYLINE DRIVE AS RECORDED IN C.C.M.B. 11 AT PAGE 427 FOR 925.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 385.00 FEET, DELTA ANGLE 46°06'32"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT OF WAY (30.00 FEET FROM CENTERLINE) OF SKYLINE DRIVE FOR 309.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, DELTA ANGLE 100°10'44"; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 52.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, RADIUS 1450.00 FEET, DELTA ANGLE 20°27'30"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT OF WAY (50 FEET FROM THE CENTERLINE) OF HANCOCK BRIDGE PARKWAY FOR 517.75 FEET TO THE POINT OF TANGENCY; THENCE N.36°54'06"E. FOR 2078.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1000.00 FEET, DELTA ANGLE 53°43'12"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 937.59 FEET TO THE POINT OF TANGENCY; THENCE N.89°22'42"E CONTINUE ALONG THE SOUTHERLY RIGHT OF WAY (50 FEET FROM CENTERLINE) OF SAID HANCOCK BRIDGE PARKWAY FOR 1257.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, DELTA ANGLE 88°46'40"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 46.48 FEET TO THE POINT OF TANGENCY; THENCE S.00°36'02"E. ALONG THE WESTERLY RIGHT OF WAY (33.0 FEET FROM CENTERLINE) OF MOODY ROAD FOR 2493.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, DELTA ANGLE 90°00'16"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 47.13 FEET TO THE POINT OF TANGENCY; THENCE S.89°24'14"W. ALONG THE NORTHERLY RIGHT OF WAY (35.00 FEET FROM CENTERLINE) OF SKYLINE DRIVE AS RECORDED IN C.C.M.B. 2, PAGE 510-514 FOR 2524.74 FEET; THENCE S.00°30'28"W. ALONG THE EAST LINE OF SAID SECTION 9 FOR 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 163.991 ACRES MORE OR LESS.

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

Applicant's Legal Checked
by _____ 17 JUL 03

EXHIBIT D

JULY 17, 2003
JOB NO. 01-7038
FILE NO. 01-703853ACRELGL

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 10 AND THE CENTERLINE OF SKYLINE DRIVE AND MOODY ROAD; THENCE; N.00°36'02"W., FOR 3161.83 FEET ALONG THE CENTERLINE OF MOODY ROAD PASSING THROUGH THE POINT OF INTERSECTION OF HANCOCK BRIDGE PARKWAY AT 2636.76 FEET; THENCE N.89°17'03"W., ALONG THE SOUTH LINE OF HIDDEN ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGES 71 THRU 72, FOR 33.01 FEET TO THE POINT OF BEGINNING.
THENCE CONTINUE N.89°17'03"W., ALONG THE SAID SOUTH LINE AND THE APPROXIMATE CENTERLINE OF MOODY CANAL FOR 2493.78 FEET; THENCE N.89°43'02"W FOR 66.08 FEET TO A POINT OF INTERSECTION OF A CANAL; THENCE S.02°15'00"W., ALONG THE APPROXIMATE CENTERLINE OF SAID CANAL FOR 275.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 22°00'00", A CHORD BEARING OF S.08°45'00"E. AND A CHORD LENGTH OF 114.49 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 115.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 18°30'00", A CHORD BEARING OF S.10°30'00"E. AND A CHORD LENGTH OF 96.45 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 96.87 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°55'00", A CHORD BEARING OF S.21°42'30"W. AND A CHORD LENGTH OF 748.92 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 769.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.44°40'00"W., FOR 363.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 08°56'16", A CHORD BEARING OF S.40°11'52"W. AND A CHORD LENGTH OF 187.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 187.19 FEET TO THE END OF SAID CURVE; THENCE S.31°43'57"W., FOR 416.34 FEET; THENCE S.41°00'00"W., FOR 631.66 FEET; THENCE S.53°05'54"E., LEAVING SAID CANAL FOR 428.46 FEET TO THE NORTHERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY (50 FEET FROM THE CENTERLINE); THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY FOR THE FOLLOWING CALLS: N.36°54'06"E., FOR 2078.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 53°43'12", A CHORD BEARING OF N.63°45'42"E. AND A CHORD LENGTH OF 993.99 FEET; THENCE

ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1031.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89°22'42"E., FOR 1253.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°13'20", A CHORD BEARING OF N.45°00'38"E. AND A CHORD LENGTH OF 42.88 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 47.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE WEST RIGHT OF WAY OF MOODY ROAD (33 FEET FROM CENTERLINE); THENCE N.00°36'02"W., ALONG SAID WEST RIGHT OF WAY FOR 444.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 53.4370 ACRES MORE OR LESS.

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

INK ENGINEERING, A DIVISION OF LBFH INC. (LB 959)

GORDON D. MEIERS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERT. # 2858

Applicant's Legal Checked
by _____ 18JUL03

Ink
Engineering

A Division of
LBFH, Inc.

CIVIL
AGRICULTURAL
WATER RESOURCES
WATER & WASTEWATER
TRANSPORTATION
SURVEYING & MAPPING
GIS

"Planning for Results
Value in Design"

JULY 1, 2002
JOB # 01-7038E
FILE # 01-7038SK2LG_L

DESCRIPTION: A TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9 AND THE CENTERLINE INTERSECTION OF ORANGE GROVE BOULEVARD AND HANCOCK BRIDGE PARKWAY; THENCE S.88°55'40"E. ALONG THE CENTERLINE OF HANCOCK BRIDGE PARKWAY FOR 595.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 21°05'01", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 515.17 FEET; THENCE N.20°00'41"W. FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY AND THE POINT OF BEGINNING; THENCE N.00°15'19"E. ALONG THE EAST LINE OF A PARCEL OF LAND RECORDED IN O.R. 3025, PAGE 3062 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 346.81 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND RECORDED IN O.R. 1780, PAGE 3185 OF SAID PUBLIC RECORDS; THENCE S.89°43'55"E. ALONG THE SOUTH LINE OF SAID PARCEL FOR 35.23 FEET; THENCE N.00°16'05"E. ALONG THE EAST LINE OF SAID PARCEL FOR 89.76 FEET TO THE APPROXIMATE CENTERLINE OF A CANAL; THENCE N.41°00'00"E. ALONG THE APPROXIMATE CENTERLINE OF SAID CANAL FOR 269.95 FEET; THENCE S.53°05'54"E. LEAVING SAID CANAL FOR 428.46 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY 50.00 FEET FROM THE CENTERLINE ALSO BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 28°59'31", A CHORD BEARING OF S.55°29'34"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHWESTERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY FOR 683.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.50 ACRES.

SUBJECT TO AN INGRESS-EGRESS EASEMENT AS RECORDED IN O.R. 3025, PAGES 3087 THROUGH 3091 OF SAID PUBLIC RECORDS:

SUBJECT TO A 12 FEET WIDE DRAINAGE EASEMENT AS RECORDED IN O.R. 2227, PAGES 3680 THROUGH 3689 OF SAID PUBLIC RECORDS.

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

REFER TO 8 ½" X 11" SKETCH

Applicant's Legal Checked by 18JUL03

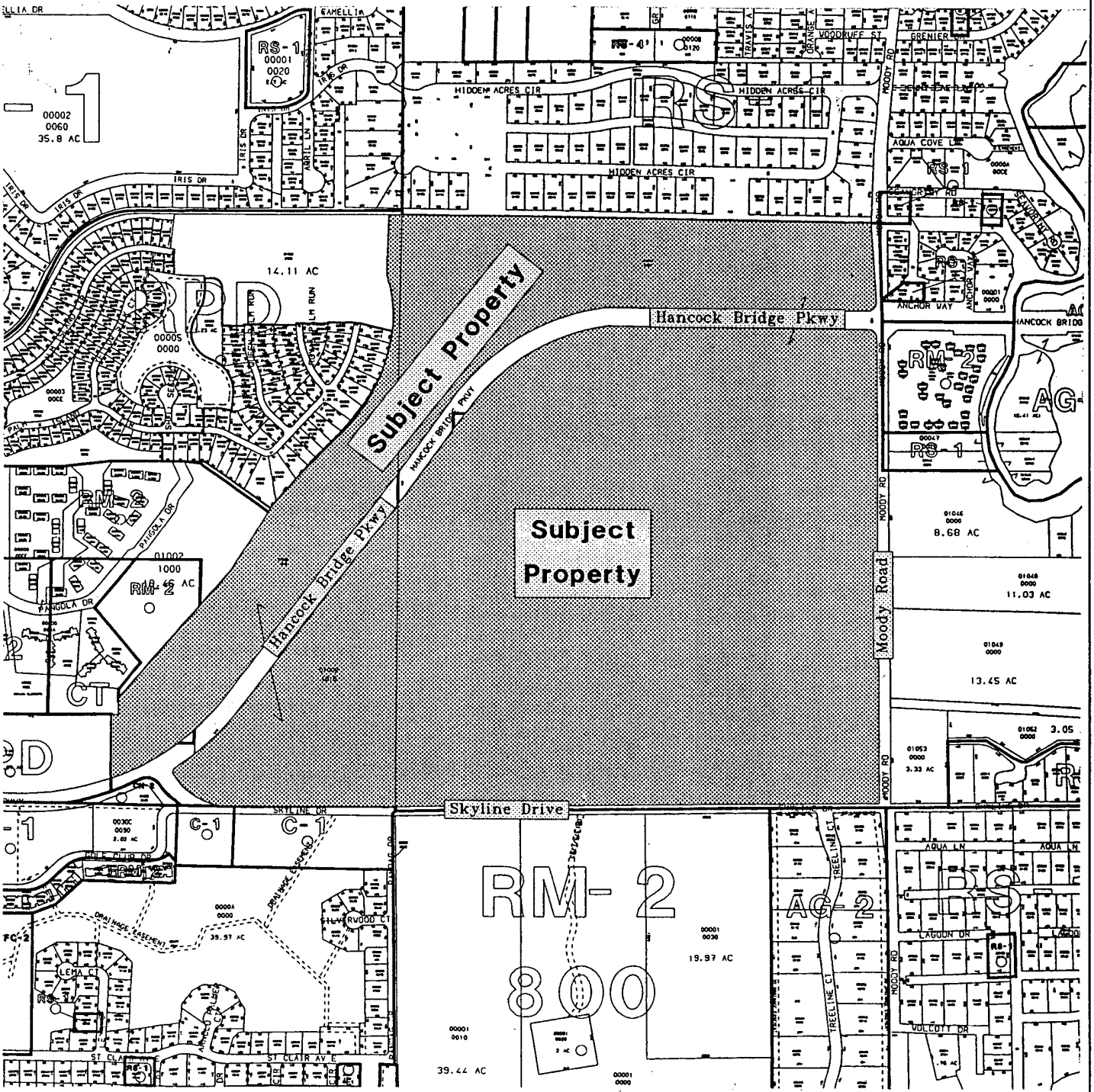
INK ENGINEERING, A DIVISION OF LBFH INC. (LB 959)

GORDON D. MEIERS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERT. # 2858

DCI 2002-00037

RECEIVED
JAN 15 2003
ZONING COUNTER

ZONING MAP


Subject Property
Hancock Bridge Pkwy
Subject Property
Moody Road
Skyline Drive
RM-2
800
AG-2
RS-1
RS-4
RM-2
CT
C-1
PD
AG
14.11 AC
8.68 AC
11.03 AC
13.45 AC
19.97 AC
39.44 AC
39.97 AC
HIDDEN ACRES CIR
IRIS DR
ANCHOR WAY
AQUA COVE LN
LAGOON DR
VOLCOTT DR
TREELINE CT
ST CLAIR AVE E
SKYLINE DR
PANGOLA DR
MOODY RD

A

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

ORDER FOR CONTINUANCE

CASE NUMBER: DCI2002-00037
APPLICANT: COLONIAL HOMES, INC., in ref. to MOODY RANCH
RESPONSE DATES: MAY 30, 2003 & JUNE 6, 2003

The hearing on the above-styled case began as scheduled on (date). At the conclusion of the presentations of Staff and Applicant and, following the comments and presentations of other interested parties present, the matter was continued to the date and time set forth below to allow the Staff and the Applicant to submit additional materials, only as requested by the Hearing Examiner, which are responsive to questions, issues and concerns which arose during the course of the proceedings.

Written submissions shall be in the form of:

1) Staff's written results of their review and proposed conditions regarding the right turn-out from Tract G to Hancock Bridge Parkway by May 30, 2003; and

2) Applicant's written response to Staff's review and proposed conditions regarding the right turn-out from Tract G to Hancock Bridge Parkway by June 6, 2003.

This matter is continued to FRIDAY, MAY 30, 2003 AT 5:00 P.M. and FRIDAY, JUNE 6, 2003 AT 5:00 P.M., FOR SUBMISSION OF MATERIALS AS REQUESTED BY THE HEARING EXAMINER. At, or before this time, the requested materials will be submitted to the Hearing Examiner, *and other responding parties,* and the Hearing Examiner will determine if these submissions are sufficient. **NO HEARING WILL BE HELD AND NO TESTIMONY WILL BE HEARD.** If the Hearing Examiner determines that these submissions are insufficient, a subsequent hearing will be set to discuss this matter further and notices will be sent to all parties involved.

Accordingly, written submittals will be delivered to the Office of the Hearing Examiner, 1500 Monroe Street, Suite 218, Fort Myers, Florida, on or before these dates. Copies of this order will be furnished to the Staff, the Applicant, and all hearing participants.

DONE AND ORDERED this 23rd day of May, 2003.

SALVATORE TERRITO
LEE COUNTY HEARING EXAMINER
P. O. Box 398 (1500 Monroe Street, Suite 218)
Fort Myers, Florida 33902-0398
Telephone: 239/479-8100 Fax: 239/479-8106

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the aforesaid Order was sent to all hearing participants, officially established as of the above Order date, either by U.S. Mail, Inter-County Mail, or Facsimile Transfer on the 23RD day of May, 2003.

Suzanne Hunter-Galvan / Office Manager

May 23, 2003

LEE COUNTY, FLORIDA

DEVELOPMENT SERVICES DIVISION

STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT/DCI

CASE NUMBER: DCI2002-00037

HEARING EXAMINER DATE: May 22, 2003

I. APPLICATION SUMMARY:

A. Applicant: Colonial Homes, Inc.

B. Request: Rezone 221.9 acres from Agriculture Districts, AG-2 and Commercial Tourist, CT to Residential Planned Development, RPD and Commercial Planned Development, CPD to permit the development of up to 1000 residential dwelling units (single family, zero-lot-line, townhouses, and multiple family units) and 45,000 square feet of commercial floor area, with buildings not to exceed 80 feet in height.

C. Location: The subject property is located at 865 Moody Road (West of Moody Road, East of Orange Blvd, & North of Skyline Dr.-Hancock Bridge Pkwy bisects property), in S9-T44S-R24E, Lee County, FL. (District #4)

D. Future Land Use Plan Designation, Current Zoning and Use of Subject Property: The subject property is within the Suburban future land use category of the Lee Plan. It is currently used for agricultural grazing (on the portion of land between Moody Road, Skyline Drive, and Hancock Bridge Parkway) and is vacant land.

E. Surrounding Land Use:

	Existing Zoning & Land Use	Future Land Use Map
North:	RS-1, single family homes	Suburban
East:	RS-1, single family homes; RM-2, residential; and AG-2, vacant and residential homes	Suburban
South:	AG-2, single family residential; RM-2, elementary school and vacant land;	Suburban and Public Facilities
West:	RPD, single family residential; RM-2 and CT, multi-family residential; and CPD, commercial	Suburban

F. Size of Property: 221.9 ± acres

II. RECOMMENDATION:

Staff recommends **APPROVAL** of the Applicant's request for rezoning from Agriculture Districts, AG-2 and Commercial Tourist, CT to Residential Planned Development, RPD and Commercial Planned Development, CPD with the following conditions and deviations:

A. Conditions

1. The development of this project must be consistent with the one-page Master Concept Plan entitled "Moody Ranch," stamped received APR 10, 2003, except as modified by the conditions below. This development must comply with all requirements of 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 are subsequently pursued, appropriate approvals will be necessary. Any conflicts between commitments made in this application and conditions of this zoning action, the conditions will be the effective requirement of this planned development.

   No multiple family dwelling units may be developed in Tract B within 250 feet of Moody Road.

   Single Family detached lots in Tract I must be 7,500 square feet or larger in lot area.

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

   a. Schedule of Uses

      See Exhibit A

   b. Site Development Regulations & Special Buffer

      See Exhibit B, with the sole exception that Boat Storage is not an approved use within the CPD zoned portion of this development.

3. Open space requirements must be tracked with each development order and be substantially consistent with the Open Space and Indigenous Vegetation table dated September 24, 2002. A cumulative open space table listing the development tract, development order number, type of use, lot size, lot coverage, and required open space must be included with each development order. The open space table must include all development orders under review and approved. The development order plans must demonstrate how the open space requirements for common open space and indigenous/native tree preservation are being met. The residential development tracts must be labeled as to minimum lot size and maximum lot coverage. A minimum of 54 acres including associated lakes and roadways must be single family residential lots with a minimum lot size of 6,500 square feet and a maximum lot coverage of 45%.

4. Prior to issuance of a Vegetation Removal Permit: (1) the existing borrow area and wetlands must be surveyed specifically for the presence of wading bird and alligator nests. If any active nests are located, then buffer areas must be established to protect these areas; and (2) the area located north of Hancock Bridge Parkway must be resurveyed for gopher tortoise burrows.

5. Gopher tortoises must be protected on-site. The development order plans must include the location and detail of sandy earthen berms to be created within the gopher tortoise preserve to provide a high, dry area for burrowing; and a vegetative barrier or permanent fencing must be delineated along any roadway abutting the

gopher tortoise preserve. The berms within the preserve must be planted with a mixture of bahia grass and other broad leaf vegetation prior to moving gopher tortoises to the preserve. Supplemental feeding such as alfalfa hay may be necessary until the berm plantings establish.

Prior to the issuance of a Certificate of Compliance for the infrastructure, either the vegetative barrier or permanent fencing must be installed along any roadways abutting the gopher tortoise preserve, whichever is chosen at time of local development order review.

6. Prior to local development order approval, the plans must include signs adjacent to the lake abutting the Club Tract E stating "It is unlawful to feed or harass alligators." Additional information regarding how to live with alligators including the danger of approaching or feeding alligators must be available for residents or potential residents in the sales center and club house.

7. Prior to local development order approval, a minimum 10-foot waterway buffer must be delineated along the canal measured from the State jurisdictional wetland line. All native vegetation within the waterway buffer must be retained during subdivision development and perpetually by future residents. Additionally, any native tree clusters which occur within 25-feet of the State jurisdictional wetland line must be preserved with no fill or grading to occur within a 10-foot radius from the tree trunk.

   Prior to plat approval, the homeowners documents / deed restrictions must include language detailing the preservation of native trees along the canal.

8. Any sabal palms with a minimum eight foot clear trunk must be salvaged. The salvage efforts must be coordinated with the Division of Environmental Sciences staff whether used on-site or other wise. Any sabal palms being relocated must be moved in a horticulturally correct manner per Lee County Extension Services brochure Lee 8/2000A(attached). Prior to local development order approval, any preserved and/or relocated palms must be delineated on the plans. Preserved and relocated sabal palms will receive protected tree credits per LDC Section 10-420(h).

9. Bulkhead or rip-rap may be used along lake shorelines adjacent to internal project roadways and Club Tract E up to 30% of the shoreline. If bulkhead or rip-rap is proposed, it must be delineated on the landscape plan, and the paving and grading plan with cross-sections. A compensatory littoral zone must be provided for each linear footage of bulkhead or rip-rap which consists of an 8:1 slope and two herbaceous littoral plants per linear foot of shoreline. The littoral plantings must be clustered within the compensatory littoral zone.

10. The full median openings indicated on the Master Concept Plan are subject to any future operational decision by the County to install a traffic signal, modify, or remove the median opening. If installation of a traffic signal is deemed to be appropriate by the County at the project entrance, the full cost of the traffic signal improvement will be the responsibility of the developer.

11. All Model Homes and Model Units are regulated by the provisions of LDC Section 34-1951. All Model Homes, Model Units, and Model Display Centers are limited by the time limitations of LDC Section 34-1954(d) throughout the entire project.

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

13. 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.

14. 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.

15. Prior to execution of the resolution by the Chairman of the Lee County Board of County Commissioners, the Master Concept Plan must be revised to show the exact location of all existing easements and platted lands, whether or not those easements are recorded, and how those easements and platted lands are incorporated into the design of the proposed development. If the applicant alleges an easement has been extinguished or plat vacated prior to such final approval of the resolution by the Board, then the applicant must provide the County with appropriate confirmation of unencumbered ownership in the underlying fee of the property to the satisfaction of the County Attorney. This may be accomplished by submitting a Title Opinion by an attorney qualified to render such an opinion.

B. Deviations

Deviation 1 has been withdrawn by the applicant.

Deviation 2 requests relief from LDC Section 10-291(3) which requires, where practical, any residential development of at least 5± acres to provide two (2) or more means of ingress and egress; to allow only one means of ingress or egress for those development parcels which are surrounded by water body or conservation area or any combination of these. This deviation is recommended to be **DENIED**.

Staff does not support the granting of this request. This is a discretionary section of Chapter 10 that is determined at the time of local development order, when staff has a more specific plan for the development of the site including the proposed number of units, dwelling unit types, and location of uses. Staff cannot at this time determine if the deviation will result in any adverse impacts due to the lack of specificity on the Master Concept Plan.

Deviation 3 requests relief from LDC Section 10-329(e)(4) which requires excavation banks to be sloped; to allow up to 40 percent of the banks to utilize either:

1. a vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1 or

2. a 2:1 (horizontal:vertical) slope to a depth of 6 feet below control with the condition that the 2:1 section(s) be stabilized with rip-rap.

This deviation is recommended to be **APPROVED subject to Condition 9 and that adequate elements for the protection of wayward vehicles are provided when adjacent to any roadway, parking lot, or driveway aisle.**

Please refer to Attachment D for the supporting documentation from staff supporting this request.

Deviation 4 has been withdrawn by the applicant.

Deviation 5 has been withdrawn by the applicant.

Deviation 6 requests relief from LDC Section 34-1954(f) which allows the Director discretion to allow high turnover parking surfaces to meet the surfacing standards for low turnover parking lots; to allow the parking spaces for the ancillary sales office use within a model home to be surfaced with gravel. This deviation is recommended to be **DENIED.**

Sales offices within projects do have a higher turnover caused by prospective buyers and the agents selling units/lots within the project. Staff believes it is important to provide an all-weather paved surfacing in accordance with the LDC to prevent the tracking of dirt and gravel onto the adjoining road surfaces

Deviation 7 requests relief from LDC Section 30-153(2)(a)(iv) which relates to permanent signs in commercial and industrial areas and how many signs may be permitted; to allow text on the sign to include added language not allowed. This deviation is recommended to be **DENIED.**

The referenced section does not relate to the request. Staff cannot support the requested deviation since it relates to a different Section Chapter 30 of the LDC.

Deviation 8 requests relief from LDC Section 10-285(a) which requires that connection separations on local roads be a minimum of 125 feet; to allow driveways serving multiple family units with private driveways to have a minimum separation of 20 feet. This deviation is recommended to be **APPROVED provided this applies to internal roads and accessways with a posted maximum speed of 20 MPH, a visual clear zone in accordance with LDC Section 34-3131, the provision of traffic calming devices (if required) as identified in the ITE Residential Street Design and Traffic Control Book, and each drive is serving a private driveway and garage for an individual unit.**

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff makes the following findings and conclusions:

1. The applicant has proven entitlement to the rezoning to RPD and CPD by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.

2. The requested zoning, as conditioned:

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

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

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

d) will not adversely affect environmentally critical areas or natural resources.

3. As conditioned, approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services, as defined in the Lee Plan, are available and adequate to serve the proposed land use.

5. The proposed mix of uses, as conditioned, is appropriate at the subject location.

6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

8. The deviations granted:

a) enhance the objectives of the planned development; and

b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

III. BACKGROUND INFORMATION AND ANALYSIS:

Introduction/Synopsis

The applicant is seeking rezoning of a parcel of land found west of Moody Road and east of Skyline Drive along Hancock Bridge Parkway. The site also fronts on Moody Road and Skyline Drive. The intent of this rezoning is to permit the development of this site with residential dwelling units and commercial land uses. The commercial land uses would be limited to a 4.5 site located on the north side of Hancock Bridge Parkway at the Skyline Drive Intersection. The remaining portion of the project is planned to be residential development.

Master Concept Plan

The proposed Master Concept Plan generally shows the location of land uses by providing for Tracts identified as A through K. Within each residential tract, the applicant provides a designation of R-1A through R-2 with each designation having a proposed Schedule of Uses. This is a pyramid style of Schedule with the least intensive district being R-1A and the most intensive being R-2. The Plan also provides for a club area central to the residential development south of Hancock Bridge Parkway, preserve and conservation areas, and the

previously described commercial tract. It should be pointed out, that the applicant has not requested Consumption on Premises as a use permitted in this planned development.

The Plan does not provide specificity concerning the location of each type of dwelling unit. The applicant has not yet determined the location of these uses. Due to this lack of specificity, staff has offered a condition (Condition 1) that limits the type and height of uses in the eastern portion of this project. The reasons for this are provided for in the Lee Plan discussion following this section of the report.

Lee Plan Considerations

In summary, staff is recommending this project be found consistent with the Lee Plan as conditioned in the recommended zoning action.

The subject property is located within the Suburban future land use category, which is described as follows in the Lee Plan:

> **POLICY 1.1.5:** The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed. (Amended by Ordinance No. 94-30)

The requested mix of residential units consisting of single family, two-family attached, townhouse, and multiple family residential is consistent with the expected uses to be allowed in the Suburban future land use category. A higher density of development is not being sought. The project proposes 1000 dwelling units on 217.4 acres, a density of 4.6 dwelling units per acre. This density is within the standard density range of the Suburban future land use category of the Lee Plan. The application also proposes 45,000 square feet of commercial floor area. This proposed project includes densities and uses which are **CONSISTENT** with this Policy of the Lee Plan.

> **POLICY 2.2.1:** Rezonings and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Amended by Ordinance No. 94-30, 00-22)

The project fronts on Hancock Bridge Parkway, Moody Road, and Skyline Drive. The project proposes access to all three roads to support the project. There are both gravity and force sanitary sewer mains in proximity to this project. Potable water lines are also found to be proximate to the project. EMS and Fire protection is found in North Fort Myers with various station locations in the area. The project proposes single family uses adjoining single family uses to the north, multiple family units adjoining multiple family uses south of the intersection of Moody Road and Hancock Bridge Parkway and commercial uses adjoining commercial uses along Hancock Bridge Parkway. Staff finds the proposed development, as conditioned, is **CONSISTENT** with this Policy of the Lee Plan.

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned residential developments. (Amended by Ordinance No. 00-22)

CONSISTENT with this Policy of the Lee Plan this project is being developed as a planned development.

POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

Staff finds that overall the project is **CONSISTENT** with this Policy. However, it should be noted that the south central portion of this project, along with other lands south of Skyline Drive (including the elementary school), are found to be in the Coastal High Hazard area (Coastal High Hazard, Tropical Storm) and could be subject to evacuation in the event of a tropical storm. As stated later in this report, this area is planned as a lower intensity area consistent with this Policy.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments. (Amended by Ordinance No. 94-30, 99-15, 00-22)

POLICY 100.9.5: New development adjacent to areas of established residential neighborhoods must be compatible with or improve the area's existing character. (Amended by Ordinance No. 00-22)

Staff has offered in Condition #1 limitation on the type of residential unit and unit height in the area along Moody Road. This has been offered since the units that exist in this area are limited primarily to single family residential. The lone exception is at the corner of Moody Road and Hancock Bridge Parkway where there is an existing condominium development. Staff finds it appropriate to limit the dwelling unit type and building height as offered in the Condition to protect the existing residential uses located in the area from the encroachment of a more intense and taller development adversely impacting the residences. Along the north side of Hancock Bridge Parkway the applicant's plan provides for single family units along the northern edge adjoining existing single family development and then closer to the parkway development of townhouses and two-family attached.

Along the northern portion of the project, across from Hidden Acres, staff also recommends a lot size adjustment so that density and intensity on this portion of the project is consistent with the development to the north. Staff recommends the lot sizes in this area (Tract I) be limited to a minimum of 7,500 square feet.

As conditioned in the recommended zoning actions, the project is recommended to be found **CONSISTENT** with the Lee Plan.

Policy 6.1.2.2 provides the locational standards for commercial development for a project with 43,000 square feet of commercial floor area. The access to this commercial portion of the project is from an existing connection to Hancock Bridge Parkway east of an existing commercial center. This connection serves as a frontage road connecting the subject parcel with the center and allowing for vehicular access to not only Hancock Bridge Parkway but to Orange Grove Boulevard. This is **CONSISTENT** with this Policy of the Lee Plan.

> **POLICY 6.1.4:** Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Amended by Ordinance No. 94-30, 00-22)

Staff finds the proposed Schedule of Uses and the intensity of development is **CONSISTENT** with this Policy of the Lee Plan.

> **OBJECTIVE 75.1: DEVELOPMENT IN COASTAL HIGH HAZARD AREAS.** Development seaward of the 1991 Coastal Construction Control Line will require applicable State of Florida approval; new development on barrier islands will be limited to densities that meet required evacuation standards; new development requiring seawalls for protection from coastal erosion will not be permitted; and allowable densities for undeveloped areas within coastal high hazard areas will
> be considered for reduction. (Amended by Ordinance No. 92-35, 93-25, 94-30, 00-22)

The south central portion of the project along Skyline Drive is shown to be within the Coastal High Hazard area. The Plan projects the development of a lower intensity in this area including single family, two-family attached, and townhouse units. This higher density of this project is found north of this area and south of Hancock Bridge Parkway, **CONSISTENT** with this Objective.

Neighborhood Compatibility

Staff has reviewed the existing developments adjoining this site. North of this site, staff finds a few existing developments. The Hidden Acres development is found to have approximately 65 lots on 47.75 acres (1.36 dwelling units per acre). The Palm Island project is an approved planned development with a projected 243 lots on 64.7 acres (3.75 units per acre) if developed as solely single family residential. The Tropic Terrace Gardens condominium development has approximately 196 units on 19.18 acres (10.2 units per acre).

Along and adjoining Moody Road and Skyline Drive, staff finds Mangrove Bay has approximately 29 units on 6.55 acres (4.43 units per acre). Also, the Overiver and River Manor neighborhoods are developed at approximately 1.25 units per acre. The Skyline Woods neighborhood is developed at approximately 0.7 units per acre.

As provided for in Condition 1 the limitation of the tracts to not be developed with Multiple family dwelling units and in the height of structures is appropriate to protect from the intrusion of incompatible land uses and development intensity.

Environmental Issues

The complete environmental analysis is found in Attachment D. The site consists today as an area of upland forest and pasture land. The proposed development must provide for the open space requirements for planned developments contained in the LDC. Commercial tracts must provide for a minimum of 30% open space, while the residential tracts of the project would require a minimum of 40% common open space. The open space may be met on the project as a whole, provided each tract contains a minimum of 10% open space. Additionally, fifty percent of the overall required open space must be provided as indigenous plant community/native tree preservation areas. Attached to the ES report is an open space and indigenous table.

Staff confirms the applicant's protected species survey, which stated Gopher tortoises, wading birds, and alligators were the Lee County listed species observed onsite. The applicant has revised their application and now are proposing on-site protection of the gopher tortoises in the southwestern corner of the development area south of Hancock Bridge Parkway. This area will need to include sandy berms as offered in the recommended conditions.

The development area north of Hancock Bridge Parkway abuts a manmade canal system with an approximate length of 6,000 feet. A 25-foot natural waterway buffer is required along this waterway by the LDC. Although, this canal is not a natural waterway, it is not seawalled and has many native trees, palms and shrubs growing along the shoreline. ES staff met with the applicant onsite to discuss the protection of native trees along the canal. A ten-foot wide area measured from the State jurisdictional wetland line was field staked. The majority of the native trees fell within this area. However, some large native trees occur in clusters within 25-feet of the canal. ES staff also recommends a condition that provides a buffer along the canal and preserves existing native trees.

Deviation 3 is recommended for approval with a condition.

Transportation

Lee County DOT reports (full report is Attachment C) that the applicant's TIS shows a projected Level of Service (LOS) "F" on US 41 from North Key Drive to Hancock Bridge Parkway. The Lee County MPD 2020 financially feasible plan includes the widening of US 41. The 2010 MPO financially feasible plan and the current FDOT Improvement Program do not include improvements to US 41.

The unsignalized intersection of Hancock Bridge Parkway and Skyline Drive is shown as an LOS "F" along with the proposed connection to an existing median opening on Hancock Bridge Parkway. This LOS is a result of delays for traffic waiting on the side streets to enter Hancock Bridge Parkway.

In order to address the installation of traffic signals, DOT has recommended approval of a condition (Condition 10) that provides if a signal is deemed appropriate by the County at the project entrance on Hancock Bridge Parkway, this will be the full responsibility of the developer.

Bikeways/Walkways

The Bikeway/Walkways Facilities Plan shows a eight-foot wide off-road facility on both sides of Hancock Bridge Parkway. These will be required at the time of local development order.

IV. ATTACHMENTS:

A. Map of surrounding zoning
B. Applicant's supporting documentation
C. Lee County DOT comments
D. Environmental Sciences comments

EXHIBITS

A. Schedule of Uses
B. Property Development Regulations

cc: Applicant
County Attorney
Zoning/DCI File

EXHIBIT II-E-2

Moody Ranch

Description of Development and Lee Plan Compliance

The Moody Ranch property contains approximately 221.9 acres and is located in a prime development corridor, which is well located for a residential community. It is located within a developing area integrating residential, commercial and water related uses associated with the Caloosahatchee River. Hancock Bridge Parkway runs east/west and bisects the property. The Hidden Acres subdivision is a single-family community located north of a canal that runs along the northern boundary of the site. Moody Road and Skyline Drive are adjacent to the eastern and southern boundaries respectively.

Commercial centers are developing at the Orange Grove Boulevard and Hancock Bridge Parkway intersection. These include a Publix Shopping Center, a Winn Dixie Shopping Center and the Eckerds drug store. The El Rio Golf Course and Hancock Creek Elementary School are located south of the property, across Skyline Drive. Vacant land and established residential communities surround the remainder of the property.

The development will contain up to 1000 dwelling units, which will provide a mix of single-family detached, two-family attached, townhouse and multi-family units. The majority of the units will have views of lakes, conservation areas, or canals adjacent to the property. A 3.52-acre Community Center and Park is planned as the focal point for recreational activities.

The commercial CPD parcel in the southwest corner of the site will be developed in a manner that will serve as a buffer between the Publix Shopping Center located west of the site and the on-site residential uses.

The proposed Moody Ranch RPD and CPD will be consistent with the Lee County Comprehensive Plan (Lee Plan) as detailed below.

The property proposed for RPD zoning is within the Suburban land use category. A small portion of the property is within the Wetlands land use category. The land proposed for CPD zoning is completely within the Suburban land use category.

Lee Plan **Policy 1.1.5** Plan states:

> "The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed."

Since bonus densities are not allowed in this category, the maximum allowable density is 6 dwelling units per acre. The portion of Moody Ranch proposed for RPD zoning will contain up

to 1000 dwelling units on 233.0 acres (includes one-half of adjacent right-of-way or 15.6 acres) for a density of 4.29 units/acre. This is consistent with **Policy 1.1.5**.

Lee Plan **Policy 1.5.1** states:

> 'Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 84 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan."

No development will occur in the area designated as Wetlands. It is likely that this area will become part of the water management system. This is consistent with **Policy 1.5.1**.

Lee Plan **Policy 1.1.1 and Policy 1.7.6** reference the Planning Communities Map and acreage allocations. These policies state that the acreage allocations for residential, commercial, and industrial land uses shall not be exceeded.

The Moody Ranch property is located within the North Fort Myers Planning Community. Within this Planning Community there are 5293 acres of residential land allocated within the Suburban Land Use Category for the year 2002. There are currently 4884.5 acres of existing residential land, leaving 408.5 acres needed for residential use.

There are 1,158 commercial acres allocated for the year 2020 in this Planning Community. Existing commercial acreage is 681.9, leaving 476.1 acres of commercial land available needed by the year 2020.

The proposed acreages for residential and commercial uses are consistent with Lee Plan **Policy 1.1.1** and **Policy 1.7.6**.

Lee Plan **Goal 2** of the Lee Plan relates to Growth Management. This goal is:

> "To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources."

The property is within the Lee County Utilities franchise area. A 10" water main exists along Hancock Bridge Parkway, Moody Road and Skyline Drive. A 10" force main exists along Hancock Bridge Parkway. The location of the Moody Ranch property is consistent with this goal.

Lee Plan **Objective 2.1** states:

> "Contiguous and compact growth patterns shall be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities."

The Moody Ranch property is located in a prime development corridor, which is well located for a residential community. It is located within a developing growth corridor integrating residential, commercial and water related uses associated with the Caloosahatchee River. New commercial centers have been developed at the Orange Grove Boulevard and Hancock Bridge Parkway intersection. These include a Publix Shopping Center, a Winn Dixie shopping Center and the Eckerds drug store. Established residential communities surround the subject property. Large tracts of vacant land have not been by-passed and utilities exist adjacent to the property. The location of the Moody Ranch property is consistent with Lee Plan **Objective 2.1**.

Lee Plan **Policy 2.2.1** states:

> "Rezonings and development-of-regional-impact proposals shall be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare."

The site has access along Hancock Bridge Parkway, Moody Road, and Skyline Drive. Sewer and water lines are adjacent to the site. Hancock Creek Elementary is south of the site, and North Fort Myers High School and the Tropic Isles Elementary School are within a one-mile radius of the site. Fire Station #2 is located at 1280 Barrette Road in North Fort Myers. Lee County Emergency Medical Services has an ambulance stationed here also. This facility is approximately 1.5 miles from the Moody Ranch property.

Lee Plan **Goal 4** states:

> **DEVELOPMENT DESIGN - GENERAL.** To maintain innovative land development regulations which encourage creative site designs and mixed use developments.

Lee Plan **Policy 4.1.1** and **Policy 4.1.2** state:

> **POLICY 4.1.1:** Development designs shall be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements.
>
> **POLICY 4.1.2:** Development designs shall be evaluated to ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and functions contained within or adjacent to the development.

The proposed Moody Ranch development will be consistent with Goal 4 and with **Policies 4.1.1** and **4.1.2** which encourage creative site designs recognition of unique attributes of each parcel of land. Moody Ranch will be a planned community developed pursuant to a Residential Planned Development (RPD) zoning category. The RPD Master Concept Plan and Resolution will provide

the mechanism to control the design of the development. Residential uses will be properly orientated and functionally related to the topographic and natural features of the site. Placement of uses and structures within the development will minimize the needed infrastructure. The roadway design will ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians and will not disrupt adjacent development.

Lee Plan **POLICY 5.1.1** states:

> "Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds shall be developed as planned residential developments."

The residential portion of the Moody Ranch property is being proposed as a Residential Planned Development. This is consistent with **Policy 5.1.1**.

The southwest portion of the site is presently zoned CT Tou rist Commercial, and is adjacent to a shopping center that is anchored by a Publix Supermarket. A 4.5 acre parcel in this area is proposed to be rezoned to Commercial Planned Development. An access road exists into the Publix Shopping Center from the 4.5-acre parcel.

The proposal to rezone this 4.5-acre parcel is consistent with Lee Plan **Policy 6.1.1**, which states:

> "All applications for commercial development will be reviewed and evaluated as to:
>
> a. Traffic and access impacts (rezoning and development orders);
> b. Landscaping and detailed site planning (development orders);
> c. Screening and buffering (planned development rezoning and development orders);
> d. Availability and adequacy of services and facilities (rezoning and development orders);
> e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);
> f. Proximity to other similar centers (rezoning) ; and
> g. Environmental considerations (rezoning and development orders)."

Regarding above, the Traffic Impact Statement shows that no roads within the impact area will be below Level of Service C. An access road exists into the Publix Shopping Center from the 4.5-acre parcel. (Standard 'a')

Screening and buffering of this parcel are shown on the Master Concept Plan and are in accordance with the LDC. (Standard 'c')

A 10" force main and a 10" water line exists along Hancock Bridge Parkway. Fire Station #2 is located at 1280 Barrette Road in North Fort Myers. Lee County Emergency Medical Services has an ambulance stationed here also. This facility is approximately 1.5 miles from the Moody Ranch property. (Standard 'd')

Since the property to the west and northwest are presently commercial, no buffer is required. A a Type E/F buffer will be located between the 4.5-acre parcel and the on-site area proposed for single family homes. A Type D buffer will be provided along Hancock Bridge Parkway. (Standard 'e')

The Publix Shopping Center is adjacent to the 4.5-acre parcel, which is presently zoned CT Tourist Commercial. (Standard 'f')

There are no environmentally sensitive lands on the 4.5-acre parcel. (Standard 'f')

The 4.5-acre policy would fall under a Neighborhood Commercial site due to its size. Lee Plan **Policy 6.1.2** provides location criteria and states:

> "All commercial development must be consistent with the location criteria in this policy...
>
> 2. Neighborhood Commercial
>
> c. Location
>
> Must be located as follows (except where this plan provides specific exceptions):
>
> At the intersection of an arterial and a collector or two arterials so that direct access is provided to both intersecting roads. Such direct access may be provided via an internal access road to either intersecting road. On Lee County's islands where there is no intersecting network of collectors and arterials, neighborhood commercial centers may be located using the standards for minor commercial centers."

Lee Plan **Policy 6.1.2.5** provides detail to the term "at the intersection" and states:

> "Commercial development "at the intersection" will extend no more than one-quarter mile from the centerline of the intersection and must include proper spacing of access points, with the following exception: in a commercial development approved under the planned development rezoning process, "at the intersection" may extend beyond one-quarter mile from the intersection, provided that:
>
> a. direct access is provided to the development within one-quarter mile of the intersection;
> b. an internal access road or frontage road provides access to the intersecting street prior to occupancy of the development; and
> c. all access points meet Land Development Code requirements for safety and spacing."

There are two access into the property proposed for rezoning from CT to CPD. One access is directly into the site from Hancock Bridge Parkway from an existing median cut containing turn lanes. This existing median cut is approximately one-quarter mile from the intersection of Hancock Bridge Parkway and Orange Grove Boulevard.

The other access is from Orange Grove Boulevard, which contains a driveway that links this Boulevard with the access point described in the above paragraph.

These existing access points are consistent with Lee Plan **Policy 6.1.2.5** and the Land Development Code requirements.

Lee Plan Policy **POLICY 6.1.3**states:

> "Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:
>
> - provide visual harmony and screening;
> - reduce dependence on the automobile;
> - promote pedestrian movement within the development;
> - utilize joint parking, access and loading facilities;
> - avoid negative impacts on surrounding land uses and traffic circulation;
> - protect natural resources; and
> - provide necessary services and facilities where they are inadequate to serve the proposed use."

The 4.5-acre parcel in the southwest corner of the property is proposed for Commercial Planned Development Zoning. The proposed commercial use is adjacent to existing commercial development to the west. This area will be buffered and screened from adjacent residential areas in accordance with LDC requirements. The entry directly into this parcel also provides access to the Publix Shopping Center. Sewer and water service are presently available. These factors are consistent with **Policy 6.1.3**. and **Policy 6.1.4**, which states:

> "Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities."

The existing access that will be shared with the Publix Shopping Center provides consistency with Lee Plan **Policy 6.1.5**, which states:

> "The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to:
>
> - frontage roads;
> - clustering of activities;
> - limiting access;

- sharing access;
- setbacks from existing rights-of-way;
- acceleration, deceleration and right-turn-only lanes; and
- signalization and intersection improvements"

The proposed CPD parcel is consistent with Lee Plan **Policy 6.1.7**, which states:

> "Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable."

The property is presently zoned tourist commercial (CT). The location of the adjacent commercial center to the west and Hancock Bridge Parkway to the south creates a suitable location for commercial development.

With respect to the above documentation, it is the Applicant's opinion the proposed Moody Ranch development is consistent with the Lee County Comprehensive Plan.

EXHIBIT II-E-4

MOODY RANCH

Compliance with Design Standards

The proposed Moody Ranch RPD/CPD is consistent with the Design Standards set forth in LDC Section 34-411 as detailed below.

(a) All planned developments shall be consistent with the provisions of the Lee Plan.

The project, as proposed, is consistent with the provisions of the Lee Plan. Please refer to Exhibit II-E-2.

(b) All planned developments, unless otherwise excepted, shall be designed and constructed in accordance with the provisions of all applicable county development regulations in force at that time.

The project, as proposed, is consistent with the provisions of all applicable county development regulations.

(c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water.

The Moody Ranch property is compatible with adjacent land uses. The property contains 221.9 acres, which can accommodate up to 1,000 dwelling units and 4.5 acres of commercial land. It is located within a developing area integrating residential, commercial and water related uses associated with the Caloosahatchee River. Hancock Bridge Parkway runs east/west and bisects the property. The Hidden Acres subdivision is a single-family community located north of a canal that runs along the northern boundary of the site. Moody Road and Skyline Drive are adjacent to the eastern and southern boundaries respectively.

Commercial centers are developing at the Orange Grove Boulevard and Hancock Bridge Parkway intersection. These include a Publix Shopping Center, a Winn Dixie Shopping Center and the Eckerds drug store. The El Rio Golf Course and Hancock Creek Elementary School are located south of the property, across Skyline Drive. Vacant land and established residential communities surround the remainder of the property.

(1) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian and cyclist activity and community interaction.

The site is designed to contain neighborhoods that will promote pedestrian activity and community interaction. A club is planned on a 3.52-acre site that is centrally located for use by the residents. This club will provide for community interaction.

(d) The tract or parcel shall have access to existing or proposed roads:

The project has access to Hancock Bridge Parkway from the northern and southern portions of the site. Moody Road will provide access from the east. Access is available from the south along Skyline Drive.

(1) In accordance with Chapter 10 and as specified in the Lee Plan traffic circulation element or the official trafficways map of the county;

The project has access to Hancock Bridge Parkway, Moody Road, and Skyline Drive.

(2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Lee Plan; and

As shown in the Traffic Impact Statement provided as Exhibit IV-K-1, the surrounding road network has sufficient capacity to accommodate both the traffic generated by the proposed uses and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season.

(3) That provide ingress and egress without requiring site-related industrial traffic to move through predominantly residential areas.

The proposed residential and commercial land uses will not cause industrial traffic to move through residential neighborhoods.

(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.

The proposed development will be designed to facilitate the use of the transit system.

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

The proposed residential and commercial uses will not create or increase hazards to persons or property by increasing the probability or degree of flood, erosion or other danger. The planned

uses will not impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

(g) Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.

The Master Site File of the State Division of Historical Resources indicates that no previously recorded cultural resources are known to exist on the property. Please refer to the letter from the Division of Historical Resources provided in Exhibit III-B1.

The Lee County Archaeological Sensitivity Map indicates that some of the land within the eastern portion of the property is classified as Sensitivity Level 2. An exhibit showing the subject property on this map is provided in Exhibit III-B-1.

The proposed project is being planned so as not to unnecessarily disrupt or alter mature native trees, threatened or endangered native vegetation, hydrology or significant wildlife habitat.

(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

The proposed Moody Ranch Planned Development will meet the open space requirements of the Land development Code. Environmentally sensitive areas will be preserved.

(i) Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

Single-family homes are planned along the northern, southern and western perimeters. Multi-family units and lakes are planned along the eastern perimeter, south of Hancock Bridge Parkway. Condominiums and some single-family dwellings exist east of the site. Moody Road separates these uses from the Moody Ranch property.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

Moody Ranch is surrounded by existing development with which it is compatible and of an equivalent intensity of use. The residential and commercial uses proposed within Moody Ranch will be compatible with these adjacent uses.

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

There are no adjacent uses that are not compatible with the uses proposed within Moody Ranch.

(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

The site is designed to contain neighborhoods that will promote pedestrian activity and community interaction. A club is planned on a 3.52-acre site that is centrally located for use by the residents. This club will provide for community interaction.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

The majority of the site is proposed for residential uses. The area proposed for Commercial Planned Development will be buffered from the adjacent on-site residential area.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

The project density is 4.29 units/acre and will consist of single family and multi-family units. Single-family homes will have a maximum height of 35 feet. The multi-family units will have a maximum height of 60 feet. The proposed 4.5 acres of commercial land (CPD) is presently zoned CT and is adjacent to a shopping center and will have access from Hancock Bridge Parkway, where a median cut currently exists.

(o) Unless otherwise provided for in this article, minimum parking and loading requirements shall be as set forth in article VII, divisions 25 and 26, of this chapter. Where it can be reasonably anticipated that specified land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces subject to the condition that it be constructed and maintained so as to prevent erosion of soil. In all cases, however, sufficient parking shall be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

The project as planned will be consistent with this provision.

(p) Joint use of parking by various land uses within the planned development may be permitted by special condition where it can be demonstrated or required that the demand for parking by the various uses will not conflict. Joint parking agreements between uses within and uses without the planned development shall be governed by agreement per general regulation (see section 34-2018), without exception.

This provision is not applicable. No joint use of parking will be required or necessary.

(q) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

Uniform signage, architectural controls and uniform planting schedules will be provided as part of this development.

EXHIBIT II-E-5

MOODY RANCH

Compliance with Decision-Making Guidelines

The proposed Moody Ranch RPD/CPD is in compliance with the decision-making guidelines set forth in the Land Development Code (LDC) Section 34-373(a)(5), as demonstrated below.

a. The applicant has proved entitlement to the rezoning or special exception by demonstrating compliance with the Lee Plan, this land development code, and any other applicable code or regulation: and

The proposed Moody Ranch RPD/CPD is consistent with the Lee Plan, as demonstrated in Exhibit II-E-2 of this application. This project is also in compliance with the LDC.

b. The request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request; and.

The proposed Moody Ranch RPD/CPD will meet or exceed all performance and locational standards set forth for the potential uses. Please refer to Exhibit II-E-2, Compliance with the Lee Plan.

c. The request, including the use of TDR or affordable housing bonus density units, is consistent with the densities, intensities and general uses set forth in the Lee Plan; and

The property is located within the Suburban and Wetland Land Use categories. Up to 6 dwelling units per acre are allowed within the Suburban category. The Moody Ranch property as proposed will have a density of 4.29 units per acre.

d. The request is compatible with existing or planned uses in the surrounding area; and

The Moody Ranch RPD/CPD is compatible with existing or planned uses in the surrounding area. The Moody Ranch property contains 221.9 acres and is located in a prime development corridor, which is well located for a residential community. It is located within a developing area integrating residential, commercial and water related uses associated with the Caloosahatchee River. Hancock Bridge Parkway runs east/west and bisects the property. The Hidden Acres subdivision is a single-family community located north of a canal that runs along the northern boundary of the site. Moody Road and Skyline Drive are adjacent to the eastern and southern boundaries respectively.

Commercial centers are developing at the Orange Grove Boulevard and Hancock Bridge Parkway intersection. These include a Publix Shopping Center, a Winn Dixie Shopping Center and the Eckerds drug store. The El Rio Golf Course and Hancock Creek Elementary School are located south of the property, across Skyline Drive. Vacant land and established residential communities surround the remainder of the property.

e. 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

As shown in Exhibit IV-K-1, the Traffic Impact Statement, approval of this request will not place an undue burden upon existing transportation facilities and will be served by streets with the capacity to carry traffic generated by the development. A 10" sewer line exists along Hancock Bridge Parkway. A 10" water line presently exists along Hancock Bridge Parkway, Moody Road, and Skyline Drive.

f. Where applicable, the request will not adversely affect environmentally critical areas and natural resources.

The request will not adversely affect environmentally critical areas and natural resources. Please refer to Exhibit III-C-3.

g. In the case of a planned development rezoning, the decision of the hearing examiner must also be supported by the formal findings required by sections 34-377(a)(2) and (4).

It is the applicant's contention that the proposed uses are appropriate at the subject location [LDC Section 34-377(a)(2)]. It is also the applicant's contention that the deviations and justifications proposed as part of this application enhance the objectives of the planned development and preserve and promote the general intent to protect the public health, safety, and welfare [LDC Section 34-377(a)(4)].

h. Where the change proposed is within a future urban area category, the hearing examiner must also find that urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

The proposed change is not within a future urban area category.

EXHIBIT IV-J-1

MOODY RANCH

List of Deviations and Justifications
April 2, 2003

RECEIVED
APR 10 2003
ZONING

DEVIATION LOCATIONS

The locations for the Deviations for Moody Ranch with limited application are indicated on the Master Concept Plan. Other Deviations are located as follows:

Deviation 8 applies to residential tracts as applicable.
Deviation 3 applies to the internal lakes.
Deviation 7 applies to the project entrance signs.

DEVIATION 1

Deviation 1 seeks relief from LDC Section 10-8(2) (Traffic Pattern) and 34-2013(a) (Access) which require all parking lots to be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, to allow individual parking spaces to back onto right-of-way or easement for common access drives and private local roads.

Withdrawn by Applicant as the LDC has changed since this application was filed.

DEVIATION 2

Deviation 2 seeks relief from the LDC Section 10-291(3) which requires, where practical, any residential development of at least 5± acres to provide two (2) or more means of ingress and egress, to allow only one means of full ingress and egress for Tract A, Tract C, Tract F, Tract H, Tract I and Tract J. If an emergency access is needed to any of these Tracts, it will be provided.

Justification

The applicant is requesting this Deviation because of a lack of clarity regarding this issue. During the first Sufficiency Round the applicant asked for clarification and was advised to withdraw the deviation request "as Development Review Staff normally looks at the Development in whole for this requirement instead of each individual tract." The LDC is not clear as to whether a full ingress and egress or emergency access is needed. On a project-wide basis, the Moody Ranch development meets the requirements of LDC Section 10-281* as it provides many access points onto the roadway network. This deviation is limited to six internal tracts and will enhance the project and its vicinity by limiting access to the area roadways while still providing any needed emergency access.

- Tract A is an 8.87-acre parcel. The access point is preferable to additional access close to the intersection of Hancock Bridge Pkwy and Moody Road. Emergency access could be provided to Moody Road if necessary.
- Tract C is a 10.45 acre parcel. This parcel is surrounded by water management areas and Conservation Areas. Emergency access could be provided to Moody Road if necessary.
- Tract F is a 5.50-acre parcel. This small parcel is surrounded by water management areas. No additional access is feasible.
- Tract H is an 11.02-acre parcel and Tract I is a 10.19-acre parcel. Limiting the access to one point on Hancock Bridge Parkway is preferable from a traffic viewpoint but if an emergency access is needed, one could be provided.
- Tract J is a 12.22-acre parcel. Limiting the access to one point on Hancock Bridge Parkway is preferable from a traffic viewpoint but if an emergency access is needed, one could be provided into Tract J.

RECEIVED
APR 1 3 2003
COMMUNITY DEVELOPMENT

DEVIATION 3

Deviation 3 seeks relief from LDC Section 10-329(e)(4) which requires excavation banks to be sloped; to allow up to 40 percent of the banks to utilize either:

a. **A vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1 or**
b. **A 2:1 (horizontal:vertical) slope to a depth of 6 feet below control with the condition that the 2:1 section(s) be stabilized with rip-rap.**

If either bulkhead or rip-rap is used, the number of littoral plants required for the excavation would be based on the entire shoreline including the bulkhead or rip-rap portions. Adequate elements for the protection of wayward vehicles will be provided when adjacent to any roadway, parking lot or driveway aisle.

Justification
This deviation improves the development by allowing a more aesthetic, creative design of the development and by improving the project's open space. Bulkhead or rip-rap may be used to eliminate or move the lake slope further away from a structure (patio, pool deck, walking path) and allow a level "landing" area adjacent to these structures instead of an immediate 4:1 slope. As mentioned above, safety is addressed with the condition regarding wayward vehicles. Environmental considerations are also addressed in the condition that the number of littoral plants required for the excavation must be based on the entire shoreline including the bulkhead portions. There is no impact to the public from this change.

DEVIATION 4

Deviation 4 seeks relief from LDC Section 10-259 which requires that no buildings or structures shall be placed in easements where placing a building or structure in an easement is contrary to the terms of the easement or interferes with the use of the easement, to permit building overhangs only to a maximum 1.5 feet into either a 15-foot or 20-foot closed drainage system easement throughout and only in those circumstances where corrugated plastic pipe is used and adequate engineering analysis is provided by the Applicant at the time of development order and approval by Development Services Division which demonstrates that adequate maintenance of utilities, storm drain facilities, etc. can be achieved.
Withdrawn by Applicant

DEVIATION 5

Deviation 5 seeks relief from LDC Section 34-1954(a)(1) to allow model homes and model units to be permitted by right.
Withdrawn by Applicant as the staff in Condition 11 has agreed that model homes and model units are allowable in this development subject to the usual three-year time limitation with potential extensions.

DEVIATION 6

Deviation 6 seeks relief from LDC Section 34-1954(f) that allows the Director discretion to allow high turnover parking surfaces to meet the surfacing standards for low turnover parking lots to allow the parking spaces for the ancillary sales office use within a model home to be surfaced with gravel. Handicap parking would be paved.

RECEIVED
APR 1 0 2003
COMMUNITY DEVELOPMENT

Justification

In the first Sufficiency Round the staff advised that this Deviation could be withdrawn "as there is now a standard for unpaved parking lots for Sales Offices". The applicant believes that gravel parking lots are appropriate for the small scale model home parking lots proposed for this development but is willing to limit that request to the initial construction stage of each development order phase. Specifically the proposal is to tie the gravel parking lots to the first three years of any model home, the timeframe when construction traffic would be expected in the tracts. Any extension beyond the three years would require that the model home parking lot to be paved.

No deviation is requested regarding the surfacing standards for the actual single family home. That required parking as well as the handicapped parking space(s) for the model home will be paved. This request applies only to the additional parking for the use of the model home as a model. Parking requirements for model homes and model units change over time. When the models are active, the parking requirements are higher than they will be for the same unit after it becomes a home. Gravel parking lots are customary for model homes and model units. The project will be enhanced by granting this deviation to allow for less impervious paving surfaces because additional paving is unattractive, heat producing, environmentally insensitive and an unnecessary expense to the developer.

DEVIATION 7

Deviation 7 seeks relief from the LDC Section 30-153(2)(a)(iv) requirement that limits the text of additional identification signs to the name of the subdivision or residential development, to allow sign text for both the entrance signs and the project sign to include the notation "A Colonial Homes Community" or "Colonial Homes" in addition to the name of the residential development.

Justification

A critical component of project identification for a new residential development is identifying the developer. The part of the signage identifying the developer is small, low key and attractive. No increase in the size of the signs is requested. This notation will be temporary – to be removed when the development is turned over to the homeowners' association.

DEVIATION 8

Deviation 8 seeks relief from the LDC Section 10-285(a), Table 1 requirements that connection separations on local roads be a minimum of 125 feet, to allow driveways serving multi-family units with private driveways to have a minimum separation of 20 feet.

Justification

The reduced separation allows multi-family buildings to provide private garages and driveways accessing the road in the same manner as single-family residential buildings. This deviation would only apply to residential internal roads and accessways; where the design and posted speed will be 20 mph or less; the visual clear zone will be in accordance with the visibility triangle criteria set forth in LDC Section 34-3131. Where determined to be practical by the design engineer, traffic calming devices as identified in the ITE Residential Street Design and Traffic Control book will be provided. Due to the low traffic volumes associated with the planned local roads and accessways, reduced driveway separation should not pose any safety hazards. Granting this deviation will not have a negative impact on the public health safety and welfare.

*

Sec. 10-291. Required Street Access.

(3) The director will determine whether any residential development of more than five acres or any commercial or industrial development of more than ten acres must provide more than one means of ingress or egress for the development. Additional access points may be needed for continuation of an existing street pattern, to provide access to adjoining properties, or where additional access is needed to provide alternate access for emergency services. Where feasible, these alternate access points should not be on to the same roadway. For planned developments, the determination of the director should be requested concurrent with the application for sufficiency. A deviation or variance will only be required in cases where a determination of the director is sought to be changed or overturned.

RECEIVED
APR 1 2 2003
COMMUNITY DEVELOPMENT

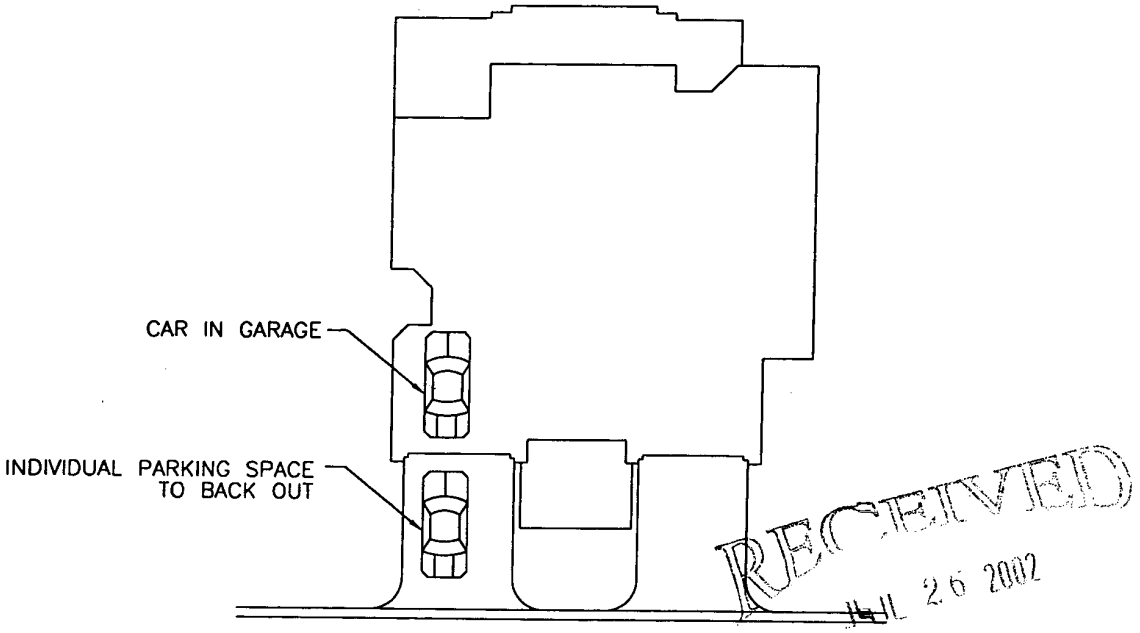
MOODY RANCH

EXHIBIT IV-J-3

Drawings Demonstrating Deviations

Deviations 4 through 7 do not require drawings

DCI 2002-00037



RECEIVED
JUL 26 2002

DEVIATION 1
NTS

LDC Section 10-8(2) (Traffic)
& Section 34-2013(a) (Access)

PROJECT: MOODY RANCH – DEVIATION 1

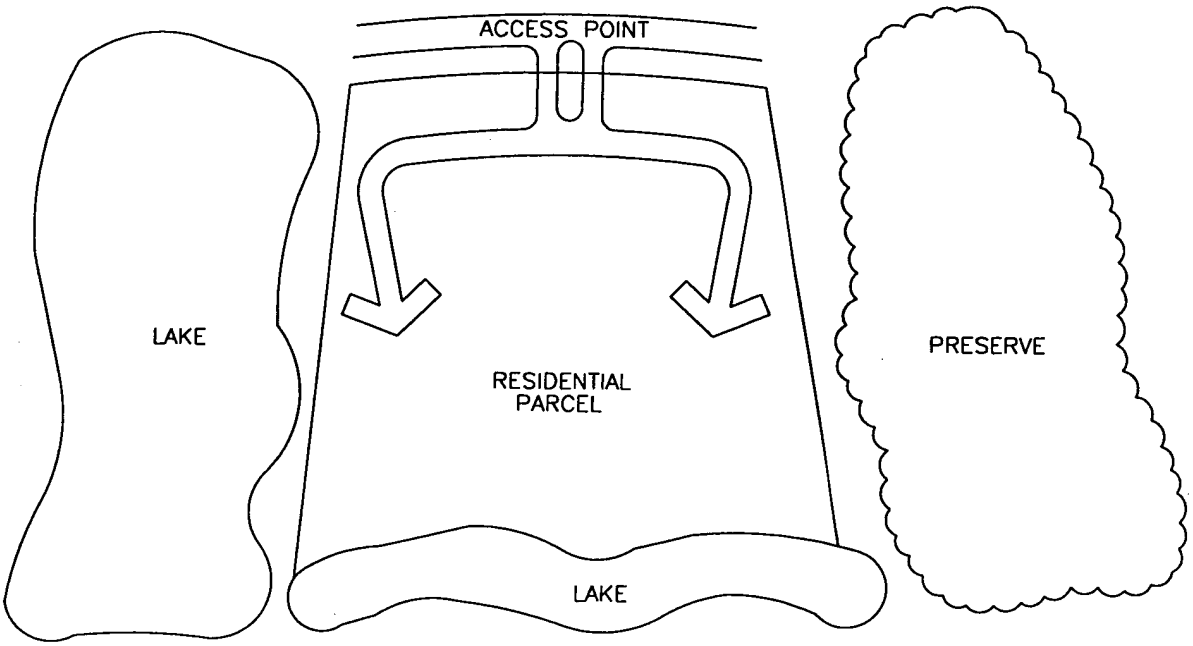
CLIENT: COLONIAL HOMES, INC.

WilsonMiller
WilsonMiller, Inc. - FL Lic# LC-C000370
WilsonMiller, Inc. - Certificate of Authorization #43
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: N.T.S.	DATE: JULY 2002
SEC: 9,10 TWP: 45S RGE: 24E	REV NO:
PROJECT NO. 03657- 000-000-PZMSP	INDEX NO: D-03657-06
DRWN BY/EMP NO. A .C.S./1324	SHEET NO: 1 OF 3

Jul 02, 2002 - 10:26:41 ASIMPSON|X:\PLN\03657\06\365706E1.dwg

DCI 2002-00037



DEVIATION 2

NTS

LDC Section 10-291(3)

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

PROJECT: MOODY RANCH – DEVIATION 2

CLIENT: COLONIAL HOMES, INC.

WilsonMiller

WilsonMiller, Inc. - FL Lic# LC-C000170
WilsonMiller, Inc. - Certificate of Authorization #43

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

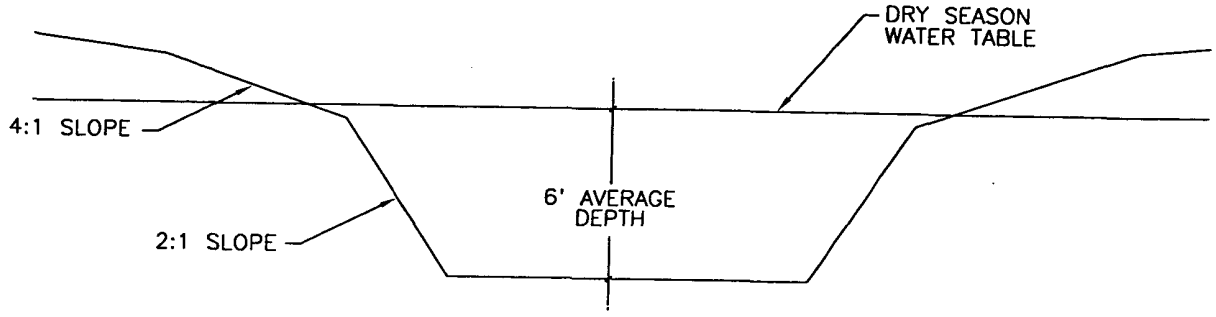
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: N.T.S.	DATE: JULY 2002
SEC: 9,10 TWP: 45S RGE: 24E	REV NO:
PROJECT NO. 03657-000-000-PZMSP	INDEX NO: D-03657-06
DRWN BY/EMP NO. A.C.S./1324	SHEET NO: 2 OF 3

Jul 02, 2002 – 10:26:22 ASIMPSON|X:\PLN\03657\06\365706E2.dwg

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT



DEVIATION 3
N.T.S.

LDC Section 10-329(e)(4)

DCI 2002-U0037

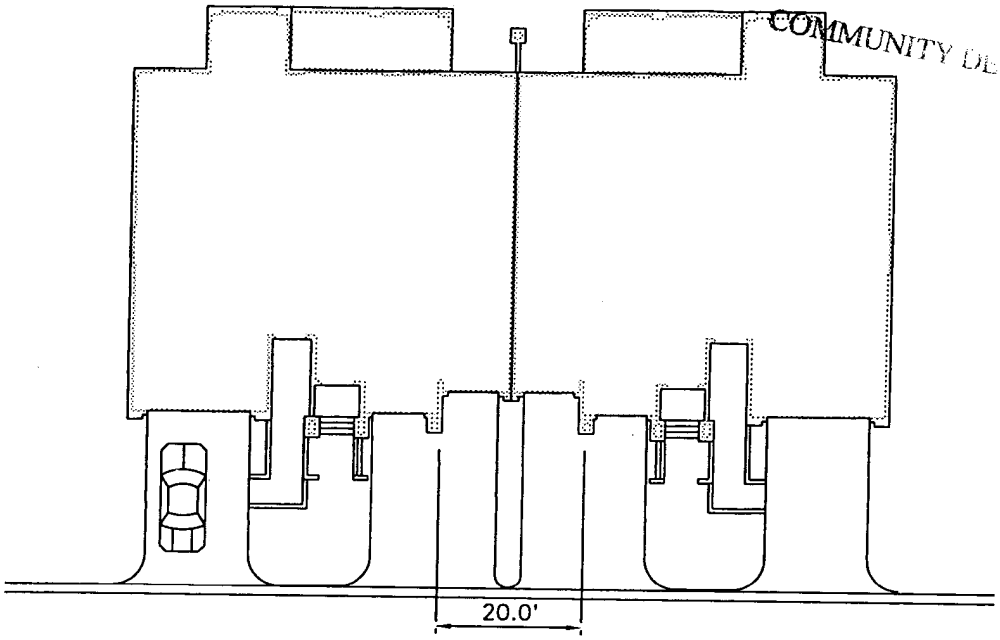
PROJECT: MOODY RANCH – DEVIATION 3
CLIENT: COLONIAL HOMES, INC.

WilsonMiller
WilsonMiller, Inc. - FL Ltd LC-C000019
WilsonMiller, Inc. - Certificate of Authorization #43
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: N.T.S.	DATE: JULY 2002
SEC: 9,10 TWP: 45S RGE: 24E	REV NO:
PROJECT NO. 03657-000-000-PZMSP	INDEX NO: D-03657-06
DRWN BY/EMP NO. A.C.S./1324	SHEET NO: 3 OF 3

JUL 02, 2002 - 10:12:23 ASIMPSON|X:\PLN\03657\06\365706E1.dwg

RECEIVED
JUL 26 2002
COMMUNITY DEV.



PRIVATE LOCAL ROAD RIGHT OF WAY,
COMMON ACCESS DRIVE OR EASEMENT

DEVIATION 8

NTS

LDC Section 10-285(a), Table 1

PET 2002-00037

PROJECT: MOODY RANCH – DEVIATION 8

CLIENT: COLONIAL HOMES, INC.

WilsonMiller

WilsonMiller, Inc. - FL Lic# LC-C000090
WilsonMiller, Inc. - Certificate of Authorization #43

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33966 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: N.T.S.			DATE: JULY 2002
SEC: 9,10	TWP: 45S	RGE: 24E	REV NO:
PROJECT NO. 03657-000-000-PZMSP			INDEX NO: D-03657-06
DRWN BY/EMP NO. A.C.S./1324			SHEET NO: 1 OF 4

Jul 16, 2002 - 09:24:08 TSTELLY|X:\PLN\03657\06\365706E4.dwg

TRAFFIC IMPACT ANALYSIS

FOR

MOODY RANCH

PROJECT NO. 020308

PREPARED BY:
Metro Transportation Group, Inc.
12651 McGregor Boulevard, Suite 4-403
Fort Myers, Florida 33919-4489
941-278-3090

July 8, 2002

CONTENTS

I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. LEVEL OF SERVICE DETERMINATIONS AND IMPROVEMENTS

VIII. CONCLUSION

I. INTRODUCTION

Metro Transportation Group, Inc. (Metro) has conducted a traffic impact analysis to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking approval for zoning. This report has been completed in compliance with the guidelines established in the Lee County Traffic Impact Statement Guidelines. The development site borders the north and south side of Hancock Bridge Parkway between its intersections with Moody Road and Skyline Drive in the North Fort Myers area of Lee County, Florida. The site location is illustrated on **Figure 1**.

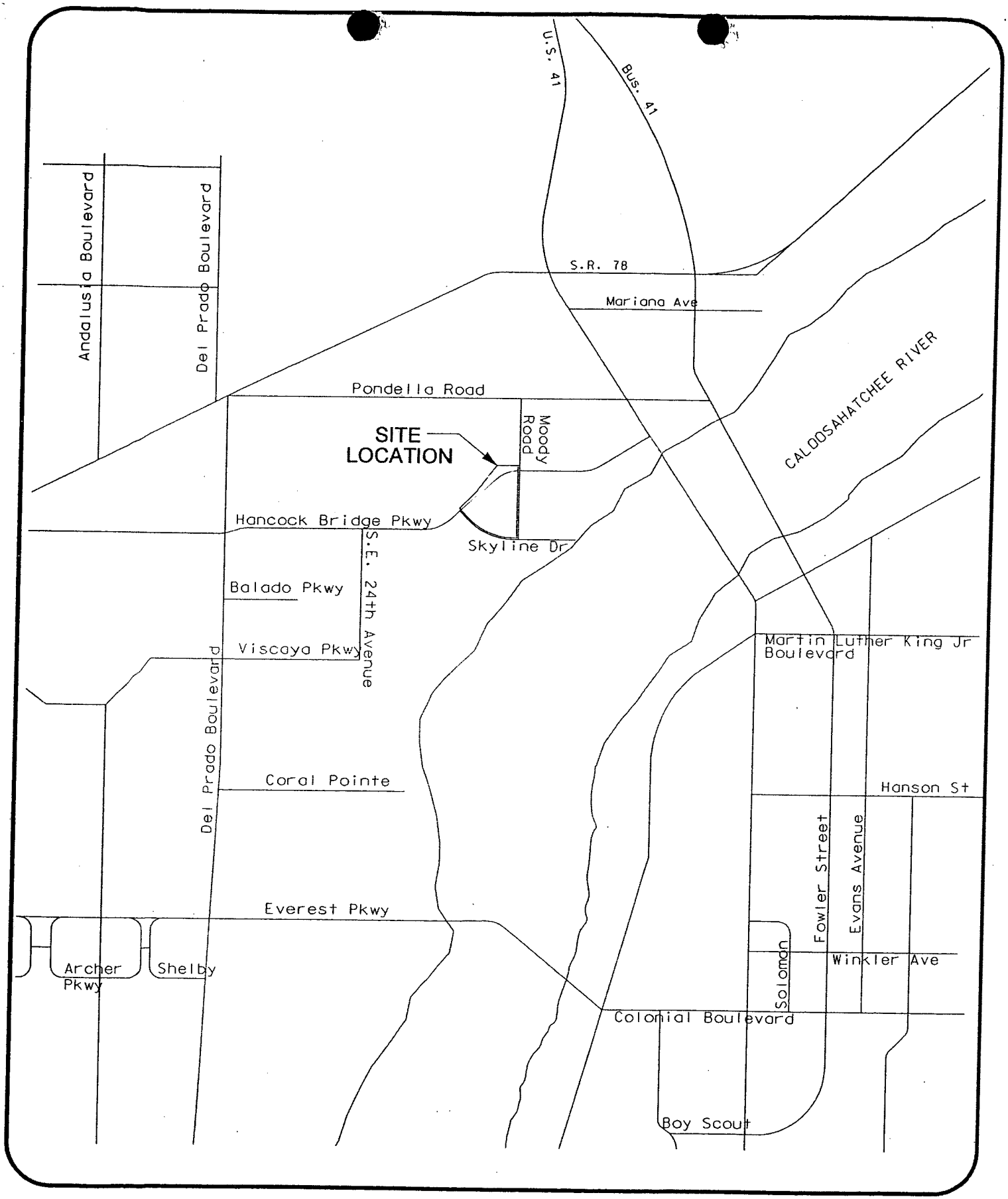
The development on the site will consist of a mixture of commercial and residential uses. Access to the site is proposed via two access locations to Hancock Bridge Parkway, a full access drive on Moody Road, and a full access drive to Skyline Drive.

The following report will examine the anticipated trip generation of the proposed development and evaluate the impact the additional trips will have on the surrounding roadway network.

II. EXISTING CONDITIONS

The subject site is currently vacant. The site is bordered to the south by Skyline Drive, to the east by Moody Road, and to the north and west by a mixture of residential and commercial development.

Hancock Bridge Parkway is a four lane divided arterial roadway that bisects the entire length of the site. At its signalized intersection with Moody Road, Hancock Bridge Parkway has both eastbound and westbound left turn lanes, but no right turn lanes. At its unsignalized intersection with Skyline Drive, Hancock Bridge Parkway contains both right and left turn lanes in both directions. Currently, there are no turn lanes at any of the proposed site access locations to Hancock Bridge Parkway. Hancock Bridge Parkway has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.



SITE LOCATION

FIGURE: 1

Moody Road is a two-lane collector roadway in the vicinity of the subject site. At its approach to the signalized intersection with Hancock Bridge Parkway, Moody Road contains two-lanes in each direction. At its three-way stop-sign controlled intersection with Skyline Drive, Moody Road contains no turn lanes. Moody Road has a posted speed limit of 40 mph to the south of Hancock Bridge Parkway and 30 mph to the north of Hancock Bridge Parkway. Moody Road is under the jurisdiction of the Lee County Department of Transportation.

Skyline Drive is a two-lane collector roadway that borders the south side of the subject site. In the vicinity of the subject site, Skyline Drive has one travel lane in each direction with a posted speed limit of 40 mph. Skyline Drive's intersections with both Hancock Bridge Parkway and Moody Road operate under unsignalized conditions. Skyline Drive is under the jurisdiction of the Lee County Department of Transportation.

In order to gain a better understanding of the traffic conditions that exist near the subject site, A.M. and P.M. peak hour traffic counts were obtained at Hancock Bridge Parkway's intersections with U.S. 41 and Orange Grove Boulevard. The resultant data sheets for these traffic counts is contained in the Appendix of this report for reference.

III. PROPOSED DEVELOPMENT

The Moody Ranch is a proposed mixed use development within the North Fort Myers area of Lee County. Upon completion, the site could consist of a mixture of several different commercial and residential uses. The uses for the proposed site were taken from the Master Concept Plan prepared by Wilson Miller. For trip generation purposes, the uses were chosen based on the combination that generates the highest volume of project traffic.

Table 1 summarizes the land uses utilized for trip generation purposes for the Moody Ranch. These uses were taken from the Master Concept Plan prepared by Wilson Miller.

Table 1
Moody Ranch
Land Uses

	Land Use	Size
Commercial	General Office (LUC 710)	20,400 square feet
	Retail Center (LUC 820)	20,400 square feet
	Bank with Drive-Through (LUC 912)	4,200 square feet
	Total Floor Space	45,000 square feet
Residential	Single Family (LUC 210)	500 dwelling units
	Condominium/Townhouse (LUC 230)	500 dwelling units
	Total Residential Size	1,000 dwelling units

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***, 6th Edition. For the residential uses, Land Use Code 210 (Single Family Housing) was utilized for the single family homes, while Land Use Code 230 (Residential Condominium/Townhouse) was utilized for the condominium units. For the commercial portion of the property, Land Use Code 710 (General Office) was utilized for the office space trip generation, Land Use Code 820 (Shopping Center) was utilized for the general retail center trip generation, and Land Use Code 912 (Bank with Drive Through) was utilized for the bank portion of the development. The trip generation equations for the aforementioned land uses are located in the Appendix of this report for reference. **Table 2** indicates the number of trips anticipated to be generated by the proposed development.

Table 2
Trip Generation
Moody Ranch

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	2-way
Single Family (500 units)	90	270	360	295	165	460	4,555
Condominium (500 units)	30	155	185	155	75	230	2,555
General Office (20,400 sq. ft.)	45	10	55	5	25	30	390
Retail Center (20,400 sq. ft.)	40	20	60	105	115	220	2,455
Drive-In Bank (4,200 sq. ft.)	30	25	55	115	115	230	1,120
Total	235	480	715	675	495	1,170	11,075

The trips for the retail and bank uses in Table 2 will not entirely be new trips to the adjacent roadway system. ITE estimates that retail centers and banks of comparable size may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. Lee County permits a maximum reduction in trips due to "pass-by" traffic of thirty percent (30%) for retail centers. ITE estimates an average of 47% of the bank traffic is "pass-by" traffic. Table 5.26 from the ITE Trip Generation Handbook indicates the "pass-by" percentages for the bank use. These tables have been attached to the Appendix of this report for reference.

For this analysis, the "pass-by" traffic was accounted for to determine the number of "new" trips the development will add to the surrounding roadways. **Table 3** summarizes the pass-by percentage utilized in this analysis. **Table 4** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the "pass-by" trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the "pass-by" reduction, only the traffic added to the surrounding streets and intersections.

Table 3
Pass-by Trip Reduction Factors
Moody Ranch

Land Use	Percentage Trip Reduction
Shopping Center	30%
Bank with Drive Through	47%

Table 4
Trip Generation
Moody Ranch

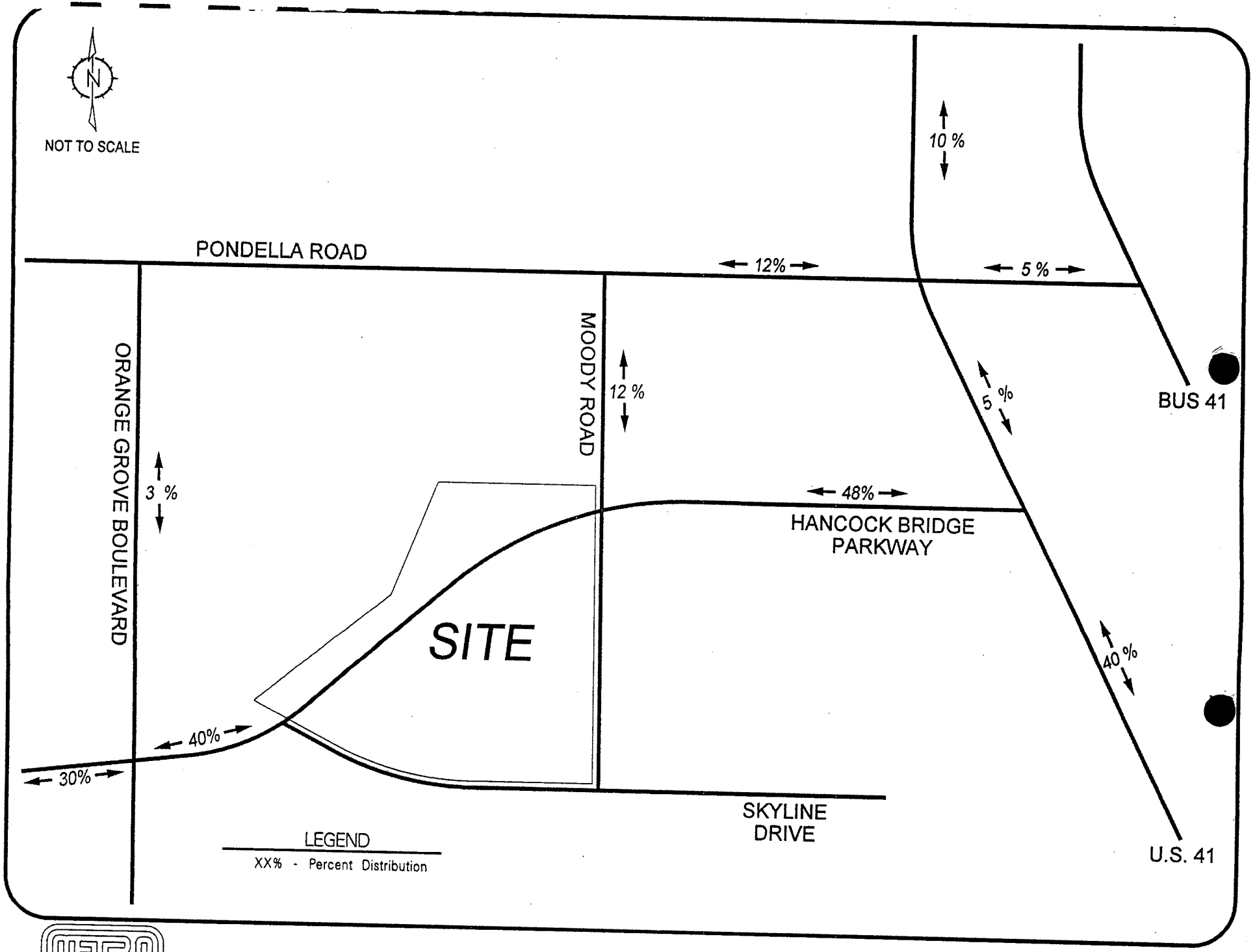
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	2-way
Trip Generation	235	480	715	675	495	1,170	11,075
Less Pass-by Traffic	-30	-15	-45	-85	-90	-175	-1,260
Total New Trips	205	465	670	590	405	995	9,815

Based on the anticipated trip generation shown in Table 4, the development will be classified and analyzed based on the guidelines established for a development generating "more than 300 trip ends" during the peak hour by the Lee County Traffic Impact Statement Guidelines.

V. TRIP DISTRIBUTION

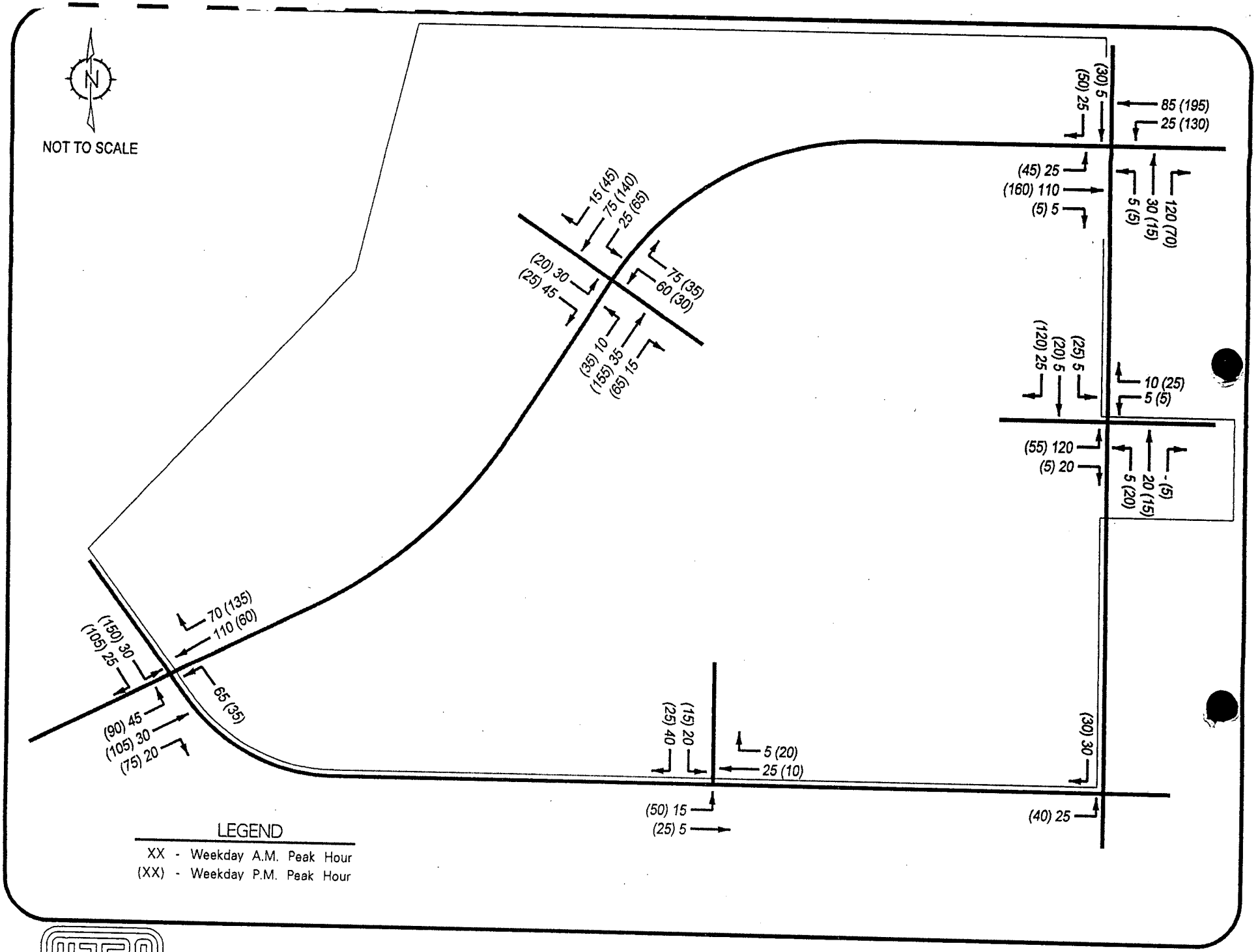
The trips shown in Table 4 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Current and projected population in the area and other existing or planned competing/complementary uses in the area were utilized to assist in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

The traffic shown in Table 4 was then assigned to the surrounding street network based on the distribution shown on Figure 2. The assignment of the trips to the area roadway network is shown on **Figure 3.**



TRAFFIC DISTRIBUTION

FIGURE: 2



SITE TRAFFIC ASSIGNMENT

FIGURE: 3

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, as defined by the Lee County Generalized Peak Hour, Peak Direction Service Volumes, as provided by the Lee County Department of Transportation.

Based on the information contained within Table 1A, the Moody Ranch development is expected to significantly impact the following roadway segments:

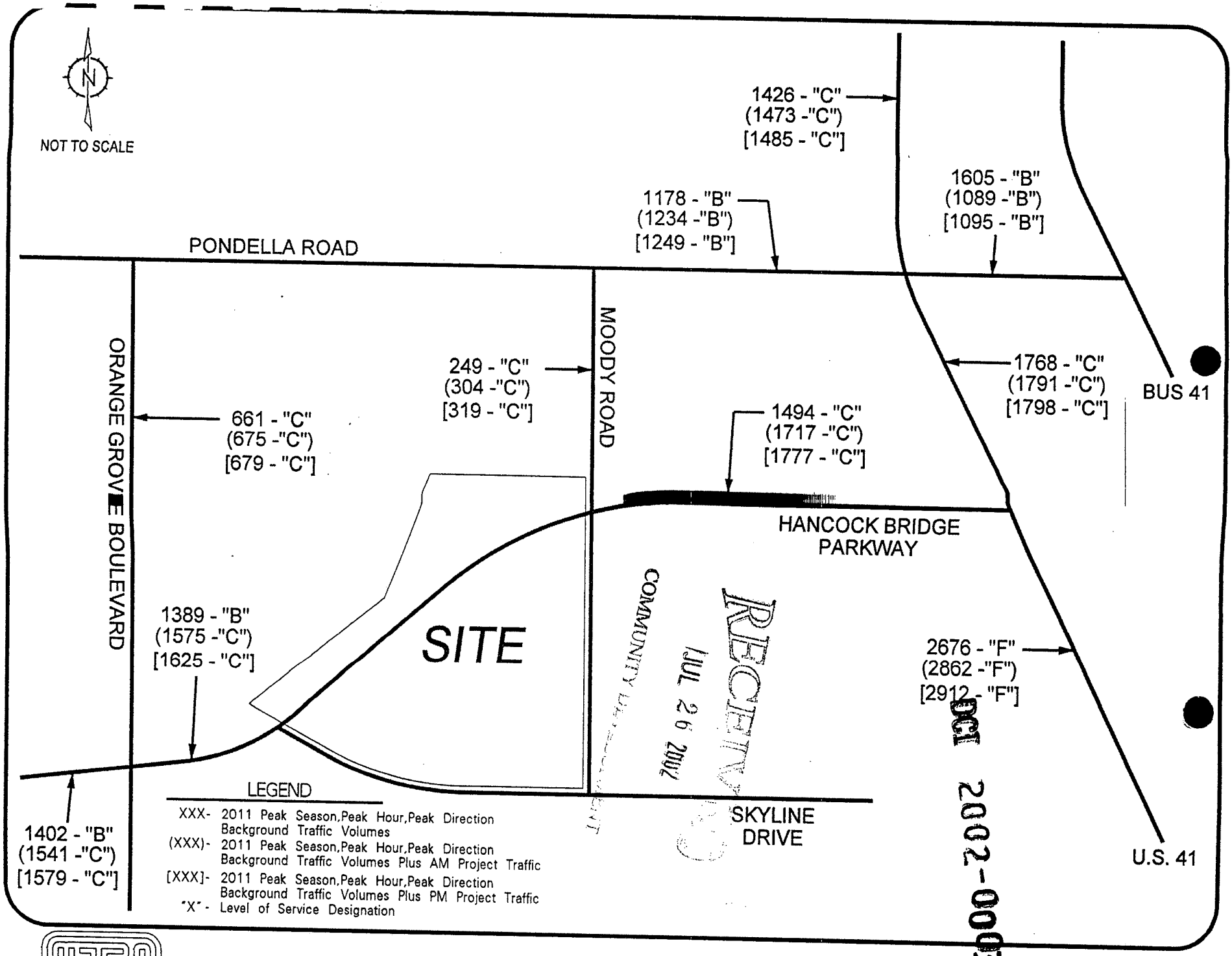
Roadway	Segment
• Hancock Bridge Parkway	Skyline Drive to U.S. 41
• Moody Road	N. of Hancock Bridge Parkway
• U.S. 41	S. of Hancock Bridge Parkway

VI. FUTURE TRAFFIC CONDITIONS

It was assumed that the project would be completed by the year 2010. Based on this project build-out, a growth rate was applied to the existing traffic conditions for all roadway links and intersections within the projects' area of influence for the year 2011. The existing roadway link traffic data and the growth rates were obtained from the 2001 Lee County Traffic Count Report. Based on the project distribution shown in Figure 2, the link data was analyzed for the existing conditions, year 2011 without the development and year 2011 with the development.

The 2002 peak hour traffic volumes were derived from the 2001 Lee County Traffic Count Report. **Table 2A**, contained in the Appendix of the report, outlines the methodology used in determining the 2002 traffic volumes as well as the growth rate utilized for each roadway segment. In addition, Table 2A also reflects the calculations utilized to determine the 2011 traffic volumes that will exist on the area roadway network.

Figure 4 indicates the year 2011 peak hour traffic volumes and Level of Service for the



RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT
DCI 2002-00027

2011 BUILD-OUT TRAFFIC CONDITIONS

FIGURE: 4

various roadway links within the study area should no development occur on the subject site and the Peak Hour volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. These values are also derived from **Table 2A** contained in the Appendix.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

As can be seen from Figure 4, the roadway links analyzed as a part of this report will not be adversely impacted as a result of the proposed development. Nearly all of the roadway segments analyzed as a part of this report will maintain the Level of Service as projected without the development. The only exceptions are Hancock Bridge Parkway to the west of Skyline Drive and Hancock Bridge Parkway to the west of Orange Grove Boulevard. These roadways are shown to operate at LOS "B" in the year 2011 under background traffic conditions. When the project traffic is added to the surrounding roadway network, these two links are shown to operate at LOS "C". Regardless, LOS "C" is an acceptable Level of Service based on the Lee County Level of Service Standards. Therefore, no roadway improvements will be required to these roadway links.

In addition, U.S. 41 is shown to operate at LOS "F" in 2011, even without the traffic associated with this development. Based on discussions with the Lee County Development Services Staff, necessary improvements to this roadway link will be further analyzed at the Development Order Process.

Intersection analysis was performed with the Highway Capacity Software (HCS) as a result of this analysis at Hancock Bridge Parkway's intersections with Orange Grove Boulevard and U.S. 41. The Skyline Drive and Moody Road intersections with Hancock Bridge Parkway were not analyzed due to a lack of traffic data at these locations. In addition, it is likely that improvements to these intersections will be required as a result of the Moody Ranch. Therefore, these intersections will be further analyzed during the Development Order process when accurate traffic data is obtained and the intersection improvements are finalized.

In order to perform the HCS capacity analysis, the traffic counts mentioned earlier in this report were grown to 2011 peak season traffic conditions based on the historical growth rates indicated in Table 2A found in the Appendix. The historical growth rates and peak season factors utilized were determined based on the data contained in the 2001 Lee County Traffic Count Report. The results of the HCS analysis are included in the Appendix of this report for reference.

Based on the results of the HCS analysis, no intersection improvements will be required at the analyzed intersections as a result of the addition of the project generated traffic. All approaches at the analyzed intersections affected by the development traffic created by the construction of the Moody Ranch will maintain an acceptable Level of Service once the development traffic has been added to the surrounding roadways.

Turn lanes will likely be necessary as a result of the addition of the Moody Ranch traffic. However, the traffic conditions will be further reviewed at the Development Order stage, and turn lane analysis will be conducted at that time.

VIII. CONCLUSION

The proposed construction of the Moody Ranch will not adversely affect the Level of Service operations of the surrounding intersections or arterials. The proposed development will consist of residential housing that generates no more traffic than the indicated 500 single family homes and 500 multi-family dwelling units. The commercial component of the Moody Ranch is proposed to consist of a 4,200 square foot drive-in bank, a 20,400 square foot office component, and a 20,400 square foot shopping center component. Turn lane improvements may be necessary due to the development of the Moody Ranch, but these improvements will be further defined at the Development Order stage. Based on the analysis conducted at the intersections of Hancock Bridge Parkway and U.S. 41 as well as Hancock Bridge Parkway at Orange Grove Boulevard, no intersection improvements will be required due to the addition of the Moody Ranch development traffic. The remaining intersections within the area of influence will be further analyzed at the Development Order stage when turn lane improvements are

finalized. In addition, all roadway links within the projects' area of influence are shown to maintain an acceptable Level of Service once the Moody Ranch project generated traffic is added to the roadways with the exception of U.S. 41, to the south of Hancock Bridge Parkway. This roadway segment is shown to operate at Level of Service "F" in 2011 regardless of whether or not the Moody Ranch development traffic is added to this intersection. Therefore, roadway improvements will not solely be required as a result of the Moody Ranch development.

\\K:\02\03\08\report.doc

LEE COUNTY
SOUTHWEST FLORIDA

LEE COUNTY
RECEIVED
03 MAR -6 AM 9:10
COM. DEV/
PUB. WORKS. CNTR.
FLOOR

DEPARTMENT OF TRANSPORTATION

Memo

To: Alvin "Chip" Block
Development Services Principal Planner

From: Andrew J. Getch, P.E.
LCDOT Senior Engineer AG

Date: March 5, 2003

Re: Moody Ranch RPD
DCI2002-00037

LCDOT staff has reviewed the Application for Public Hearing for this case. The request is to change from AG and CPD to RPD and CPD. We have the following comments on the rezoning:

The Traffic Impact Analysis by the Metro Transportation Group shows a projected level of service "F" on U.S. 41 at buildout in 2011 from North Key Drive to Hancock Bridge Parkway. The widening of this portion of U.S. 41 would address the projected level of service problem. Currently, the widening of U.S. 41 is on the Lee County Metropolitan Planning Organization (MPO) 2020 financially feasible plan. However, six-laning of U.S. 41 is not on the 2010 MPO financially feasible plan or in the current Florida Department of Transportation Improvement Program. Staff has performed preliminary evaluations of a "queue-jump" at the intersection of Hancock Bridge Parkway and U.S. 41 as a long-term improvement and will also be evaluating possible interim improvements to this segment of U.S. 41.

The intersection analyses show a level of service "F" for the unsignalized intersection of Hancock Bridge Parkway and Skyline Drive and the proposed connection to an existing median opening on Hancock Bridge Parkway. The analysis indicates the level of service "F" at both intersections will result from long delays for traffic waiting on the side streets to turn onto Hancock Bridge Parkway. The left turning movements from Hancock Bridge Parkway appear to operate at an acceptable level of service. Should a traffic signal become warranted at the project entrance onto Hancock Bridge Parkway, it would meet the definition of a site-related improvement and the developer should be responsible for the cost of installation.

ATTACHMENT C

The unincorporated Bikeways/Walkways Facilities Plan shows a future eight-foot wide off-road bicycle facility on both sides of Hancock Bridge Parkway. Based on the Land Development Code Section 10-256, these facilities along the project frontage will be required as site-related improvements at the time of local development order.

We recommend the following condition:

The full median openings indicated on the Master Concept Plan are subject to any future operational decision by the County to install a traffic signal, modify, or remove the median opening. If installation of a traffic signal is deemed to be appropriate by the County at the project entrance, the full cost of the traffic signal improvement will be the responsibility of the developer.

AJG/mlb

cc: John Davis
Zoning File

REVISED STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **April 23, 2003**

To: **Alvin "Chip" Block, Principal Planner**
From: **Kim Trebatoski; Principal Environmental Planner**
Phone: (239) 479-8183
E-mail: trebatkm@leegov.com

Re: **Moody Ranch RPD / CPD**
DCI2002-00037
STRAP 09-44-24-00-01002.1010 & 10-44-24-00-01054.0000

Vegetation:
The property contains a mixture of upland forest and pasture land as follows:

- Improved Pasture [FLUCCS 211; 158.5 acres]
- Improved Pasture - hydric [FLUCCS 211H; 10.5 acres]
- Cabbage Palm [FLUCCS 428; 0.8 acres]
- Cabbage Palm - hydric [FLUCCS 428H; 0.2 acres]
- Pine/Oak/Cabbage Palm [FLUCCS 434; 34.8 acres]
- Pine/Oak/Cabbage Palm - hydric [FLUCCS 434H; 6.0 acres]
- Exotic Palms [FLUCCS 451; 2.4 acres]
- Ditches [FLUCCS 510D; 2.6 acres]
- Borrow Area [FLUCCS 742; 6.1 acres]

Open Space:
The Land Development Codes sets forth open space requirements for planned developments in Sections 34-935, 34-411, 34-414, and 10-415. The commercial tract must provide a minimum of 30% open space, and the residential tracts requiring open space must provide a minimum of 40% common open space. The open space may be met on the project as a whole, provided each tract contains a minimum of 10% open space. Additionally, fifty percent of the overall required open space must be provided as indigenous plant community / native tree preservation areas.

The applicant has submitted an open space and indigenous table as Attachment 2 dated September 24, 2002 (attached hereto). This table details the open space and indigenous/native tree preservation requirements.

ES staff recommend the following condition to insure the open space and preservation requirements are met at time of local development order review:

ATTACHMENT D

Open space requirements must be tracked with each development order and be substantially consistent with the Open Space and Indigenous Vegetation table dated September 24, 2002. A cumulative open space table listing the development tract, development order number, type of use, lot size, lot coverage, and required open space must be included with each development order. The open space table must include all development orders under review and approved. The development order plans must demonstrate how the open space requirements for common open space and indigenous/native tree preservation are being met. The residential development tracts must be labeled as to minimum lot size and maximum lot coverage. A minimum of 54 acres including associated lakes and roadways must be single family residential lots with a minimum lot size of 6,500 square feet and a maximum lot coverage of 45%.

Protected Species:
A protected species survey meeting the requirements of LDC Section 10-473 was conducted by Dex Bender and Associates. Gopher tortoises, wading birds, and alligators were the Lee County listed species observed onsite. No nests for wading birds or alligators were located.

ES staff field verified and confirmed the results of the species survey.

ES staff recommend the following condition to insure the protection of Lee County listed species:

Prior to issuance of a Vegetation Removal Permit: (1) the existing borrow area and wetlands must be surveyed specifically for the presence of wading bird and alligator nests. If any active nests are located, then buffer areas must be established to protect these areas; and (2) the area located north of Hancock Bridge Parkway must be resurveyed for gopher tortoise burrows.

Gopher Tortoise Management:
The applicant has revised the development proposal to accomodate the protection of gopher tortoises on-site. The proposed on-site gopher tortoise preservation area is located within the open bahia pasture located amongst oak hammocks in the southwest corner of the development area south of Hancock Creek Parkway. The preserve will provide gopher tortoise habitat while also preserving large oak trees and sabal palms. A preserve in this location is suitable for a permanent gopher tortoise preserve provided adequate sandy earthen berms are constructed since this area is seasonally wet. The berms will need to be planted with a mixture of bahia grass and other broad leaf vegetation that is suitable gopher tortoise forage. The berms with plantings need to be established prior to relocating gopher tortoises to this area.

ES staff recommend the following condition to insure the protection of gopher tortoises on-site:

Gopher tortoises must be protected on-site. The development order plans must include the location and detail of sandy earthen berms to be created within the gopher tortoise preserve to provide a high, dry area for burrowing; and a vegetative barrier or permanent fencing must be delineated along any roadway abutting the gopher tortoise preserve. The berms within the preserve must be planted with a mixture of bahia grass and other broad leaf vegetation prior to moving gopher tortoises to the preserve. Supplemental feeding such as alfalfa hay may be

necessary until the berm plantings establish.

Prior to the issuance of a Certificate of Compliance for the infrastructure, either the vegetative barrier or permanent fencing must be installed along any roadways abutting the gopher tortoise preserve, whichever is chosen at time of local development order review.

Wading Bird Management:
The proposed development includes the excavation of lakes which will be planted per LDC Section 10-418 littoral vegetation standards. This will provide foraging area for the wading birds, therefore, no further wading bird management is required.

Alligator Management:
ES staff recommend the following condition to prevent inappropriate interaction between humans and alligators, and to insure the protection of residents and alligators:

Prior to local development order approval, the plans must include signs adjacent to the lake abutting the Club Tract E stating "It is unlawful to feed or harass alligators." Additional information regarding how to live with alligators including the danger of approaching or feeding alligators must be available for residents or potential residents in the sales center and club house.

Design Standards:
The development area north of Hancock Bridge Parkway abuts a manmade canal system. This area along the canal is significant, approximately 6,000 feet in length. The Land Development Code requires a 25-foot natural waterway buffer. Although, this canal is not a natural waterway, it is not seawalled. Many native trees, palms and shrubs are growing along the shoreline. ES staff met with the applicant onsite to discuss the protection of native trees along the canal. A ten-foot wide area measured from the State jurisdictional wetland line was field staked. The majority of the native trees fell within this area. However, some large native trees occur in clusters within 25-feet of the canal. ES staff recommend the following condition to provide a buffer along the canal and preserve existing native trees:

Prior to local development order approval, a minimum 10-foot waterway buffer must be delineated along the canal measured from the State jurisdictional wetland line. All native vegetation within the waterway buffer must be retained during subdivision development and perpetually by future residents. Additionally, any native tree clusters which occur within 25-feet of the State jurisdictional wetland line must be preserved with no fill or grading to occur within a 10-foot radius from the tree trunk.

Prior to plat approval, the homeowners documents / deed restrictions must include language detailing the preservation of native trees along the canal in perpetuity, and the tree preservation areas must be delineated on the plat.

LDC Section 34-411(g) requires every effort be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of

the site, particularly mature native trees. The site does contain numerous sabal palms (*Sabal palmetto*). This native palm, when relocated in a horticulturally correct manner, has a high survival rate. ES staff recommend the following condition to prevent the unnecessary destruction of sabal palms:

Any sabal palms with a minimum eight foot clear trunk must be salvaged. The salvage efforts must be coordinated with the Division of Environmental Sciences staff whether used on-site or other wise. Any sabal palms being relocated must be moved in a horticulturally correct manner per Lee County Extension Services brochure Lee 8/2000A(attached). Prior to local development order approval, any preserved and/or relocated palms must be delineated on the plans. Preserved and relocated sabal palms will receive protected tree credits per LDC Section 10-420(h).

Deviation 3:
The applicant is requesting a deviation from LDC Section 10-329(e)(4) which requires excavation banks to be sloped; to allow up to 40% of the banks to utilize either:

a. A vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1 or

b. A 2:1 (horizontal:vertical) slope to a depth of 6 feet below control with the condition that the 2:1 section(s) be stabilized with rip-rap.

If either bulkhead or rip-rap is used, the number of littoral plants required for the excavation would be based on the entire shoreline including the bulkhead or rip-rap portions. Adequate elements for the protection of wayward vehicles will be provided when adjacent to any roadway, parking lot or driveway aisle.

The justification states this deviation improves the development by allowing a more aesthetic, creative design of the development and by improving the project's open space by moving the lake slope further away from a structure (patio, pool deck, walking path) and allow a level "landing" area adjacent to these structures.

ES staff have recommended approval of this type of deviation request for golf courses, residential project club house/recreational areas, and adjacent to roadways to allow site design flexibility. Limitations to the percentage of shoreline allowed to be bulkhead or rip-rap and the number of lakes to utilize bulkhead or rip-rap has been limited specific to each project. Additionally, compensatory littoral zones and plantings have been required. ES staff has not recommended the approval of bulkhead or rip-rap along residential lots.

Therefore, ES staff recommend APPROVAL of DEVIATION 3 WITH CONDITIONS:

Bulkhead or rip-rap may be used along lake shorelines adjacent to internal project roadways and Club Tract E up to 30% of the shoreline. If bulkhead or rip-rap is proposed, it must be delineated on the landscape plan, and the paving and grading plan with cross-sections. A compensatory

littoral zone must be provided for each linear footage of bulkhead or rip-rap which consists of an 8:1 slope and two herbaceous littoral plants per linear foot of shoreline. The littoral plantings must be clustered within the compensatory littoral zone.

UNIVERSITY OF FLORIDA

LEE COUNTY EXTENSION SERVICE

Horticulture

TRANSPLANTING SABAL PALMS
Step-by-Step Instructions

Lee 8/2000A

Stephen H. Brown
Lee County Horticulture Agent

Rick Joyce
Deputy Director, Lee County Planning Division

Introduction

The native cabbage or sabal palm (*Sabal palmetto)* is the official state tree of Florida and is a prominent feature in Florida's landscape. The palm is highly adaptive, tough, tolerant of a wide range of soils, and is hurricane resistant. When planted six to ten feet on center, sabal palms provide desirable shade. Sabal palms, including large-sized palms, can be transplanted with high success if a few simple precautions are taken. This fact sheet provides specific proven techniques to increase the success of sabal palm transplanting.

Step-by-Step Transplant Instructions

1. Use gasoline powered tree spade or heavy steel shanked digging spade with a clean well-honed cutting edge to dig the largest possible root ball. Usually to 18 inches from the edge of the trunk.

2. Remove the palm from ground. Take care not to damage the hidden bud located within the center of the canopy.

3. Using clean sharp hand spades, trim the root ball into circular shape 13 to 16 inches from the outer edge of the trunk.

4. Two methods of pruning fronds for landscape transplant (select one):
   a. Remove oldest (brown) fronds. Tie the remaining fronds tightly together with a biodegradable twine. Do not disturb the bud.
   b. Remove all fronds otherwise known as "hurricane" or "cigar cut." This recommended pruning technique gives the highest rate of establishment but must be carefully done.

5. Secure the palm on a flat bed truck and transport it to the planting site. Make sure the center of the bud is well protected.

6. Keep the root ball moist between removal and installation.

7. Prepare planting hole 1-2 times the diameter of the trunk but at the same depth as the root ball.

8. Back-fill the planting hole with the same soil that had been removed. There is no need to amend the planting hole, but if it is amended, use a fill similar to that of the planting hole. The amendment should not exceed 25 percent by volume of the soil removed from the hole.

9. Carefully set the palm into the planting hole. Make sure it is planted the same depth as it was in the field. Planting too deeply will cause root suffocation and lead to nutritional deficiencies, root rot, and frequently the death of the palm.

10. Secure and stake the palm as illustrated in the diagram. DO NOT DRIVE NAILS DIRECTLY INTO THE PALM.

(Continued on the back.)

The Extension Service is part of a publicly funded statewide educational network that provides information and scientific knowledge to area residents, businesses and government leaders. The University of Florida, Extension Service offers the latest research and technology in more than 200 subjects related to horticulture, energy/conservation, agriculture, youth development and family and consumer sciences. Last year, the Lee County Extension Service provided assistance to more than 70,000 people and provided 463 classes and workshops on everything from family financial planning to pesticide training.

The Lee County Extension Service is an Equal Employment Opportunity - Affirmative Action Employer that provides research, educational information and other services without regard to race, color, sex, age, handicap or national origin.

11. Establish a water-retaining ring around the palm three feet from the trunk. The ring should slope gently toward the trunk.

12. Fill the ring with mulch to a depth of three inches. Keep the mulch at least three inches away from the trunk.

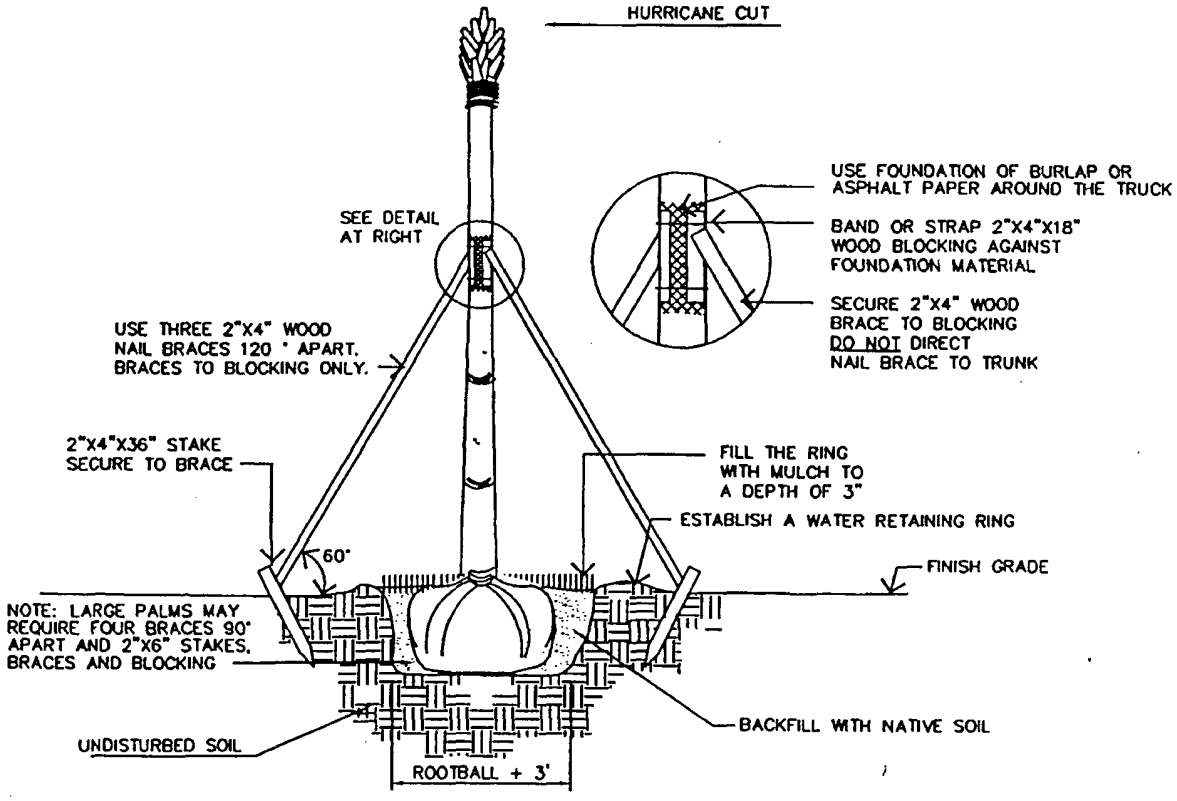
13. Irrigation:
    a. Palms with fronds remaining: Fill the ring with 50 gallons of water three times weekly.
    b. Palms with hurricane cut: Fill the ring with 20 to 25 gallons of water three times weekly.

14. In both cases, after four weeks, reduce irrigation to twice weekly. Water twice weekly for four weeks, and then reduce irrigation to once weekly for an additional four weeks. Twelve weeks after planting, cease irrigation if the palm appears healthy. However, during drought, water once a week for up to two years. For each inch of rain, skip one scheduled irrigation treatment.

15. As soon as new growth begins to appear, loosen tied fronds. This will happen between 3-6 months after transplanting, depending on the time of year and the health of the palm.

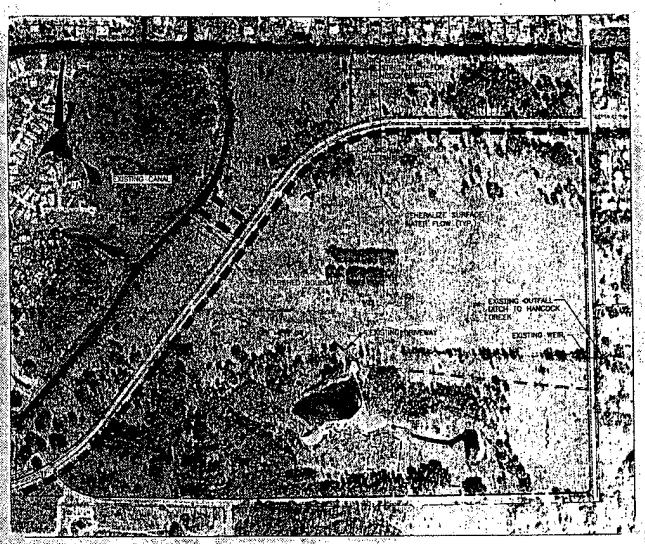
16. Begin fertilization after new growth begins. Fertilize three to four times per year with a 2-1-3-ratio fertilizer at a rate of one to two pounds per 100 square feet. For best results use a slow release formulation.

17. Remove staking and burlap or asphalt paper rap after successful palm establishment. Removal usually occurs approximately one year after palm installation.



PLANTING AND STAKING SABAL PALM

NOT TO SCALE



EXISTING CONDITIONS

LEGEND

- PRESERVE
- LAKE
- PROJECT BOUNDARY
- WATERSHED BOUNDARY
- WETLAND BOUNDARY
- LAKE INTERCONNECT
- SWALE
- GENERALIZE SURFACE FLOW PATTERN
- SF — SINGLE FAMILY RESIDENTIAL AREA
- MF — MULTI-FAMILY RESIDENTIAL AREA
- SURVEYED SEASONAL HIGH WATER ELEVATION OF 4.1

SURFACE WATER MANAGEMENT DESIGN PARAMETERS

ALLOWABLE DISCHARGE	EXISTING CONDITION PEAK DISCHARGE
MIN ROAD ELEVATION[1]	5 YEAR 1 DAY STORM EVENT PEAK STAGE
MIN PERIMETER BERM[1]	25 YEAR 3 DAY STORM EVENT PEAK STAGE
MIN FF ELEVATION[1,2]	100 YEAR 3 DAY STORM EVENT PEAK STAGE

1. FROM SFWMD BASIS OF REVIEW
2. ZERO DISCHARGE", , ,

CONCEPTUAL SURFACE WATER MANAGEMENT SUMMARY

BASIN	1A	1B	2
CONTROL ELEVATION (FT. NGVD)	2.50 **	2.50 **	4.10
25-YEAR, 3-DAY RAINFALL (IN.)	7.90	7.90	7.90
25-YEAR, 3-DAY PEAK STAGE (FT. NGVD)	TBD	TBD	5.75
RECOMMENDED MINIMUM ROAD ELEVATION (FT. NGVD)	TBD	TBD	6.00
RECOMMENDED MINIMUM PERIMETER BERM ELEVATION (FT. NGVD)	TBD	TBD	6.00
RECOMMENDED MINIMUM FINISHED FLOOR ELEVATION (FT. NGVD)	8.00	8.00	8.00
FEMA FLOOD ELEVATION (ZONE AE, PANEL #125124 0200 C)	8.00	8.00	8.00

LAND USE SUMMARY

BASIN	1A	1B	2	TOTAL
WETLAND	0	0	22.77	22.77
WETLAND IMPACT	-	-	9.81	9.81
LAKE	1.94	TBD	30.07	TBD
LAKE BANK	TBD	TBD	10.64	TBD
RESIDENTIAL*	TBD	TBD	70.04	TBD
OPEN SPACE	TBD	TBD	8.48	TBD
R.O.W.	TBD	TBD	21.89	TBD
PERVIOUS	TBD	TBD	9.51	TBD
IMPERVIOUS	TBD	TBD	12.44	TBD
TOTAL	52.50	8.48	183.85	221.90

* ASSUME 80% IMPERVIOUS- 30% ROOF, 30% OTHER
** PER PERMIT 36-00713-S, PALM ISLAND
CONTROL ELEVATIONS FOR BASIN 1 IS 7.5 AND BASIN 2 IS 9.5. * BASIN 2 LIES WITHIN THE ACCESS ROAD EASEMENT FROM HANCOCK BRIDGE PARKWAY TO PALM ISLAND.

HIDDEN ACRES

EXISTING CANAL (TO HANCOCK CREEK)

EXISTING DRAINAGE DITCH FOR HANCOCK PKWY. TO BE PIPED OVER OR RE-ROUTED (TYP.)

BASIN 1A

POSSIBLE OUTFALL STRUCTURE LOCATION (TO BE DETERMINED) TO BE DETERMINED DURING SFWMD PERMITTING

PONDELLA SHORES

MANGROVE BAY CONDOMINIUMS

CONTROL STRUCTURE

OUTFALL TO TIDAL CANAL

PALM ISLAND

HANCOCK BRIDGE PARKWAY

LAKE 2-16 EL=4.1

LAKE 2-17 EL=4.1

LAKE 2-15 EL=4.1

LAKE 2-14 EL=4.1

LAKE 2-13 EL=4.1

LAKE 2-10 EL=4.1

LAKE 2-11 EL=4.1

LAKE 2-12 EL=4.1

LAKE 2-9 EL=4.1

BASIN 2

NOT PLATTED

CLUB

LAKE 2-4 EL=4.1

LAKE 2-5 EL=4.1

LAKE 2-8 EL=4.1

LAKE 2-3 EL=4.1

PROJECT OUTFALL TO EXISTING DITCH

PRESERVE

LAKE 2-6 EL=4.1

LAKE 2-1 EL=4.1

LAKE 2-2 EL=4.1

TROPIC TERRACE CONDOMINIUMS

CONTROL STRUCTURE

BASIN 1B

CPD TO HAVE INDEPENDANT STORMWATER MANAGEMENT SYSTEM

TROPIC SHORES ESTATES

LAKE 2-7 EL=4.1

SKYLINE DRIVE

SKYLINE WOODS

EL RIO GOLF COURSE

OCT 2002-00037

RECEIVED

OCT 23 2002

ZONING COUNTER

STAFF Exhibit 1 - Gopher Tortoise Preserve Alternatives

WilsonMiller

MOODY RANCH

SURFACE WATER MANAGEMENT PLAN

Prepared for: Colonial Homes

PRINTED

OCT 21 2002

WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33966

SEC 9&10 TWP	43S RNG 24E
Designed by	BCD/DJS
Drawn by	MP/ACS/JJ24
Checked by	
Approved by	
Date	23/JUNE/2002
Scale	1"=100'-0"
PIN	09857E0010000
File #	43-09857m-04
Sheet	

Attachment 3

Moody Ranch
PERMITTED LAND USES
April 2, 2003

RPD - PERMITTED LAND USES

RECEIVED
APR 10 2003
ZONING COUNTER

Tract I
Residential 1A (R-1A)

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Dwelling Units
  - Single Family, detached (up to 500 units)
- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention
- Fences and Walls
- Home Occupation, as limited by the LDC
- Model Homes, Model Units and Model Display Center, including accessory parking lots
- Real Estate Sales and Rental Office—limited to sales of lots, homes or units within the development
- Recreation Facilities, Personal and Private On-Site.
- Residential accessory uses, including but not limited to:
  - Private garages, carports and parking areas
  - Private swimming pools and enclosures, Private boat docks and tennis courts
- Signs
- Temporary uses—limited to a sales center and a construction office

Tracts C, D, F, H and J
Residential 1 (R-1)
All uses permitted in the R-1A District plus Townhouse (up to 500 units) and Two family attached (up to 400 units)

Tracts A, B and G
Residential 2 (R-2)
All uses permitted in the R-1 District plus Multi-Family Buildings (up to 600 units)

Tract E
Recreational Facilities, Private On-site or Off-site

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Club (up to 20,000 sq. ft.), Private including but not limited to the following ancillary uses:
  - Food and Beverage Service
  - Pro Shop and Specialty Retail, Group I
  - Locker Rooms
  - Health Club and Spa
  - Rental or leasing establishment, Group I (limited to bicycles, tennis rackets and other small sports equipment for use within the development.)

- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group II
- Excavation, Water Retention
- Fences and Walls
- Project Maintenance Facility
- Recreational Facilities for use by the residents of the development and their guests.
- Signs, including the existing billboard
- Temporary uses—limited to Real Estate Sales and Rental Office limited to sales of lots, homes or units within the development and a Construction Office

CPD - PERMITTED LAND USES

Tract K (up to 45, 000 sq. ft.)

- Accessory Uses
- Administrative Offices
- Animal Clinic - outside kennels are prohibited
- ATM (automatic teller machine)
- Auto Parts Store
- Banks and Financial Establishments, all Groups
- Boat Storage, Dry with accessory bait and tackle shop
- Business Services, Group I
- Clothing Stores
- Daycare Center, Child and Adult
- Department Store
- Drive-through facility accessory to any permitted use
- Drug Store
- Essential Services
- Essential Service Facilities, Group I
- Fences and Walls
- Gift and Souvenir Shop
- Hardware Store
- Health Care Facility, Group III
- Hobby, Toy and Game Shop
- Hospice
- Offices, Medical
- Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
- Real Estate Sales and Rental Office
- Rental and Leasing Establishments, Group II - outside storage is prohibited
- Restaurants, Standard - Groups I, II & III
- Shopping Center
- Signs, in compliance with the LDC
- Social Services, Group I only
- Specialty Retail Shops, Groups I-IV
- Storage, Indoor only and only as an ancillary use
- Studios
- Temporary uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses

RECEIVED
APR 1 1 2003
COMMUNITY DEVELOPMENT

Conservation Areas (Wetland and Upland Conservation Areas)

- Interpretive centers and Signage, rain shelters, gazebos
- Nature and foot trails including boardwalks, benches and jogging paths
- Paths, boardwalks and bridges
- Water Management Facilities
- Wildlife Management
- Mitigation and Restoration Activities

Attachment 1

Moody Ranch
PROPERTY DEVELOPMENT REGULATIONS
April 2, 2003

RESIDENTIAL PLANNED DEVELOPMENT

LAND USES	Minimum Lot			Minimum Setback (ft)							Max Building Height (ft)	Min Bldg Separation (ft)	Max Lot Coverage (%)**
					Rear (ft)			Front (ft)					
	Area (sq ft)	Min Width (ft)	Min Depth (ft)	Side Including Corner Lots (ft)*	Lots	Wetland	Acc	Front Entry Garage	Bldg or Side Entry Garage	Water Body (ft)			
Single Family Detached	4,000	40	100	5	20	20	5	20	12	20	35 or 2 stories	10	45
Two Family Attached	3,500	35	100	0 or 5	20	20	5	20	12	20	35 or 2 stories	10	45
Townhouse	2,000	25	80	0 or 10	20	20	5	20	15	20	35 or 2 stories	10	45
Multi-Family	10,000	100	100	10	20	20	5	20	20	20	35 or 2 stories	10 or 20***	45
Clubhouse	20,000	80	100	10	20	20	5	n/a	20	20	45 or 2 stories	20	45

* Applies to lots of all widths and to corner lots. Each lot, including corner lots, will have only one front yard.
** As defined by LDC, Chapter 34.
*** 10 feet for 1 story building, 20 feet for 2 story buildings and higher

EXHIBIT B

RECEIVED
APR 1 3 2003
COMMUNITY DEVELOPMENT

COMMERCIAL PLANNED DEVELOPMENT		
	PRINCIPAL USES	**ACCESSORY USES**
MINIMUM LOT OR PARCEL AREA	10,000 sq ft	NA
MINIMUM LOT WIDTH	75 ft	NA
MINIMUM BUILDING SETBACKS		
Hancock Bridge Parkway	35 ft or BH whichever greater	20 ft
Internal Frontage Drives	15 ft	20 ft
Waterfront	25 ft	0 ft to bulkhead or riprap at top of bank
MINIMUM DISTANCE		
Between Structures which are part of an architecturally unified group	10 ft.	10 ft *
Between All Other Structures	20 ft	10 ft
MAXIMUM HEIGHT		
Retail Buildings	50 ft	35 ft
Office Buildings	80 ft	80 ft
Boat Dry Storage	35 ft	35 ft
Architectural features	n/a	100 ft
MAX. LOT COVERAGE *	55%	55%

*As defined by LDC, Chapter 34.

RECEIVED
APR 1 3 2003
COMMUNITY DEVELOPMENT

Attachment 2
OPEN SPACE AND INDIGENOUS VEGETATION
Moody Ranch
April 9, 2003

		Open Space			Indigenous Vegetation		
		Required		Min. Provided	Required		Min. Provided
	Acres	% Open Space	Acres	Acres	% Indig.	Acres	Acres
RESIDENTIAL PLANNED DEVELOPMENT							
Residential Tracts with lots greater than 6,500 sq ft	54.0*	n/a	n/a	4.32	n/a	2.16	2.16
Balance of Development	163.4	40%	65.36	65.36	50%	32.68	32.68
TOTAL	217.4		65.36	69.68	50%	34.84	34.84
COMMERCIAL PLANNED DEVELOPMENT							
CPD	4.5	30%	1.35	1.35	50%	.68	.68**
TOTAL PROJECT	221.9		66.71	71.03		35.52	35.52

* If the acreage of "Residential Tracts with lots greater than 6,500 sq ft" changes, this table will be adjusted accordingly.
** This acreage may be provided within the Residential Planned Development.

RECEIVED
APR 1 . 2003
COMMUNITY DEVELOPMENT

Attachment 4
SPECIAL BUFFER – TRACT B ALONG MOODY ROAD
Moody Ranch
April 9, 2003

RECEIVED
APR 10 2003

Minimum width	20 feet
Minimum # of trees	5 per 100 linear feet
Minimum tree size	Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.
Hedges	Hedges must be planted in double staggered rows and be maintained so as to form a 48-inch high hedge above the on-site adjacent pavement surface required to be buffered and/or screened, when measured at time of planting at installation. Shrubs must be a minimum ten-gallon container size and be spaced 18 to 36 inches on center. They must be at least 60 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement required to be buffered and/or screened, except for visibility at intersections and where pedestrian access is provided.

At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.

No wall is required for this buffer.

DCI 2002-00037

INSTRUCTIONS

(Section C.1.c., Lee County Administrative Code AC 2-6)

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of ten (10) days in advance of the Hearing Examiner's Public Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Development Services Division in the following manner:

a. Signs for case **#DCI2002-00037** must be posted by **May 6, 2003.**
b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Development Services Division, and obtain duplicate copies of the sign from the Development Services Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY DEVELOPMENT SERVICES DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

(Return the completed Affidavit below to the Development Services Division as indicated in previous paragraph.)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Alan W. Sadowski

WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCED BELOW:

Alan W Sadowski
SIGNATURE OF APPLICANT OR AGENT

Alan W. Sadowski
NAME (TYPED OR PRINTED)

4571 Colonial Blvd.
ST. OR PO BOX

Ft. Myers, FL. 33905
CITY, STATE & ZIP

#DCI2002-00037/Moody Ranch / May 22, 2003 hex / bjj

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 28th day of April, 2003 by Alan W. Sadowski, personally known to me or who produced _____ as identification and who did/did not take an oath.

Bernadette Rashford
Signature of Notary Public

Bernadette Rashford
Printed Name of Notary Public

BERNADETTE RASHFORD
MY COMMISSION # DD 039122
EXPIRES: May 16, 2005
Bonded Thru Notary Public Underwriters

My Commission Expires:
(Stamp with ~~serial number~~)

RECEIVED
APR 28 2003
COMMUNITY DEVELOPMENT

LEE COUNTY

APPLICATION FOR REQUEST FOR CONTINUANCE, DEFERRAL, WITHDRAWAL, OR REHEARING

REQUEST FOR: (refer to back of sheet for special notes)

_____CONTINUANCE x DEFERRAL _____ WITHDRAWAL
_____REHEARING _____ WITHDRAWAL OF ADMINISTRATIVE APPEAL

If a DEFERRAL OR CONTINUANCE is requested, please indicate:
Length of time requested: ~~May 2003 (we are working out the exact date with staff)~~ May 22, 2003

From: x_____ Hearing Examiner _____ BOCC

1. Date of Scheduled Hearing: April 10th
2. Hearing/Application Name: Colonial Homes' Moody Ranch
3. Tracking/Hearing/Application Number: DCI2002-00037
4. Date Decision was Rendered: _____
5. Type of Application (Check one)

   x_____ Rezoning _____ Special Permit _____ Special Exception

   _____ Variance _____ Other
6. Reason for request (If rehearing is requested, see Special Notes on back): We would like to resolve some of the issues presented by County staff.

Carron Day 3/26/03
~~Signature of~~ Applicant of authorized agent Date

CARRON DAY
Name (typed or printed legibly)

4571 COLONIAL BLVD
Address:
FORT MYERS, FL 33905.

RECEIVED
MAR 28 2003
COMMUNITY DEVELOPMENT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 26th day of March ~~19~~ 2003
by Carron Day who is personally known to me or who produced _____
as identification.

MICHELLE D. KOEHN
MY COMMISSION # DD 000369
EXPIRES: February 18, 2005
Bonded Thru Notary Public Underwriters

Michelle K. Koehn
Signature of Notary Public

(SEAL)

Michelle D. Koehn
Printed Name of Notary Pubic

FEE $_____ RECEIPT NUMBER _____
DATE PAID _____ INTAKE BY: _____

RECEIVED
JUL 26, 2002
COMMUNITY DEVELOPMENT

LEE COUNTY

ORIGINAL

DCI 2002.00037

APPLICATION FOR PUBLIC HEARING FOR PLANNED DEVELOPMENT UNINCORPORATED AREAS ONLY

Applicant's Name: Colonial Homes, Inc.

Project Name: Moody Ranch

STRAP Number(s): 09-44-24-00-01002.1010, 10-44-24-00-01054.0000

RECEIVED
JUL 26
COMMUNITY DEVELOPMENT

****

STAFF USE ONLY

Commissioner District:	04	*Case Number:*	DCI 2002-00037
Planning Community	Lee Co	*Date of Application:*	7-26-02
Current Zoning:	AG-2	*Date found sufficient:*	
Land Use Classification(s):	Suburban	*Date HEX Public Hearing:*	
Lee Plan Density Range:	1 to 6 no Bonus	*Fee:*	
		Planner in charge:	

TYPE OF APPLICATION

____	*DRI*	__X__	*DCI - Major*	____	*DCI – Minor*
____	*PD - Existing Development*	____	*PD - Amendment*		

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)

FORT MYERS, FLORIDA 33902
PHONE (941) 479-8585

PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. **Application Initiated By:**

A.1. __X__ Application is owner-initiated or applicant is authorized by a Covenant of Unified Control. A copy of the Covenant of Unified control is attached as **Exhibit I-A-1.** *[34-202(b)(1)b.]*

A.2. ____ Applicant has been authorized by the owner(s) to represent them for this action. A copy of the Notarized Authorization form is attached as **Exhibit I-A-2.** *[34-202(b)(1)c.]*

A.3. ____ Applicant is a contract purchaser/vendee. A copy of the Notarized Authorization form is attached as **Exhibit I-A-3.** *[34-202(b)(1)d.]*

B. **Name of applicant:** Colonial Homes, Inc. c/o John Campbell

Mailing Address: Street 12601 Westlinks Dr. Unit 7

City: Fort Myers State: FL Zip: 33913

Phone Area Code: 941 Number: 768-3888 Ext:

Fax Area Code: 941 Number 768-3831

E-mail: jcampbell@colonialhomesinc.com

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

C. **Property Ownership**

C.1. Name of property owner(s) Same as Applicant

Mailing Address: Street: _____

City: _____ State: _____ Zip: _____

Phone Area Code: _____ Number: _____ Ext: _____

Fax Area Code: _____ Number _____

E-mail: _____

C.2. __X__ **Property owners list:** A list of all owners of the subject property and their mailing addresses, is attached as **Exhibit I-C-2.** *[34-202(a)(5)]*

D. **Date property was acquired by present owner(s):** 4/03/02

D.1. __X__ The owner(s) is/are required to file a disclosure form. The completed disclosure form is attached as **Exhibit I- D-1.** *[34-202(b)(1)a]*

D.2. __N/A__ The property is subject to a sales contract or sales option and the contract purchaser(s) is/are required to file a disclosure form. The completed disclo sure form is attached as **Exhibit I-D-2.** *[34-202(b)(1)a]*

E. **Deed Restrictions:**

E.1. __N/A__ Existing deed restrictions or other covenants on this pro perty may affect this request. A copy of the deed restrictions or other covenants is attached as **Exhibit I-E-1.** *[34-202(b)2]*

E.2. __N/A__ A narrative statement explaining how the restrictions may affect the requested action is attached as **Exhibit I-E-2.** *[34-202(b)2]*

F.1. **Authorized Agent: This is the person who will receive all county-initiated correspondence regarding this application.** *[34-202(b)(1)c.]*

Company Name: WilsonMiller, Inc.

Address: 4571 Colonial Blvd., Ft. Myers, FL 33912

Contact Person: Carron Day, AICP

Phone Number: (941) 939-1020 Fax Number: (941) 939-3412

E-mail: carronday@wilsonmiller.com

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

F.2. **Additional Agent(s): List the names of other authorized agents the county may contact concerning this application.** *[34-202(b)(1)c.]*

F.2.a. Company Name: Dex Bender & Associates

Address: 2052 Virginia Avenue Fort Myers, Florida 33901

Contact Person: Tyler King

Phone Number: (941) 334-3680 Fax Number: (941) 334-8714

E-mail: Tking@dexbender.com

F.2.b. Company Name: Young, VanAssenderp, Varnadoe & Anderson

Address: 801 Laurel Oak Drive, Suite 300 Naples, Florida 34108

Contact Person: Bruce Anderson, Esq.

Phone Number: (941) 597-2814 Fax Number: (941) 597-1060

E-mail: banderson@yvvalaw.com

F.2.c. Company Name: Metro Transportation

Address: 12651 McGregor Blvd., Suite 4-403 Fort Myers, Florida 33919

Contact Person: Ted Treesh

Phone Number: 941-278-3090 Fax Number: 941-278-1906

E-mail: tbt@metrotransportation.com

F.2.d. Company Name: WilsonMiller, Inc.

Address: 4571 Colonial Blvd., Ft. Myers, FL 33912

Contact Person: John Wojdak

Phone Number: (941) 939-1020 Fax Number: (941) 939-3412

E-mail: JohnWojdak@wilsonmiller.com

PART II

GENERAL INFORMATION

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

A. **Action Requested**

X **Rezoning** from: Ag-2 and CT TO: RPD and CPD

___ **Other** - Provide specific details: _____

B. **Legal Description and Certified sketch of description:**

B.1. X Attached is a legible copy of the legal description labeled **Exhibit II-B-1.A.** *[34-202(a)(1)]*

X Attached is an electronic copy of the legal description labeled **Exhibit II-B-1.B.**

B.2. X Attached is a Certified sketch of description as set out in chapter 61G 17-6.006 FAC. labeled **Exhibit II-B-2.** *[34-202(a)(2)]*

B.3. _____ The property consists only of one or more undivided lots within a platted subdivision recorded in the Official Plat Books of Lee County. Attached is a copy of the Plat Book Page labeled **Exhibit II-B-3**, with the subject property clearly marked. *[34-202(a)(2)]*

B.4. **Subdivision Name:** _____

Plat Book: _____ Page _____ Unit _____ Block _____ Lot(s) _____

Section: _____ Township _____ Range _____

B.5. **STRAP Number** 09-44-24-00-01002.1010, 10-44-24-00-01054.0000

C. **Property Location** North Fort Myers, Florida

C.1. **Project Street Address:** 865 Moody Road

C.2. **General Location Of Property:** The property is in Sections 9 and 10, Township 44 South, Range 24 East in unincorporated Lee County. The property is generally located west of U.S. 41 and north of the Caloosahatchee River in North Fort Myers. The property is located west of Moody Road, east of Orange Boulevard, annd north of Skyline Drive. Hancock Bridge Parkway bisects the property.

D. **Notice Information**

D.1. X Planning Community(ies) in which located: North Fort Myers

D.2. X Area Location Map: An area location map, 8 by 11 inches in size, is attached as **Exhibit II-D-2**: *[34-202(a)(4)]*

D.3. X A list of surrounding property owners is attached as **Exhibit II-D-3.** *[34-202(a)(6)]*

D.4. X A map displaying all surrounding parcels attached as **Exhibit II-D-4.** *[34-202(a)(7)]*

D.5. X Two copies of mailing labels attached as **Exhibit II-D-5.**

E. **The Lee Plan & Other Narrative Statements**

E.1. X The Land Use Classification(s) is/are: Suburban and Wetlands

E.2 X Attached as **Exhibit II-E-2**, is a narrative explanation as to how the proposed development

complies with the Lee Plan. *[34-373(a)(5)*

E.3. N/A The attached proposed amendment to the Lee Plan may affect this property. The proposed amendments and a statement as to how the proposed amendment will affect the property is attached as **Exhibit II-E-3.**

E.4 X Attached as **Exhibit II-E-4**, is a narrative explanation as to how the proposed development complies with the Design Standards set forth in Section 34-411. *[34-373(a)(5)]*

E.5 X Attached as **Exhibit II-E-5**, is a narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in sections 34-145(c)(2)a and e., and 34-145(d)(3). *[34-373(a)(5)]*

F. **Waivers from Application Submission Requirements**

X The following waivers have been approved by the Director of Development Services. Copies of the approved waiver(s) are attached as **Exhibit II-F-1.**

Section Number	**Name of item**
34-201(b)(1)	Request to submit single application for non-abutting properties

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

PART III
EXISTING CONDITIONS

A. **Location, Zoning and Surrounding land uses.**

A.1. _X_ Attached as **Exhibit III-A-1** is a map showing 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)a.]*

A.2. _X_ Attached as **Exhibit III-A-2** is a map or other depiction of the existing zoning and current land uses surrounding the tract or parcel to a distance of 500 feet. *[34-373(a)(4)b.]*

A.3. _X_ Attached as **Exhibit III-A-3** is an aerial photograph with the site clearly delineated. *[34-373(a)(4)c.]*

B. **Archaeological/Historical**

B.1 _X_ Attached as **Exhibit III-B-1** is a map indicating the nature and location of known or recorded historical or archaeological sites and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to chapter 22. The plan shows the outline of historic buildings and approximate extent of archaeological sites. *[34-373(a)(4)f.]*

B.2. ___ Attached as **Exhibit III-B-2** is a description of proposed improvements that may impact archaeological or historical resources. *[34-373(a)(4)f.]*

C. **Drainage, Water Control and Environmental Issues**

C.1. _X_ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

C.2 _X_ The minimum elevation required for the first habitable floor is ___8.0___ NGVD (MSL)

C.3. _X_ Attached is **Exhibit III-C-3,** the Environmental Assessment Report required by Section 34-1573.

C.4. Environmentally sensitive lands on the subject property are delineated on the following maps.

C.5. _X_ **Exhibit III-C-5:** Soils, classified in accordance with the USDA/SCS System;

C.6. _X_ **Exhibit III-C-6:** Vegetation and ground cover in accordance with the FLUCCS.

C.7. _X_ **Exhibit III-C-7:** Topography or a USGS quadrangle map showing the subject property.

C.8. _X_ **Exhibit III-C-8:** Protected Species Survey (if applicable) as required by Section 10-473.

D. **Public Transit**

D.1. _X_ Property is within the Lee Tran public transit service area.

D.2. _X_ **Exhibit III-D-1** shows the property in relation to existing and proposed public transit routes, including bus stops.

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

E. **Property Dimensions** *[34-202(a)(8)]*

E.1	Width (average if irregular parcel)	3,000	Feet		
E.2	Depth (average if irregular parcel):	3,000	Feet		
E.3	Frontage on road or street:	3,903	Feet	Street Name:	Hancock Bridge Pkwy
E.4.	Total land area:	221.9	Acres or Square Feet		

F. **Land Area Calculations** ***(Based on total property)***

F.1 Undevelopable Areas:

a.	Existing natural and manmade waterbodies.	
b.	Freshwater wetland areas:	14.5
c.	Other wetland areas:	
d.	Submerged land subject to tidal influence	
e.	Total (a + b + c + d):	14.5

F.2 Remaining developable land (E.4 less F.1.e): 207.[redacted]cres

G. **Present Use of Property**

G.1. _X_ The property is not vacant. The owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the proposed use of the building or structure(s)will be in compliance with all applicable requirements of the Land Development Code. *[34-202(b)(3)]*

G.2. _X_ Briefly describe current use of the property:

Existing agricultural use on the property bounded by Hancock Bridge Parkway, Skyline Drive and Moody Road (southern area), and on the property bounded by Hancock Creek to the north, Moody Road to the east, Hancock Bridge Parkway to the south, and the Publix Shopping Center to the west (northern area). These areas are active pasturelands with an agricultural exemption.

Please refer to the Agricultural Uses at Time of Zoning Application, Exhibit I-A-4.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

PART IV
PROPOSED DEVELOPMENT

A. **Copies of Master Concept Plan**

A.1. __X__ Attached are copies of **Exhibit IV-A-1** entitled "Proposed Master Concept Plan" drawn to scale on 24 inch by 36 inch medium. *[34-373(a)(6)]*

A.2. __X__ Attached are copies of **Exhibit IV-A-2**. entitled "Proposed Master Concept Plan" drawn to scale on 11 inch by 17 inch medium. *[34-373(a)(6)]*

B. **Vehicular Ingress & Egress, Public Transit**

B.1. __X__ The master concept plan indicates the exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. *[34-373(a)(6)a]*

B.2. __X__ The proposed development includes plans for subdividing. The master concept plan shows the general location of all proposed internal street rights-of-way or easements *[34-373(a)(6)a]*

B.3. __X__ The master concept plan indicates the general location from the proposed internal rights-of-way or easements into multiple-family, commercial and industrial lots. *[34-373(a)(6)a]*

B.4. __X__ Proposed access and public transit facilities have been indicated on the master concept plan as required by Sections 34-411(e) and 10-442. *[34-373(a)(4)e]*

C. **Parks, Open Space and Indigenous areas.**

C.1. __X__ The general location of proposed parks and recreation areas and facilities, has been shown and identified on the master concept plan. *[34-373(a)(6)e]*

C.2. __X__ The general location of indigenous areas to be preserved has been shown and identified on the master concept plan. *[34-373(a)(6)e]*

C.3. ____ The development is a subdivision consisting solely of conventional single-family units on lots of no less than 6,500 square feet. *[34-373(a)(6)f]*

C.4. __X__ Approximately __30%__ percent of the property will be open space. *[34-373(a)(6)f]*

C.5. __X__ The minimum open space required by Section 10-329(f)(7) for commercial and industrial lots and outlots has been indicated on the master concept plan. *[34-373(a)(6)f]*

D. **Buffers**

D.1. __X__ The master concept plan indicates the types and minimum widths of buffers proposed along the perimeter of the property as well as between the individual development areas where required. *[34-373(a)(6)g]*

D.2. __X__ All buffer types shown refer to buffers described in Chapter 10 of the Land Development Code unless clearly noted otherwise. *[34-373(a)(6)g]*

E. **Surface Water Management**

E.1. __X__ The property is located within a flood plain or flow way and compensation for impacts to flood storage capacity or flow ways due to filling of the site will be made at the time of local development order or district permitting . *[34-373(b)(1)]*

E.2. __X__ A written description of the proposed surface water master plan is submitted as **Exhibit E.2.**

F. **Excavations**

F1. The general loca[redacted] of excavations for on-site fill and wet ret[redacted]n have been indicated on the master concept plan. *[34-373(a)(6)l]*

F.2. __X__ Preliminary calculations for cuts and fills have been made and: ***(See Blasting Discussion in Exhibit IV-F-1.)***

F.3. __X__ No excavated materials will be removed from the site.

F.4. ____ Excavated materials to be removed from the site will comply with the definition of . "surplus material" or will not exceed ten percent of the total material excavated.

F.5. ____ Excavated materials to be removed from the premises exceed the definition of "surplus materials" or will exceed ten percent of the total material excavated. Calculations have been submitted as **Exhibit IV-F-5**. *[34-373(a)(6)i]*

F.6. __No__ This application includes "mining" as a requested use and a "general mining permit" has been requested in accordance with section 10-329(f)(7). *[34-373(a)(6)i]*

G. **Subdivisions**

G.1. __X__ The proposed development will be divided into lots or parcels. *[34-373(a)(6)b]*

G.2. __X__ The uses proposed for each lot or parcel have been indicated and keyed to the proposed list of uses submitted with the application. *[34-373(a)(6)b]*

G.3. __X__ The master concept plan indicates the general location, configuration, and approximate dimensions of the lots or parcels (including outparcels), lot coverage, and the minimum proposed setbacks for principal buildings. *[34-373(a)(6)b]*

____ Special property development regulations are proposed for this development and are set forth in Exhibit IV-G-4. To the extent a property development is not indicated in the exhibit, the regulations of the Land Development Code will be used.

__X__ The property development regulations for the __RPD & CPD__ zoning district will be used. *[34-373(a)(6)b]*

H. **Individual Development Areas** *[34-373(a)(6)c]*

H.1. __X__ The boundary of each individual development area within which buildings, parking or other uses will be located has been delineated on the master concept plan indicating:

H.2. __X__ Residential uses by type for each development area have been indicated (if applicable) including the maximum number of living units by type.

H.3. __N/A__ Development areas proposed for hotel or motel use have been indicated as well as the number of hotels/motels and the maximum number of rooms by size.

H.4. __N/A__ Development areas proposed to contain health care facilities have been indicated as well as the maximum number of beds.

H.5. __X__ Commercial uses by type for each development area have been indicated (if applicable) including the maximum floor area proposed. Where the use includes outdoor areas for display or storage, the outdoor area has been indicated separately from the floor area.

H.6. __N/A__ Industrial uses by type for each development area have been indicated (if applicable) including the maximum floor area proposed. Where the use includes outdoor areas for display or storage, the outdoor area has been indicated separately from the floor area.

H.7. __No__ Parking under the building(s) is proposed and the number of parking stories has been indicated.

H.8. __X__ The total number of living stories has been indicated.

H.9. __X__ The maximum height of the buildings, including parking stories, has been indicated.

H.10 ____ The general location of service areas for delivery of goods or services has been delineated On the master concept plan.

I **Summary list of uses.**

I.1. ____X____ A list of all uses, including types and number of units for residential, hotel/motel and assisted living facilities as well as square footage of each type of commercial and industrial use, proposed for the entire development is attached as **Exhibit IV-I-1**. *[34-373(a)(8)]*

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

J.1. __X__ A list of all deviations requested as well as a written justification for the deviation, has been submitted as **Exhibit IV-J-1.**

J.2. __X__ The proposed location for each requested deviation, keyed to the schedule of requested deviations (Exhibit IV-J-1), has been indicated on the master concept plan.

J.3. __X__ Drawings demonstrating the effect of the requested deviations are submitted as **Exhibit IV-J-3.**

J.4. ____ No deviations are requested.

K. **Traffic Impact Statement** *[34-373(a)(7)]*

K.1. __X__ The Traffic Impact statement has been submitted as **Exhibit IV-K-1.**

K.2. ____ The director has waived the requirement for this minor planned development. The signed waiver is attached hereto as **Exhibit I-F-1.**

L **Phasing Plan**

L.1. __N/A__ The project will be developed in phases OR the Traffic Impact Statement utilized phasing . A description of the phasing plan has been submitted as **Exhibit IV-L-1.** *[34-376(b)(3)]*

M. **Special Concerns**

M.1. __No__ This project includes a private port facility. Attached is a Hazardous Materials Emergency Plan labeled **Exhibit IV-M-1.** *[34-202(b)(4)]*

M-2 __No__ This project includes rezoning of a mobile home park. Attached as **Exhibit IV-M-2** is the information required by section 34-203(d). *[34-203(d)].*

M-3 __No__ This project includes a request to use Bonus Density units. Attached as **Exhibit IV-M-3** is information on the type of bonus density units to be used, the source of the bonus density units, and the effect on the overall project. *[34-202(b)(5)]*

M-4 __No__ The project is a Residential Planned Development located in either a Rural or Outer Island land Use classification. Attached as **Exhibit IV-M-4** is the impact analysis. *[34-442]*

M-5 __No__ This project is subject to the airport hazard regulations. Attached is **Exhibit IV-M-5.** *[34-1001]*

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

EXHIBIT I-A-4
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Moody Ranch *(street address) and legally described in exhibit A attached hereto.*

The property described herein is the subject of an application for planned development zoning. We hereby designate John Campbell of Colonial Homes, Inc. *as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Lee County.*

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. *The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.*
2. *The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by Lee County.*
3. *A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.*
4. *All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.*
5. *So long as this covenant is in force, Lee County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.*

Owner

Anthony Persichilli
Printed Name

STATE OF Florida)
COUNTY OF Lee)

Sworn to (or affirmed) and subscribed before me this 9th *day of* July, 2002

by Anthony Persichilli *who is personally known to me or has produced* N/A *as identification.*

DENISE A. WEIL
MY COMMISSION # DD 098191
EXPIRES: March 7, 2006
Bonded Thru Notary Public Underwriters

Notary Public

Denise A. Weil
(Name typed, printed or stamped)
(Serial Number, if any)

RECEIVED
JUL 20

COMMUNITY DEVELOPMENT

DCI 2002.00037

EXHIBIT III-C-4
ENVIRONMENTAL ISSUES

A. **Topography: Describe the range of surface elevations of the property:**

Elevations in the large parcel range from 2 to 3 NGVD in the wetland area to a relatively flat 7 to 8 NGVD in the central portion of the parcel. This area has been altered for agricultural uses.

The parcel north of Hancock Bridge Pkwy is somewhat higher with an average grade in the 8 to 9 NGVD range. Portions of the parcel are high adjacent to the canal possibly due to spoil from when the canal was excavated. Drainage ditches which convey runoff from Hancock Bridge Pkwy run to the canal with a bottom elevation around 5 NGVD.

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Lee Plan), flowways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code.)

The entire site is currently being utilized as active pasture and the habitats have been altered to varying degrees (via burning, clearing, planting of pasture grasses, etc.) to create more suitable conditions for livestock grazing. The FLUCCS 211H, FLUCCS 428H and FLUCCS 434H habitats are jurisdictional wetlands and the FLUCCS 510D and FLUCCS 742 habitats are other surface waters. The surveyed wetland lines as shown on the vegetation map have been field verified by South Florida Water Management District (SFWMD) Staff.

Fourteen active and inactive gopher tortoise burrows were observed on the site, yielding a possibility of up to 9 gopher tortoises, and a gopher tortoise density of .19 using the Lee County methodology for determining gopher tortoise density.

Several species of wading birds were observed in the borrow areas (FLUCCS 742) during the Protected Species Survey. American alligators were also observed in the borrow area habitat. Please Refer to Exhibit III-C-6 of this application.

Continued

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in B. above will be protected by the completed project:

The applicant is proposing the preservation of 7.1 acres of upland and 7.2 acres of wetland on the project site. It is anticipated that these areas will be enhanced via such activities as exotic removal, supplemental planting, etc. during the SFWMD and COE permitting processes.

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

N/A

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

PART VI
SUBMITTAL REQUIREMENTS

COPIES REQUIRED including 1 original					Exhibit #	Item
SUB	NR	DRI	DCI	MINOR		
✓		12	11	11		Completed application [34-201(b) & 34-373(a)(1)]
✓		3	3	3	I-A-1	Covenant Of Unified Control [34-202(b)(1)b & 34-373(a)(3)]
✓		3	3	3	I-A-2, I-A-3	Authorization Form [34-201(a)(1)] & [34-202(b)(1)c]
✓		2	2	2	I-C-2	Subject property owners list [34-202(a)(5)]
✓		3	3	3	I-D-1, I-D-2	Disclosure Form [34-201(b)(1)a]
NA		3	3	3	I-E-1	Deed Restrictions [34-202(b)(2)]
NA		3	3	3	I-E-2	Deed Restrictions Narrative [34-202(b)(2)]
✓		3	3	3	II-B-1-A	Legal Description [34-202(a)(1)]
✓		1	1	1	II-B-1-B	Electronic version of legal description Submitted w/one.
✓		3	3	3	II-B-2	Certified sketch of description [34-202(a)(2)]
NA		3	3	3	II-B-3	Plat Book Page [34-202(a)(1)]
✓		2	2	2	II-D-2	Area Location Map on 8 ½ by 11 paper [34-202(a)(4)]
✓		2	2	2	II-D-3	Surrounding Property Owners List [34-202(a)(6)]
✓		2	2	2	II-D-4	Surrounding parcels Map [34-202(a)(7)]
✓		2	2	2	II-D-5	Mailing labels (sets)
✓		12	11	11	II-E-2	Compliance with Lee Plan. [34-373(a)(5) & 34-491]
NA		12	11	11	II-E-3	Lee Plan Amendment [34-373(a)(5) & 34-491]
✓		3	3	3	II-E-4	Compliance with design standards of 34-411. [34-373(a)(5)]
✓		3	3	3	II-E-5	Compliance with decision-making guidelines. [34-373(a)(5)]
✓		12	11	11	III-A-1	Existing easements and r-o-w map. [34-373(a)(4)a.]
✓		12	11	11	III-A-2	Exist. zoning & current land use map/photo [34-373(a)(4)b]
✓		3	3	3	III-A-3	Aerial photograph [34-373(a)(4)c]
✓		3	3	3	III-B-1	Map of Historical & Archaeological sites [34-373(a)(4)f]
✓		3	3	3	III-B-2	Possible impacts on Hist. & Arch. sites [34-373(a)(4)f]
✓		12	11	4	III-C-3	Environmental Assessment Report
✓		12	11	4	III-C-5	Soils [34-373(a)(4)d.i]
✓		12	11	4	III-C-6	Vegetation\ground cover [34-373(a)(4)d]
✓		12	11	4	III-C-7	Topography. [34-373(a)(4)d.iv]
✓		4	4	-	III-C-8	Protected Species Survey (if applicable) [34-373(b)(2)]
✓		12	11	4	III-D-1	Public transit routes map (if applicable) [34-373(a)(4)e.]
✓		12	11	11	IV-A-1	Master Concept Plan 24 X 36 inches [34-373(a)(6)a.]
✓		3	3	3	IV-A-2	Master Concept Plan 11 X 17 inches [34-373(a)(6)a.]
✓		4	4	-	IV-E-2	Surface Water Management Plan [34-373(b)(1)]
✓		4	4	4	IV-F-5	Excavation calculations [34-373(a)(6)i]
✓		12	11	11	IV-I-1	Master List of uses for entire development [34-373(a)(8)]
✓		12	11	11	IV-J-1	List of deviations & justification [34-373(a)(9)]
✓		12	11	11	IV-J-3	Drawings demonstrating deviations [34-373(a)(6)j]
✓		4	4	4*	IV-K-1	Traffic Imp. Statement [34-373(a)(7)]
NA		12	11	11	IV-L-1	Program for phased development [34-373(b)(3)]
NA		12	11	11	IV-M	Facilities for the development
NA		4	4	4	IV-M-1	Haz. Mat. Emer. Plan [34-202(b)(4)]
NA		4	4	4	IV-M-2	Mobile Home Park Information [34-203(d)
NA		4	4	4	IV-M-3	Bonus Density units 34-202(b)(5)
NA		4	4	4	IV-M-4	Sanitary Sewer Facilities

RECEIVED
JUL 2 0

DCI 2002 00037

COMMUNITY DEVELOPMENT

EXHIBIT IV-I-1
MASTER LIST OF USES FOR ENTIRE DEVELOPMENT

A.	**Residential Uses**			
	Type	Habitable stories	Height	Total Number of Units
A..1.	Single Family		35'	450 - 500
A. 2.	Zero lot line		35'	100 - 150
A..3.	Mobile Homes			
A..4.	Recreational Vehicles			
A..5.	Duplex/Two Family			
A..6.	Townhouses		35'	120 - 170
A .7.	Multiple Family	1 - 3 stories		
A .8.	Multiple Family	4 - 6 stories	60'	410 - 650
A. 9.	Multiple Family	7 or more		
A .10	**TOTAL UNITS**			Not to Exceed 1,000 Units

B.	**Assisted Living Facilities**			
	Type	**Habitable Stories**	**Height**	**Total Number of Beds**
B.1.	Dependent Living Units			
B.2.	Independent Living Units			
B.3.	**TOTAL UNITS**			

C.	**Hotels/Motels**			
	Room Size	**Habitable Stories**	**Height**	**Number of Rental Units**
C.1.	< 425 sq. ft.			
C.2.	426-725 sq. ft.			
C.3.	725 < sq. ft.			
C.4.	**TOTAL UNITS**			

D.	**Commercial**	**Habitable Stories**	**Height**	**Total Floor area**
D.1.	Medical			Sq. Ft.
D.2.	General Office	6	80'	20,400 Sq. Ft.
D.3.	Retail	4	50	20,400 Sq. Ft.
D.4.	Other	2	35	4,200 Sq. Ft.
D.5.	**TOTAL FLOOR AREA**			45,000 Sq. Ft.

E.	**Industrial**	**Habitable Stories**	**Height**	**Total Floor area**
E.1.	Under Roof			
E.2.	Not under Roof	NA		
E.3.	**TOTAL FLOOR AREA**			

F.	**Mining**			
			Depth	
F.1.	Area to be excavated	NA		Acres

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

EXHIBIT IV-M
FACILITIES FOR THE DEVELOPMENT
(Instructions on back side of page)

1. Fire District: N. Ft. Myers

2. Estimated daily consumption of potable water:

2.a.	X	Residential units:(1000)	300,000	gpd (ave.)
2.b.	___	Mobile Home units:	_____	gpd
2.c.	___	Rec. Vehicle units:	_____	gpd
2.d.	X	Commercial:	6,750	gpd(ave.)
2.e.	___	Industrial:	_____	gpd

3. Source of Potable Water: Lee County Utilities

3.a. ___ Agreement with the utility company is attached as **Exhibit IV-M-3.**

4. Source of Non-Potable Water Wells

5. Estimated daily production of wastewater:

5.a.	X	Residential units:	300,000	Gpd(ave.)
5.b.	___	Mobile Home units:	_____	Gpd(ave)
5.c.	___	Rec. Vehicle units:	_____	Gpd(ave)
5.d.	___	Commercial:	6,750	Gpd(ave)
5.e.	___	Industrial:	_____	Gpd(ave)

6. No Special effluent is anticipated. See **Exhibit IV-M-4.**

7. Source of sanitary sewer service: Lee County Utilities

7.a. ___ Agreement with the utility company is attached as **Exhibit IV-M-7.**

7.b. No A private on-site disposal facility will be used. See **Exhibit IV-M-4.**

7.c. No Individual sewage disposal systems will be used.

7.d.. No Spray irrigation will be used. See **Exhibit IV-M-4.**

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

EXHIBIT IV-M-4

SANITARY SEWER FACILITIES

A. **Special Effluent:** If effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

N/A

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:**

N/A

2. **Quality of the effluent:**

N/A

3. **Expected life of the facility:**

N/A

4. **Who will operate and maintain the internal collection and treatment facilities:**

N/A

5. **Receiving bodies or other means of effluent disposal:**

N/A

C. **Spray Irrigation:** If spray irrigation will be used, specify:

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

1. **The location and approximate area of the spray fields:**

N/A

2. **Current water table conditions:**

N/A

3. **Proposed rate of application:**

N/A

4. **Back-up system capacity:**

N/A

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

PART V - AFFIDAVIT

I, John Campbell certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true. I also authorize 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.

Signature of Owner or Owner-Authorized Agent — 7/11/02 Date

John R. Campbell, Director of Land Mgt. & Dev.
Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 11th day of July 200 2, by John R. Campbell who is personally known to me or who has produced _____ as identification.

Michelle D. Koehn
Signature of notary public

(SEAL)

MICHELLE D. KOEHN
MY COMMISSION # DD 000369
EXPIRES: February 18, 2005
Bonded Thru Notary Public Underwriters

Michelle D. Koehn
Printed name of notary public

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT
DCI 2002 00037

/24/2002- 21269 Ver: 021- DWIDMER
A#43
3657-000-001- PWRK- 6086

AUTHORIZATION TO REPRESENT

Please be advised that John Campbell, authorized representative of Colonial Homes, Inc., does hereby authorize WilsonMiller, Inc. to act as agent for the application for a Planned Development Application on the property located in Lee County, Florida and more particularly described in Exhibit "A" attached hereto.

By: _____
Printed Name: John Campbell
For: Colonial Homes, Inc.

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 9th day of July, 2002, by John Campbell who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

(Notary Seal)

DENISE A. WEIL
MY COMMISSION # DD 098191
EXPIRES: March 7, 2006
Bonded Thru Notary Public Underwriters

_____
Signature of Notary Public

Denise A. Weil
(Print, type or stamp commissioned name of Notary Public)

Commission No: DD 098191

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

DCI 2002 00037

AUTHORIZATION TO REPRESENT

Please be advised that John Campbell, authorized representative of Colonial Homes, Inc., does hereby authorize Carron Day, AICP of WilsonMiller, Inc. to act as agent for the application for a Planned Development Application on the property located in Lee County, Florida and more particularly described in Exhibit "A" attached hereto.

By: _____
Printed Name: John Campbell
For: Colonial Homes, Inc.

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 9th day of July, 2002, by John Campbell who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

(Notary Seal)

DENISE A. WEIL
MY COMMISSION # DD 098191
EXPIRES: March 7, 2006
Bonded Thru Notary Public Underwriters

_____
Signature of Notary Public

Denise A. Weil
(Print, type or stamp commissioned name of Notary Public)

Commission No: DD 098191

RECEIVED
JUL 20
COMMUNITY DEVELOPMENT

DCI 2002 00037

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

AGRICULTURAL USES AT TIME OF ZONING

Certification of Agricultural Exemption

Grazing Lease

Please note that the table in the Grazing Lease contains acreages obtained from the Property Appraiser's records prior to completion of the boundary survey. The boundary survey shows that STRAP Numbers 09-44-24-00-01002.1010 and 10-44-24-00-01504.0000 actually contain approximately 221.9 acres.

CERTIFICATION OF ARICULTURAL EXEMPTION

I, John Campbell *, certify that I am the Authorized Agent of the property described in this Application, and that an agricultural exemption exists on the entire 221.9 acres of the property known as* Moody Ranch *on the date of this application. This agricultural exemption is for the use of this property as pastureland for cattle grazing. The location of the lands having an agricultural exemption is attached.*

Signature

John Campbell
Typed or printed name and title

STATE OF FLORIDA
COUNTY OF LEE

The forgoing instrument was certified and subscribed before me this 25th *day of* July, 2002
by John Campbell *who is personally known to me or who has produced* _____ *as identification.*

Signature of notary public

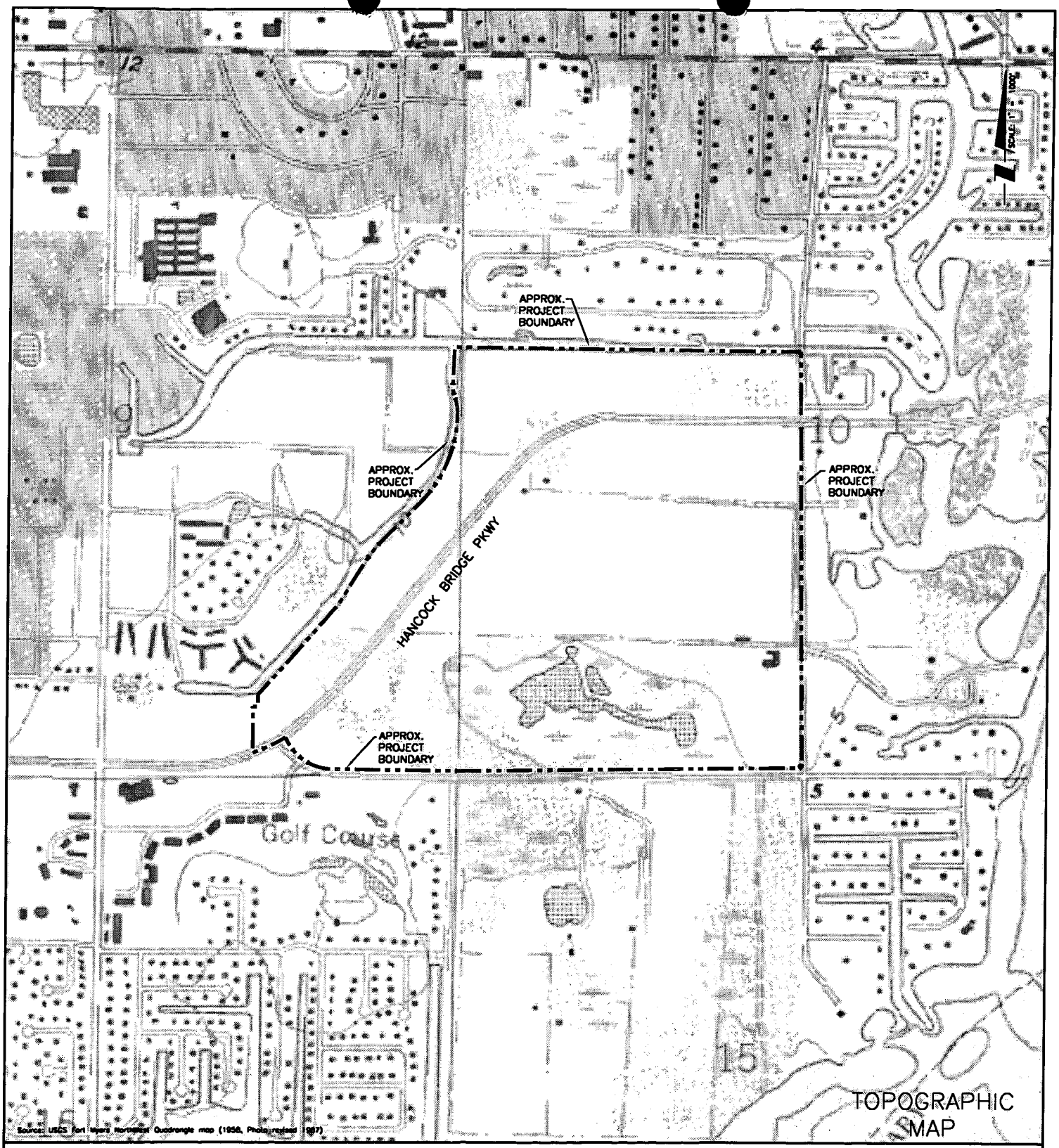
Denise A. Weil
Printed name of notary public

(SEAL)

DENISE A. WEIL
MY COMMISSION # DD 098191
EXPIRES: March 7, 2006
Bonded Thru Notary Public Underwriters

RECEIVED
JUL 2 0
DCI 2002 00037
COMMUNITY DEVELOPMENT

07/10/2002- 22903 Ver: 01!- DWIDMER
CA#43
03657-000-001- PWRK- 6086



Source: USGS Fort Myers Northeast Quadrangle map (1956, Photorevised 1987)

PROJECT: *MOODY RANCH – USGS TOPOGRAPHIC MAP*

APPLICANT: *COLONIAL HOMES, INC.*

WilsonMiller

WilsonMiller, Inc. - FL Lic# LC-C000070
WilsonMiller, Inc. - Certificate of Authorization #43

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

COUNTY: LEE	DATE: JUNE 2002
SEC: 9,10 TWP: 45 RGE: 24	REV NO:
PROJECT NO. 03657-001-000	FILE NO: D-03657-01
DRWN BY/EMP NO. S.W.P./1078	SHEET NO: 1 OF 1

Jun 25, 2002 – 14:33:34 SPOLADIAN X:\PLN\03657\Rev01\exhibit\365701X5.dwg

DCI 2002.00037

RECEIVED
JUL 26 2021
COMMUNITY DEVELOPMENT

MOODY RANCH

EXHIBIT III-C-8

Protected Species Survey

Please refer to Exhibit III-C-6

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

RECEIVED
JUL 23 2002
COMMUNITY DEVELOPMENT
DCI 2002 00037

PROJECT: MOODY RANCH – PUBLIC TRANSIT ROUTES

CLIENT: COLONIAL HOMES, INC.

WilsonMiller

WilsonMiller, Inc. - FL Lic# LC-C000070
WilsonMiller, Inc. - Certificate of Authorization #43

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: AS SHOWN	DATE: JUNE 2002
SEC: 9,10 TWP: 45 RGE: 24	REV NO:
PROJECT NO. 03657-001-000	INDEX NO: D-03657-01
DRWN BY/EMP NO. S.W.P./1078	SHEET NO: 1 OF 1

Exhibit IV-E-2

Moody Ranch - General Overview of Surface Water Management Plan

The Moody Ranch Project is located in the North Fort Myers area of Lee County. The project consists of two parcels, bisected by Hancock Bridge Parkway.

The property will be designed to be in accordance with South Florida Water Management District criteria and the Lee County Land Development Code. Therefore, the property will be designed to retain the 100-year 3-day storm event with no discharge. The finished floor elevations will be determined from this elevation, or the FEMA 100-year water surface elevation of 8.0 NGVD, whichever is greater. The 5-year 1-day storm event water surface elevation will determine the minimum road elevation and the 25-year, 3-day event will determine the perimeter berm elevation.

The existing property is basically divided into two separate drainage systems. Hancock Bridge Pkwy (HBP) is the boundary between the Hancock Creek Watershed and the Caloosahatchee River Watershed. The northern parcel is bound by HBP to the south and a tidal canal to the north. In the existing condition, this parcel drains, via overland flow, into the existing canal. This pattern will be maintained in the post development condition. Due to the tidal discharge situations, discharge rates will be limited to the pre-development rate. Runoff from the proposed site will be routed via overland flow and storm drainage to the proposed lake for water quality treatment and attenuation of the existing runoff rate prior to discharge to the existing canal.

The southern parcel is bound by HBP to the north, Skyline Drive to the south, and Moody Road to the east. The site was previously used for agriculture, and contains a ditch/irrigation system. These ditches collect and exit the property through an existing weir on the east property line. The runoff then continues east, under Moody Road via an existing culvert, then out to a tidal body of water via an existing ditch. The existing system will be modeled to determine the existing discharge rate, which will be used as the allowable rate in the post development condition. Runoff from the proposed site will be routed via overland flow and storm drainage to the proposed lakes for water quality treatment and attenuation of the existing runoff rate prior to discharge to the existing culvert and ditch.

Nearly the entire southern parcel and a portion of the northern parcel are located in the 100-year flood zone AE (elevation 8 NGVD) according to the FEMA FIRM Panel 125124-0200-C.

The homeowners association will be responsible for operation and maintenance of the surface water management system.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

EXHIBIT IV-F-1

MOODY RANCH

Discussion on Blasting

July 15, 2002

The attached soil borings do not show significant rock strata that would require blasting. Locations of the soil borings are shown on the Master Concept Plan. However, addition soil data from surrounding areas show the potential for rock strata that would require blasting.

If required, blasting would be performed for typical land development construction activities such as lake excavation and gravity sewer installation. All blasting will be in accordance with local regulations and the necessary permits would be obtained at time of local development order approval.

Enc.
Boring Logs (SPT-1 thru 3)

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

BORING LOCATION: See Boring Location Plan

DATE DRILLED: 5-22-02 START: FINISH:

GROUND SURFACE ELEVATION:

WATER TABLE DEPTH: 6.5' TIME: DATE: 5-22-02

CLIENT: Colonial Homes, Inc. A FL Corporation

PROJECT: Moody Ranch Lake Borings

LOCATION: Lee County, Florida

DRILL CREW: Wooten/Austin LOGGED BY: M.A. Call

DRILL MAKE & MODEL: CME 55 BIT: 2-15/16" dia. tricone roller DRILLING RODS: AW

DRILLING METHOD: Rotary Wash with Drilling Mud WEATHER CONDITIONS: Partly Cloudy/Mild

DEPTH, FT.	BLOWS PER SIX INCHES	SPT N-VALUE	SAMPLE NO.	GRAPHIC LOG	USCS	SOIL DESCRIPTION	REMARKS	% WATER CONTENT	PERCENT FINES	% ORGANIC CONTENT	LIQUID LIMIT	PLAST. INDEX
0	2-2-2	4	1		SP	Poorly Graded Sand - Gray fine sand.						
	2-2-2	4			SP	Poorly Graded Sand - Reddish-brown fine sand.						
3	2-4-2	6	2									
	3-2-3	5										
6	4-1-1	2	3		SP-SC	Poorly Graded Sand with Clay - Pale gray slightly clayey fine sand.						
	1-1-1	2										
9	1/12"-1		4		SP-SM	Poorly Graded Sand with Silt - Pale gray slightly silty fine sand.						
12												
15	2-2-2	4	5									
18												
	2-2-2	4	6									
21						TERMINATED AT 20.5'						

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

Ardaman & Associates, Inc.

Geotechnical, Environmental and Materials Consultants

REVIEWED BY: Martin A. Call, P.E. FILE NO: 02-4563 BORING NO.: SPT-1

BORING LOCATION: See Boring Location Plan

DATE DRILLED: 5-22-02 START: FINISH:

GROUND SURFACE ELEVATION:

WATER TABLE DEPTH: 6.0' TIME: DATE: 5-22-02

CLIENT: Colonial Homes, Inc. A FL Corporation

PROJECT: Moody Ranch Lake Borings

LOCATION: Lee County, Florida

DRILL CREW: Wooten/Austin LOGGED BY: M.A. Call

DRILL MAKE & MODEL: CME 55 BIT: 2-15/16" dia. tricone roller DRILLING RODS: AW

DRILLING METHOD: Rotary Wash with Drilling Mud WEATHER CONDITIONS: Partly Cloudy/Mild

DEPTH, FT.	BLOWS PER SIX INCHES	SPT N-VALUE	SAMPLE NO.	GRAPHIC LOG	USCS	SOIL DESCRIPTION	REMARKS	% WATER CONTENT	PERCENT FINES	% ORGANIC CONTENT	LIQUID LIMIT	PLAST. INDEX
0	3-5-6	11	1		SP	Poorly Graded Sand - Pale brown fine sand.						
	8-9-13	22										
3	9-10-12	22	2									
	10-14-8	22			SP	Poorly Graded Sand - Brown fine sand, trace gravel (limestone).						
6 ▼	7-5-4	9	3		SP	Poorly Graded Sand - Pale brown fine sand, trace gravel (shell).						
	3-1-1	2										
9	2-1-2	3	4		SP	Poorly Graded Sand - Pale gray fine sand.						
12					SM	Silty Sand - Pale gray silty fine sand.						
15	2-1-2	3	5									
18	6-2-5	7	6		SM	Silty Sand - Pale gray silty fine sand, trace gravel (limestone).						
21						TERMINATED AT 20.5'						

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

REVIEWED BY: Martin A. Call, P.E. FILE NO: 02-4563 BORING NO.: SPT-2

BORING LOCATION: See Boring Location Plan

DATE DRILLED: 5-22-02 START: FINISH:

GROUND SURFACE ELEVATION:

WATER TABLE DEPTH: 6.5' TIME: DATE: 5-22-02

CLIENT: Colonial Homes, Inc. A FL Corporation

PROJECT: Moody Ranch Lake Borings

LOCATION: Lee County, Florida

DRILL CREW: Wooten/Austin LOGGED BY: M.A. Call

DRILL MAKE & MODEL: CME 55 BIT: 2-15/16" dia. tricone roller DRILLING RODS: AW

DRILLING METHOD: Rotary Wash with Drilling Mud WEATHER CONDITIONS: Partly Cloudy/Mild

DEPTH, FT.	BLOWS PER SIX INCHES	SPT N-VALUE	SAMPLE NO.	GRAPHIC LOG	USCS	SOIL DESCRIPTION	REMARKS	% WATER CONTENT	PERCENT FINES	% ORGANIC CONTENT	LIQUID LIMIT	PLAST. INDEX
0	3-3-4	7	1		SP	Poorly Graded Sand - Dark gray fine sand.						
	6-6-8	14	2		SP	Poorly Graded Sand - Pale brown fine sand.						
3	1/12"-1		3		SM	Silty Sand - Dark brown silty fine sand.						
	3-6-4	10	4		SP	Poorly Graded Sand - Gray fine sand.						
6	1-2-2	4										
	2-2-2	4	5									
9	2-2-2	4										
12												
15	2-2-3	5	6									
18					SP-SM	Poorly Graded Sand with Silt - Pale gray slightly silty fine sand.						
	3-2-3	5	7									
21						TERMINATED AT 20.5'						

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

Ardaman & Associates, Inc.

Geotechnical, Environmental and Materials Consultants

REVIEWED BY: Martin A. Call, P.E. FILE NO: 02-4563 BORING NO.: SPT-3

MOODY RANCH

EXHIBIT IV-F-5

Excavation Calculations

All fill from on-site excavations will be utilized on-site.

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

SCHEDULE OF USES

RPD - PERMITTED LAND USES



Tract I
Residential 1A (R-1A)

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Dwelling Units
  - Single Family, detached
- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention
- Fences and Walls
- Home Occupation, as limited by the LDC
- Model Homes, Model Units and Model Display Center, including accessory parking lots
- Real Estate Sales and Rental Office—limited to sales of lots, homes or units within the development
- Recreation Facilities, Personal and Private On-Site.
- Residential accessory uses, including but not limited to:
  - Private garages, carports and parking areas
  - Private swimming pools and enclosures and Private tennis courts
- Signs
- Temporary uses—limited to a sales center and a construction office

Tracts C, D, F, H and J
Residential 1 (R-1)
All uses permitted in the R-1A District plus Townhouse and Two family attached

Tracts A, B and G
Residential 2 (R-2)
All uses permitted in the R-1 District plus Multi-Family Buildings .

Tract E
Recreational Facilities, Private On-site or Off-site

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Club, Private including but not limited to the following ancillary uses:
  - Food and Beverage Service
  - Pro Shop and Specialty Retail, Group I
  - Locker Rooms
  - Health Club and Spa
  - Rental or leasing establishment, Group I (limited to bicycles, tennis rackets and other small sports equipment for use within the development.)
- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group II
- Excavation, Water Retention
- Fences and Walls

- Project Maintenance Facility
- Recreational Facilities for use by the residents of the development and their guests.
- Signs, including the existing billboard
- Temporary uses—limited to Real Estate Sales and Rental Office limited to sales of lots, homes or units within the development and a Construction Office

CPD - PERMITTED LAND USES

Tract K

- Accessory Uses
- Administrative Offices
- Animal Clinic - outside kennels are prohibited
- ATM (automatic teller machine)
- Auto Parts Store
- Banks and Financial Establishments, all Groups
- Boat Storage, Dry with accessory bait and tackle shop
- Business Services, Group I
- Clothing Stores
- Daycare Center, Child and Adult
- Department Store
- Drive-through facility accessory to any permitted use
- Drug Store
- Essential Services
- Essential Service Facilities, Group I
- Fences and Walls
- Gift and Souvenir Shop
- Hardware Store
- Health Care Facility, Group III
- Hobby, Toy and Game Shop
- Hospice
- Offices, Medical
- Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
- Real Estate Sales and Rental Office
- Rental and Leasing Establishments, Group II - outside storage is prohibited
- Restaurants, Standard - Groups I, II & III
- Shopping Center
- Signs, in compliance with the LDC
- Social Services, Group I only
- Specialty Retail Shops, Groups I-IV
- Storage, Indoor only and only as an ancillary use
- Studios
- Temporary uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

Conservation Areas (Wetland and Upland Conservation Areas)

- Interpretive centers and Signage, rain shelters, gazebos
- Nature and foot trails including boardwalks and jogging paths
- Paths, boardwalks and bridges to provide access from the uplands to the wetlands
- Water Management Facilities

- Wildlife Management
- Mitigation and Restoration Activities

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

MOODY RANCH

EXHIBIT IV-J-1

List of Deviations & Justification

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

EXHIBIT IV-J-1

MOODY RANCH

List of Deviations and Justifications

June 21, 2002

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

DEVIATION LOCATIONS

The locations for the Deviations for Moody Ranch with limited application are indicated on the Master Concept Plan. Other Deviations are located as follows:

Deviations 1, 4, 5, 6 and 7 apply to residential tracts as applicable.
Deviation 3 applies to the internal lakes.
Deviation 8 applies to the project entrance signs.

DEVIATION 1

Deviation 1 seeks relief from LDC Section 10-8(2) (Traffic Pattern) and 34-2013(a) (Access) which require all parking lots to be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, to allow individual parking spaces to back onto right-of-way or easement for common access drives and private local roads.

Justification:

This deviation would only apply to residential internal roads and accessways; the design and posted speed will be 25 mph or less; the visual clear zone will be accordance with the visibility triangle criteria set forth in LDC Section 34-3131; and where determined to be practical by the design engineer, traffic calming devices as identified in the ITE Residential Street Design and Traffic Control book will be provided. Granting this deviation will not have a negative impact on the public health safety and welfare.

DEVIATION 2

Deviation 2 seeks relief from the LDC Section 10-291(3) which requires, where practical, any residential development of at least 5± acres to provide two (2) or more means of ingress and egress, to allow only one means of ingress and egress for those development parcels which are surrounded by water body or conservation area or any combination of these. These tracts are Tract A, Tract B, Tract C, Tract F, Tract H, Tract I and Tract J. A full size cul-de-sac will be provided in any parcels subject to this deviation. Prior to each local Development Order, the local Fire and Emergency Service will provide a letter of no objection to the single ingress and egress of these parcels.

Justification

On a project-wide basis, the Moody Ranch development meets the requirements of LDC Section 10-281 as it provides many access points onto the roadway network. This deviation will enhance the project and its vicinity by limiting access to the area roadways. There is a positive impact to the public from this change.

- Tract A is an 8.87-acre parcel. The access point is preferable to additional access close to the intersection of Hancock Bridge Pkwy and Moody Road.
- Tract B is an 18.33-acre parcel. This parcel abuts conservation areas and water management areas to the north. If an emergency access is needed, one could be provided.

- Tract F is a 5.50-acre parcel. This small parcel is surrounded by water management areas. No additional access is feasible.
- Tract H is an 11.02-acre parcel and Tract I is a 10.19-acre parcel. Limiting the access to one point on Hancock Bridge Parkway is preferable from a traffic viewpoint. If an emergency access is needed, one could be provided.
- Tract J is an 12.22-acre parcel. Limiting the access to one point on Hancock Bridge Parkway is preferable from a traffic viewpoint. If an emergency access is needed, one could be provided into Tract J.

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

DEVIATION 3

Deviation 3 seeks relief from LDC Section 10-329(e)(4) which requires excavation banks to be sloped; to allow up to 40 percent of the banks to utilize either:

a. **A vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1 or**
b. **A 2:1 (horizontal:vertical) slope to a depth of 6 feet below control with the condition that the 2:1 section(s) be stabilized with rip-rap.**

If either bulkhead or rip-rap is used, the number of littoral plants required for the excavation would be based on the entire shoreline including the bulkhead or rip-rap portions. Adequate elements for the protection of wayward vehicles will be provided when adjacent to any roadway, parking lot or driveway aisle.

Justification

This deviation improves the development by allowing a more aesthetic, creative design of the development and by improving the project's open space. Bulkhead or rip-rap may be used to eliminate or move the lake slope further away from a structure (patio, pool deck, walking path) and allow a level "landing" area adjacent to these structures instead of an immediate 4:1 slope. As mentioned above, safety is addressed with the condition regarding wayward vehicles. Environmental considerations are also addressed in the condition that the number of littoral plants required for the excavation must be based on the entire shoreline including the bulkhead portions. There is no impact to the public from this change.

DEVIATION 4

Deviation 4 seeks relief from LDC Section 10-259 which requires that no buildings or structures shall be placed in easements where placing a building or structure in an easement is contrary to the terms of the easement or interferes with the use of the easement, to permit building overhangs only to a maximum 1.5 feet into either a 15-foot or 20-foot closed drainage system easement throughout and only in those circumstances where corrugated plastic pipe is used and adequate engineering analysis is provided by the Applicant at the time of development order and approval by Development Services Division which demonstrates that adequate maintenance of utilities, storm drain facilities, etc. can be achieved.

Justification

The applicant's request is not to place any building or structure in an easement but simply to allow minor building overhangs. The deviation will improve the project by reducing unnecessary cost to the development while at the same time meeting all of the objectives of the LDC provision. The application of this deviation is very limited. Safety concerns are addressed with the condition that High Density Polyethylene pipe is required. With this type of pipe no machinery is needed to move the pipe into location. Maintaining this minimum deviation to allow only to a maximum 1.5 feet into either a 15-foot or 20-foot easement and to require a review at the time of development order approval further contribute to alleviate any safety concerns.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

DEVIATION 5

Deviation 5 seeks relief from LDC Section 34-1954(a)(1) to allow model homes and model home units to be permitted by right.

Justification
This deviation allows the county to determine that model homes and model units are appropriate for the subject development now rather than waiting to make piecemeal decisions in the future. This alternative process enhances the planned development by allowing the use to exist within the project while under unified control and meeting the provisions of the LDC with respect to model homes and model units.

The general location of all potential model homes has been shown on the Master Concept Plan. With this change to the Master Concept Plan, any one purchasing a home within Moody Ranch will know whether there would ever be a model home near their home.

As the applicant has included model homes and model units in the list of permitted uses it is possible that this deviation is not necessary. The applicant's agents have been previously required to include this request by some reviewers. Consequently, it has been included here.

DEVIATION 6

Deviation 6 seeks relief from LDC Section 34-1954(f) that allows the Director discretion to allow high turnover parking surfaces to meet the surfacing standards for low turnover parking lots to allow the parking spaces for the ancillary sales office use within a model home to be surfaced with gravel.

Justification
No deviation is requested regarding the surfacing standards for the actual single family home. That required parking as well as the handicapped parking space(s) for the model home will be paved. This request applies only to the additional parking for the use of the model home as a model. Parking requirements for model homes and model units change over time. When the models are active, the parking requirements are higher than they will be for the same unit after it becomes a home. Gravel parking lots are customary for model homes and model units. The project will be enhanced by granting this deviation to allow for less impervious paving surfaces because additional paving is unattractive, heat producing, environmentally insensitive and an unnecessary expense to the developer.

As a condition of this request, the applicant will construct the required handicapped parking for the type of dwelling unit being displayed with asphalt or concrete to provide a smooth surface without gaps or holes while additional parking for the models will be surfaced with gravel. This deviation will not affect public safety.

DEVIATION 7

Deviation 7 seeks relief from the LDC Section 30-153(2)(a)(iv) requirement that limits the text of additional identification signs to the name of the subdivision or residential development, to allow sign text for both the entrance signs and the project sign to include the notation "A Colonial Homes Community" or "Colonial Homes" in addition to the name of the residential development.

Justification
A critical component of project identification for a new residential development is identifying the developer. The part of the signage identifying the developer is small, low key and attractive. No increase in the size of the signs is requested.

DEVIATION 8

Deviation 8 seeks relief from the LDC Section 10-285(a), Table 1 requirements that connection separations on local roads be a minimum of 125 feet , to allow driveways serving multi-family units with private driveways to have a minimum separation of 20 feet.

Justification
The reduced separation allows multi-family buildings to provid e private garages and driveways accessing the road in the same manner as single-family residential buildings. This deviation would only apply to residential internal roads and accessways; where the design and posted speed will be 20 mph or less; the visual clear zone will be in accordance with the visibility triangle criteria set forth in LDC Section 34-3131. Where determined to be practical by the design engineer, traffic calming devices as identified in the ITE Residential Street Design and Traffic Control book will be provided. Due to the low traffic volumes associated with the planned local roads and accessways, reduced driveway separation should not pose any safety hazards. Granting this deviation will not have a negative impact on the public health safety and welfare.

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

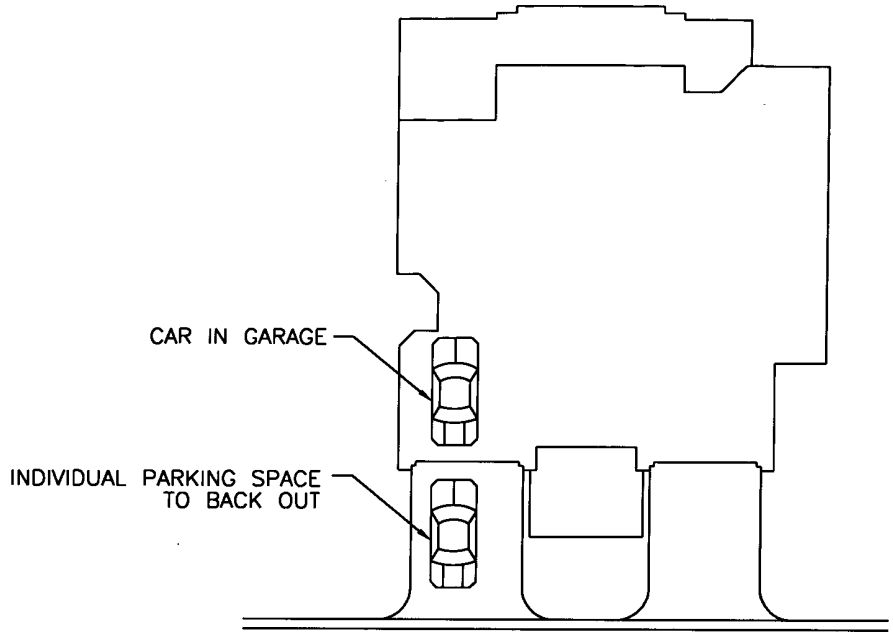
MOODY RANCH

EXHIBIT IV-J-3

Drawings Demonstrating Deviations

Deviations 4 through 7 do not require drawings

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT



DEVIATION 1
NTS

LDC Section 10-8(2) (Traffic)
& Section 34-2013(a) (Access)

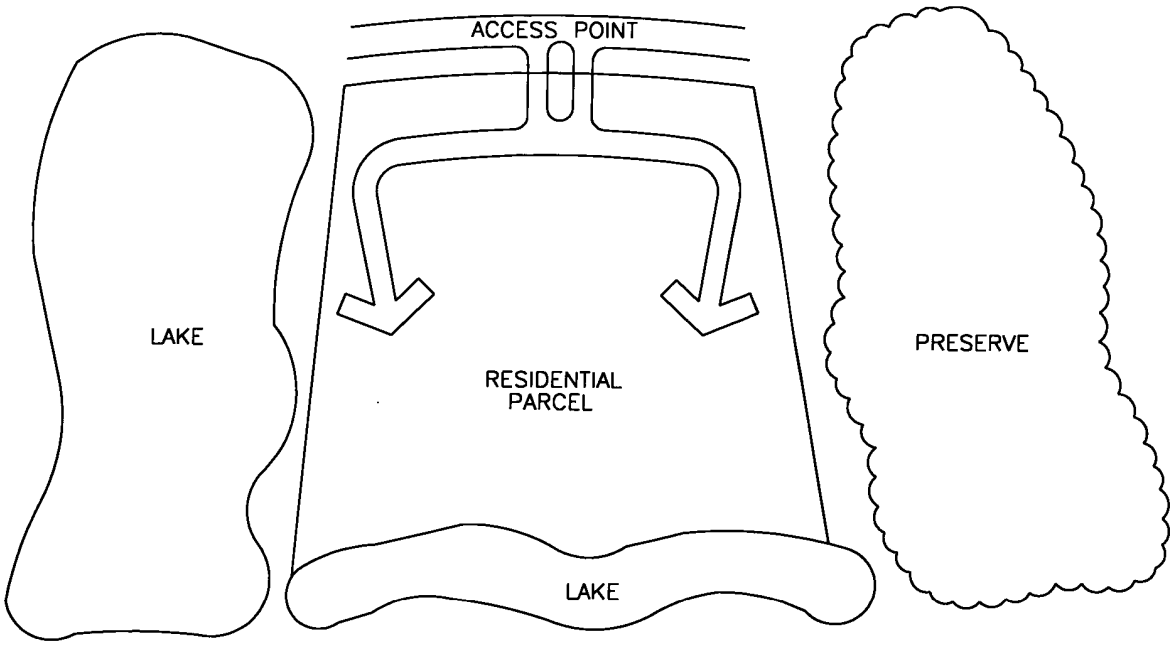
RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT
DCI 2002.00037

PROJECT: MOODY RANCH – DEVIATION 1

CLIENT: COLONIAL HOMES, INC.

WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33966 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: N.T.S.	DATE: JULY 2002
SEC: 9,10 TWP: 45S RGE: 24E	REV NO:
PROJECT NO. 03657-000-000-PZMSP	INDEX NO: D-03657-06
DRWN BY/EMP NO. A.C.S./1324	SHEET NO: 1 OF 3



DEVIATION 2

NTS

LDC Section 10-291(3)

RECEIVED
JUL 2
COMMUNITY DEVELOPMENT
DCI 2002.00037

PROJECT: MOODY RANCH – DEVIATION 2

CLIENT: COLONIAL HOMES, INC.

WilsonMiller

WilsonMiller, Inc. - FL Lic# LC-C000270
WilsonMiller, Inc. - Certificate of Authorization #43

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

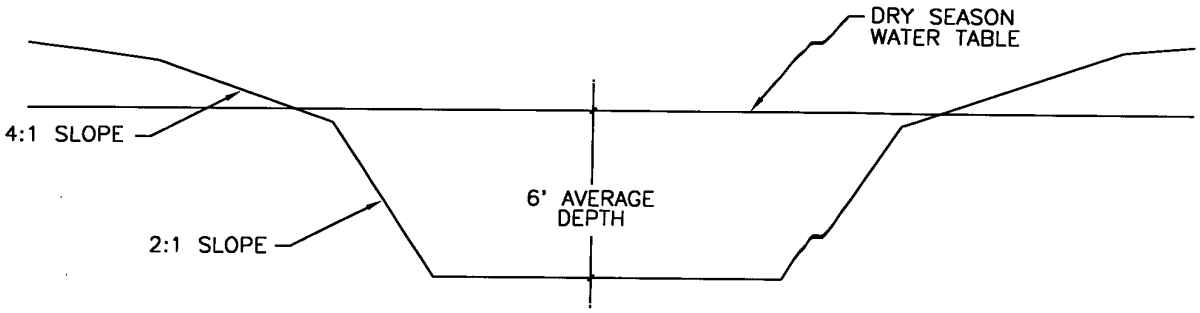
WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: N.T.S.	DATE: JULY 2002
SEC: 9,10 TWP: 45S RGE: 24E	REV NO:
PROJECT NO. 03657-000-000-PZMSP	INDEX NO: D-03657-06
DRWN BY/EMP NO. A.C.S./1324	SHEET NO: 2 OF 3

Jul 02, 2002 – 10:26:22 ASIMPSON|X:\PLN\03657\06\365706E2.dwg



DEVIATION 3
N.T.S.

LDC Section 10-329(e)(4)

RECEIVED
JUL
COMMUNITY DEVELOPMENT

DCI 2002-00037

PROJECT: MOODY RANCH – DEVIATION 3

CLIENT: COLONIAL HOMES, INC.

WilsonMiller

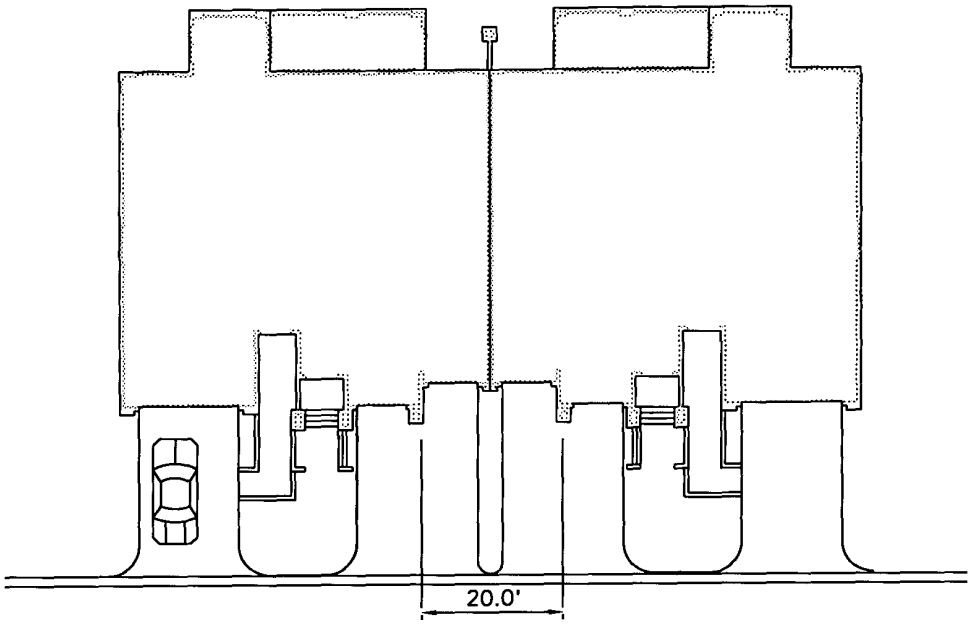
WilsonMiller, Inc. - FL Lic# LC-C000239
WilsonMiller, Inc. - Certificate of Authorization #4843

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33966 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: N.T.S.	DATE: JULY 2002
SEC: 9,10 TWP: 45S RGE: 24E	REV NO:
PROJECT NO. 03657-000-000-PZMSP	INDEX NO: D-03657-06
DRWN BY/EMP NO. A.C.S./1324	SHEET NO: 3 OF 3

Jul 02, 2002 – 10:12:23 ASIMPSON|X:\PLN\03657\06\365706E1.dwg



PRIVATE LOCAL ROAD RIGHT OF WAY,
COMMON ACCESS DRIVE OR EASEMENT

DEVIATION 8
NTS

LDC Section 10-285(a), Table 1

RECEIVED
JUL 20 /
COMMUNITY DEVELOPMENT

DCI 2002 00037

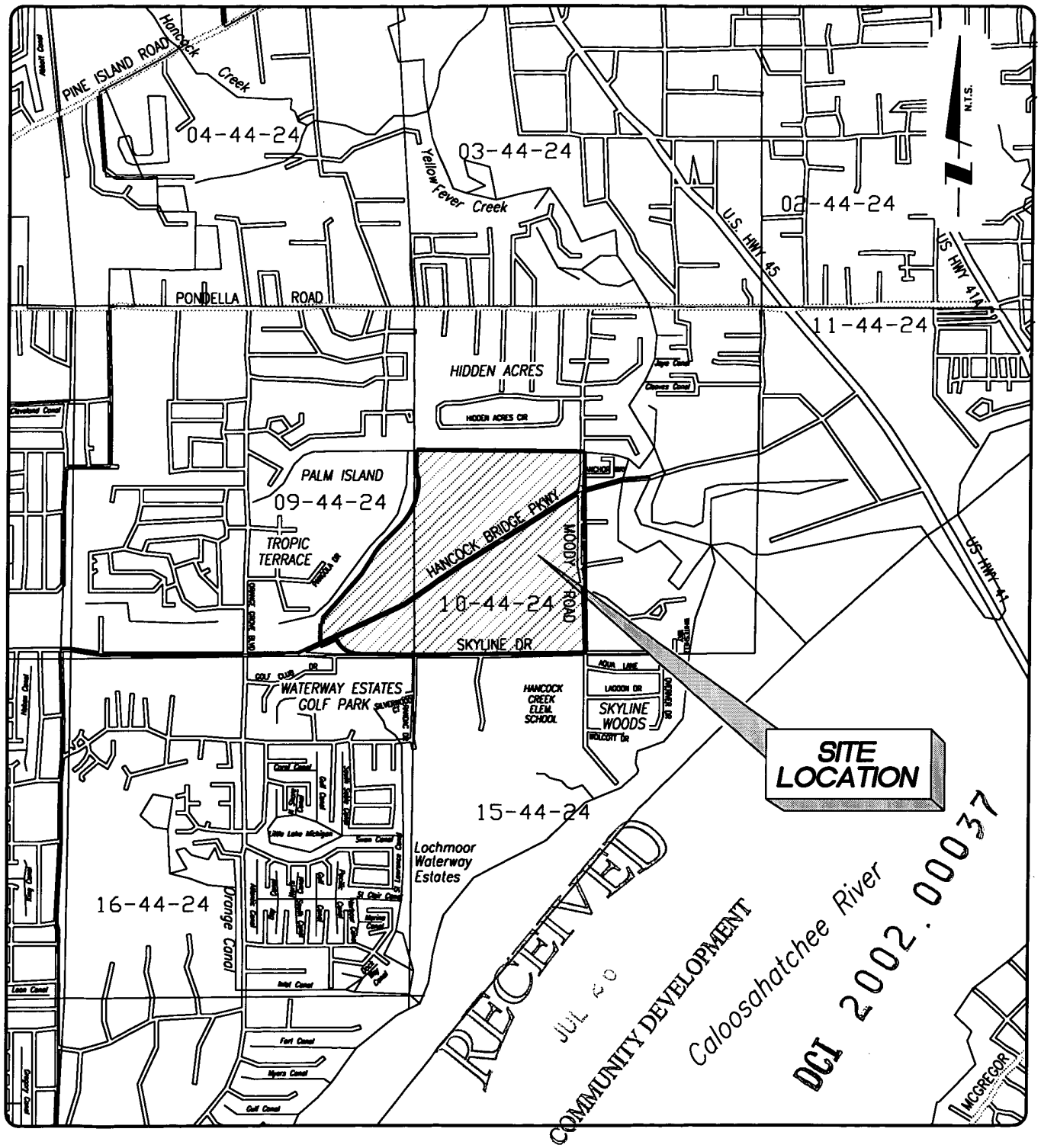
PROJECT: MOODY RANCH – DEVIATION 8

CLIENT: COLONIAL HOMES, INC.

WilsonMiller
WilsonMiller, Inc. - FL Lic# LC-C000039
WilsonMiller, Inc. - Certificate of Authorization #40
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: N.T.S.	DATE: JULY 2002
SEC: 9,10 TWP: 45S RGE: 24E	REV NO:
PROJECT NO. 03657-000-000-PZMSP	INDEX NO: D-03657-06
DRWN BY/EMP NO. A.C.S./1324	SHEET NO: 1 OF 4

Jul 16, 2002 - 09:24:08 TSTELLY|X:\PLN\03657\06\365706E4.dwg



PROJECT: MOODY RANCH – LANDS HAVING AGRICULTURAL EXEMPTION STATUS

CLIENT: COLONIAL HOMES

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33966 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: N.T.S.	DATE: JULY 2002
SEC: 9,10 TWP: 45 RGE: 24	REV NO:
PROJECT NO. 03657-001-000	INDEX NO: D-03657A-01
DRWN BY/EMP NO. A.C.S./1324	SHEET NO: 1 OF 1

Jun 11, 2002 – 10:44:07 ASIMPSON X:\PLN\03657\Rev01\exhibit\0365711-D-2.dwg

GRAZING LEASE

This lease made and entered into as of the 21st day of June, 2002, by and between Colonial Homes, Inc., Trustee or/and Agent herein after called "LESSOR" and Bar BC Cattle Company herein called "LESSEE", shall include the respective heirs, legal representatives and successors of the parties hereto.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

WITNESSETH

WHEREAS, the Lessor is the owner of certain land hereafter described; commonly known as the "Moody Property",

WHEREAS, Lessee wishes to lease said land for use herein provided.

NOW THEREFORE, the parties make this lease sublet to the following terms and conditions;

1. In consideration of monies to be paid and the conditions to be kept and performed by the Lessee as hereinafter set forth, the Lessor leases to Lessee, for the purpose indicated herein, land under the Lessor's jurisdiction located in Lee County, Florida, (SEE ATTACHED LEGAL DESCRITPION WITH ADDITIONAL TERMS) and hereinafter referred to as "said land".
2. Lessee shall have no hunting rights nor bring any firearms on any of said land, and Lessee further agrees that he shall use his best efforts to see that no unauthorized person hunts or kills game on said land.
3. Lessee shall use said land for, and only for grazing and shall not use, nor permit, any entry upon said land for any other purpose and shall not assign or sublet this lease or any part thereof or suffer any other person or corporation to use such land except at the prior consent of Lessor, Lessee shall carry on a good faith commercial agricultural use of said land at all times. It is expressly understood and agreed that this lease is made upon the condition and subject to the provision that the same covers the land surface only and excludes any timber, limerock, oil, gas or mineral rights, and is and shall be wholly subject to terms and provisions of any timber, limerock, oil, gas or mineral deeds, lessees or rights on said land, which are outstanding or which may hereafter be made by Lessor.

4. Lessee shall make no improvements without the consent of the Lessor, provided however, Lessee shall have the right to build such fences as Lessee may deem necessary for the purpose of utilizing said land for grazing. All fences erected shall be maintained in good repair at all times. Upon termination of the lease, if the Lessor requests the removal of such fences, the Lessee shall remove the fences at his expense.
5. Lessee shall exercise care that no fire is set on or permitted to spread over on said land and that no waste or injury is suffered from fire provided, however, that the Lessee may burn off vegetation from such portion or portions as may be agreed to in writing by the Lessor in the Lessor's absolute discretion.
6. Lessee accepts said land in condition in which he finds it and agrees that said land is acceptable and safe for the purposes to which it shall be devoted.
7. Lessor reserves that right to inspect the property and all portions thereof at any time or times and the Lessee agrees to furnish keys to all gates to the property to Lessor.
8. Lessee shall not incur any indebtedness giving right to a lien of any kind upon the Lessor's interest in and to the said land. Lessor's interest shall not be subject to liens for profits made by the Lessee on said land. In the event any liens are filed, the Lessee shall immediately discharge said lien by such manner as permitted by law.
9. This lease shall commence on the 21st day of June, 2002, and shall remain in effect continuously on a year-to-year basis until termination in writing by either party upon ninety (90) day's written notice. Should Lessor elect to terminate the lease of all or only one parcel Lessee will be permitted a reasonable time (not to exceed 120 days from written notice) to remove its livestock and equipment from said land.
10. Lessee agrees to remit to Lessor as rent for said land the sum of 928.10 and other good and valuable consideration payable in advance. If the lease is terminated prior to the end of the rental year, Lessor shall return as a credit, pro rata, the unused portion of the rental.
11. The Lessor desires an agricultural classification for ad valorem real estate tax purposes on these lands located in Lee County. The Lessee agrees to cooperate fully with Landlord in applying for agricultural classification for these lands. The Tenant agrees to file yearly with the Property Appraiser in Lee County, Florida, a personal property tax return reflecting the true inventory of the equipment and livestock used for agricultural purposes on Landlord's land, and to file such other reports and to perform such other acts

as may be necessary to obtain and retain an agricultural classification for ad valorem tax purposes as to the lands covered by this Lease.

12. Tenant agrees not to use or dispose of any hazardous wastes as defined by applicable federal or state law on the lands and to hold Landlord harmless and indemnify Landlord for any liability arising from any such use or disposal of hazardous wastes.
13. Lessee agrees to indemnify and save harmless from any and all claims or liabilities arising out of any injury to persons or property caused by any act or omission of Lessee, it's agents and employees in using the premises.
14. Insurance Requirements
    a. Prior to commencing grazing on said land, Lessee shall obtain and shall deliver a copy to Lessor of a policy or policies of general public liability insurance protecting and indemnifying the Lessee against all claims for damages to persons or property or for loss of life or of property occurring upon, in or about said land to the limits of $1,000,000 with respect to injuries to any one person and $50,000 with respect to property damage. Each policy shall contain the terms set forth in subparagraph (c) hereof.
    b. All insurance provided for in subparagraph (a) hereof shall be effected under standard form policies issued by insurers of recognized responsibility, which are well rated by national rating organizations. Each such policy of insurance shall name the Lessor as an additional insured.
    c. At least thirty (30) days prior to the expiration of any policy of insurance Lessee is obligated to carry under this contract; Lessee shall furnish a binder renewing such policy. Each policy and/or binder shall provide for at least fifteen (15) day's notice to Lessor of any change or cancellation thereof. Lessee shall promptly deliver to Lessor a certificate from the insurance carrier evidencing the renewal of the policy and payment of the premium.

IN WITNESS WHEREOF, the parties have set their hands the day and year first above written.

LESSOR:

Witness

John R. Campbell
Director of Land Acquisition &
Development, as agent for Colonial
Homes, Inc., a Florida corporation

Witness

LESSEE:

Witness

Anthony C. Alvarez
D/b/a Bar BC Cattle Company

Witness

RECEIVED
JUL
COMMUNITY DEVELOPMENT

OCI 2002 00037

"EXHIBIT A"

Strap Number	Approximate Acreage	Current Zoning
09-44-24-00-01002.1010	45.84	AG-2 (with Special Exception for Roadside Stand)
10-44-24-00-01054.0000	177.49	AG-2 (with Special Exception for Roadside Stand)
Total Approximate Acreage	223.33	

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

MOODY RANCH

EXHIBIT I-C-2

Subject Property Owners List

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

MOODY RANCH

EXHIBIT I-D-1, 1-D-2

Disclosure Form

EXHIBIT I-D-1 or I-D-2
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 9-44-24-00-01002.1000, 09-44-24-00-01002.1010, 10-44-24-00-01054.0000 **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, Address, and Office	Percentage of Stock- N/A => Titles listed below
James K. Lowder	50% Chairman of the Board/Director
Thomas H. Lowder	50% Corporate officer
Bryan K. Tucker	Asst. Secretary/Treasurer
Alan S. Farrior	President
P.L. McLeod, Jr.	Secretary
Anthony Persichilli	Senior Vice President

*Address for all officers: 2000 Interstate Park Drive, Suite 400 Montgomery, AL 36109

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

(over)

::ODMA\PCDOCS\FTMYERS\21269\2

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

DCI 2002.00037

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, Address, & Office(if applicable)	Percentage of Stock

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	

RECEIVED
JUL
COMMUNITY DEVELOPMENT

DCI 2002 00037

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: _____
(Applicant)

Anthony Persichilli
(Printed or typed name of applicant)

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was certified and subscribed before me this 9th *day of* July *200* 2, *by* Anthony Persichilli *who is personally known to me or who has produced* N/A *as identification.*

(SEAL)

DENISE A. WEIL
MY COMMISSION # DD 098191
EXPIRES: March 7, 2006
Bonded Thru Notary Public Underwriters

Denise A. Weil
Signature of notary public

Denise A. Weil
Printed name of notary public

:\WINDOWS\TEMP\NEWZD.WPD

MOODY RANCH

EXHIBIT II-B-1-A

Legal Description

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 10 AND THE CENTERLINE OF SKYLINE DRIVE AND MOODY ROAD THENCE N.00°36'02"W., FOR 3161.83 FEET ALONG THE CENTERLINE OF MOODY ROAD PASSING THROUGH THE POINT OF INTERSECTION OF HANCOCK BRIDGE PARKWAY AT 2636.76 FEET THENCE N.89°17'03"W., ALONG THE SOUTH LINE OF HIDDEN ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGES 71 THRU 72, FOR 33.01 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N.89°17'03"W., ALONG THE SAID SOUTH LINE AND THE APPROXIMATE CENTERLINE OF MOODY CANAL FOR 2493.78 FEET; THENCE N.89°43'02"W FOR 66.08 FEET TO A POINT OF INTERSECTION OF A CANAL; THENCE S.02°15'00"W., ALONG THE APPROXIMATE CENTERLINE OF SAID CANAL FOR 275.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 22°00'00", A CHORD BEARING OF S.08°45'00"E. AND A CHORD LENGTH OF 114.49 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 115.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 18°30'00", A CHORD BEARING OF S.10°30'00"E. AND A CHORD LENGTH OF 96.45 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 96.87 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°55'00", A CHORD BEARING OF S.21°42'30"W. AND A CHORD LENGTH OF 748.92 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 769.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.44°40'00"W., FOR 363.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 08°56'16", A CHORD BEARING OF S.40°11'52"W. AND A CHORD LENGTH OF 187.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 187.19 FEET TO THE END OF SAID CURVE; THENCE S.31°43'57"W., FOR 416.34 FEET; THENCE S.41°00'00"W., FOR 901.61 FEET; THENCE S.00°16'05"W., LEAVING SAID CANAL FOR 89.76 FEET; THENCE N.89°43'55"W., A DISTANCE OF 35.23 FEET; TO THE NORTHEAST CORNER OF PARCEL OF LAND RECORDED IN O.R.3025, PAGE 3062 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.00°15'19"W., ALONG THE EAST LINE OF SAID PARCEL FOR 346.81 FEET TO THE NORTHERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY (50 FEET FROM THE CENTERLINE) AND A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 33°05'13", A CHORD BEARING OF N.53°26'43"E. AND A CHORD LENGTH OF 768.81 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 779.59 FEET TO THE POINT OF TANGENCY OF SAID

CONTINUED

CURVE; THENCE CONTINUE ALONG THE SAID NORTHERLY RIGHT OF WAY FOR THE FOLLOWING CALLS: N.36°54'06"E., FOR 2078.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 53°43'12", A CHORD BEARING OF N.63°45'42"E. AND A CHORD LENGTH OF 993.99 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1031.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89°22'42"E., FOR 1253.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°13'20", A CHORD BEARING OF N.45°00'38"E. AND A CHORD LENGTH OF 42.88 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 47.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE WEST RIGHT OF WAY OF MOODY ROAD (33 FEET FROM CENTERLINE); THENCE N.00°36'02"W., ALONG SAID WEST RIGHT OF WAY FOR 444.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 57.9370 ACRES MORE OR LESS.

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

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

JOB NO. 01-7038 SHEET 1 OF 1
FILE NO. 01-7038CLGL.DOC

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

DESCRIPTION:

TRACT OR PARCEL OF LAND IN THE SOUTH 3/8 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY FLORIDA, WHICH IS DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 9, AS SHOWN ON THE PLAT OF WATERWAY ESTATES GOLF PARK AS RECORDED IN PLAT BOOK 22, PAGES 161 AND 162 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE N.0°30'28"E. ALONG THE EAST SECTION LINE OF SAID SECTION 9, FOR 30.00 FEET TO THE POINT OF BEGINNING.

THENCE N.88°55'40"W. ALONG THE NORTHERLY RIGHT OF WAY (30.00 FEET FROM CENTERLINE) OF SKYLINE DRIVE AS RECORDED IN C.C.M.B. 11 AT PAGE 427 FOR 925.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 385.00 FEET, DELTA ANGLE 46°06'32"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT OF WAY (30.00 FEET FROM CENTERLINE) OF SKYLINE DRIVE FOR 309.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, DELTA ANGLE 100°10'44"; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 52.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, RADIUS 1450.00 FEET, DELTA ANGLE 20°27'30"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY RIGHT OF WAY (50 FEET FROM THE CENTERLINE) OF HANCOCK BRIDGE PARKWAY FOR 517.75 FEET TO THE POINT OF TANGENCY; THENCE N.36°54'06"E. FOR 2078.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1000.00 FEET, DELTA ANGLE 53°43'12"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 937.59 FEET TO THE POINT OF TANGENCY; THENCE N.89°22'42"E CONTINUE ALONG THE SOUTHERLY RIGHT OF WAY (50 FEET FROM CENTERLINE) OF SAID HANCOCK BRIDGE PARKWAY FOR 1257.36 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, DELTA ANGLE 88°46'40"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 46.48 FEET TO THE POINT OF TANGENCY; THENCE S.00°36'02"E. ALONG THE WESTERLY RIGHT OF WAY (33.0 FEET FROM CENTERLINE) OF MOODY ROAD FOR 2493.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, DELTA ANGLE 90°00'16"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 47.13 FEET TO THE POINT OF TANGENCY; THENCE S.89°24'14"W. ALONG THE NORTHERLY RIGHT OF WAY (35.00 FEET FROM CENTERLINE) OF SKYLINE DRIVE AS RECORDED IN C.C.M.B. 2, PAGE 510-514 FOR 2524.74 FEET; THENCE S.00°30'28"W. ALONG THE EAST LINE OF SAID SECTION 9 FOR 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 163.991 ACRES MORE OR LESS.

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

MOODY RANCH

EXHIBIT II-B-1-B

Electronic Version of Legal Description

One copy of the electronic version was submitted with the original Application

MOODY RANCH

EXHIBIT II-B-2

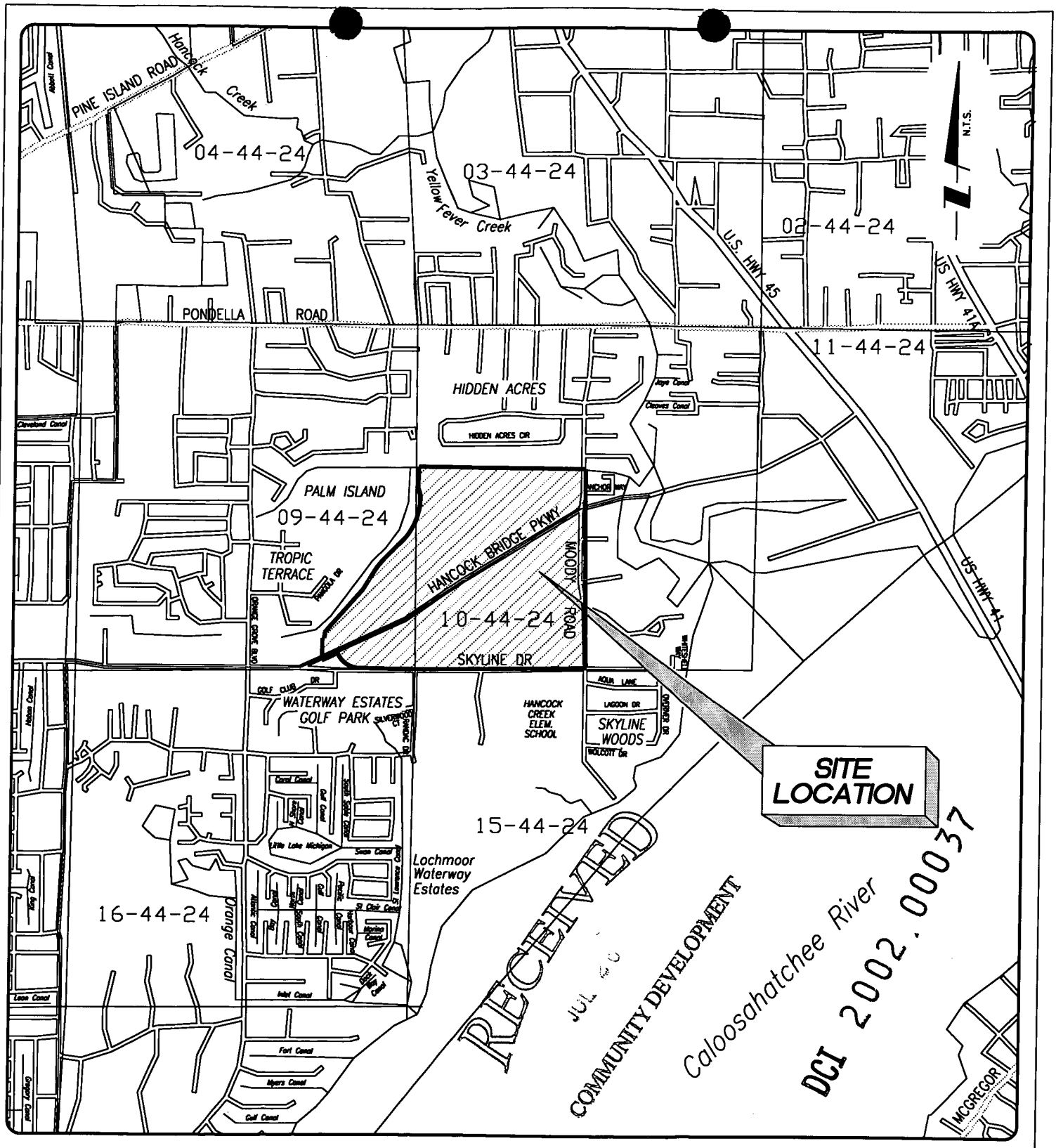
Certified Sketch and Description

3 sets of the Boundary Survey were provided with the Application submittal.

MOODY RANCH

EXHIBIT II-D-2

Area Location Map



PROJECT: MOODY RANCH SITE LOCATION MAP

CLIENT: COLONIAL HOMES

WilsonMiller

WilsonMiller, Inc. - FL Lic# LC-C000220
WilsonMiller, Inc. - Certificate of Authorization #43

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: N.T.S.	DATE: JUNE 2002
SEC: 9,10 TWP: 45 RGE: 24	REV NO:
PROJECT NO. 03657-001-000	INDEX NO: D-03657-01
DRWN BY/EMP NO. A.C.S./1324	SHEET NO: 1 OF 1

Jun 11, 2002 - 10:44:07 ASIMPSON|X:\PLN\03657\Rev01\exhibit\0365711-D-2.dwg

MOODY RANCH

EXHIBIT II-D-3

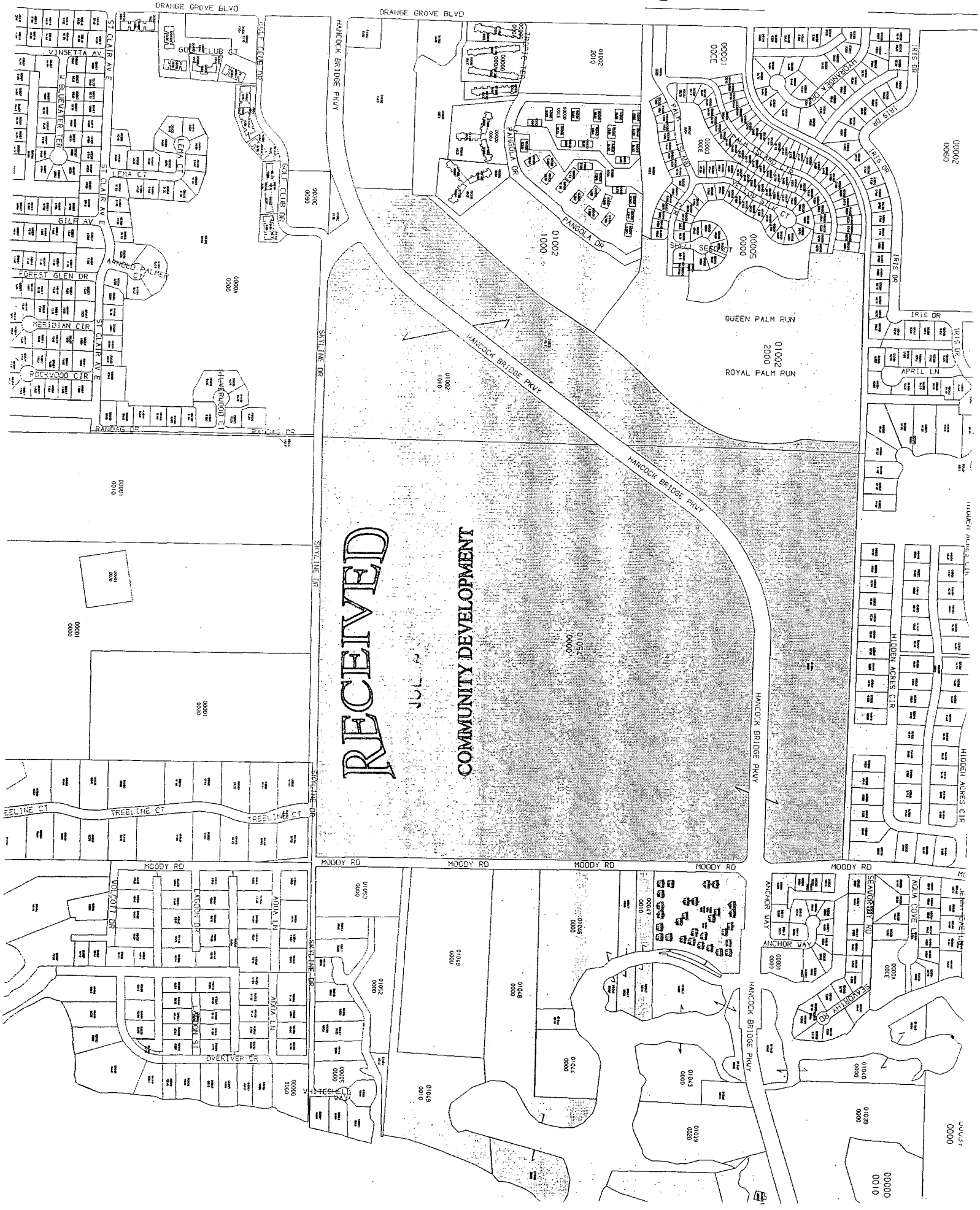
Surrounding Property Owners List

MOODY RANCH

EXHIBIT II-D-4

Surrounding Parcels Map

DCI 200[redacted] 00037



MOODY RANCH

EXHIBIT II-D-5

Mailing Labels

Mailing labels were provided in the original application

MOODY RANCH

EXHIBIT II-E-2

Compliance with Lee Plan

EXHIBIT II-E-2

Moody Ranch

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

Description of Development and Lee Plan Compliance

The Moody Ranch property contains approximately 221.9 acres and is located in a prime development corridor, which is well located for a residential community. It is located within a developing area integrating residential, commercial and water related uses associated with the Caloosahatchee River. Hancock Bridge Parkway runs east/west and bisects the property. The Hidden Acres subdivision is a single-family community located north of a canal that runs along the northern boundary of the site. Moody Road and Skyline Drive are adjacent to the eastern and southern boundaries respectively.

Commercial centers are developing at the Orange Grove Boulevard and Hancock Bridge Parkway intersection. These include a Publix Shopping Center, a Winn Dixie Shopping Center and the Eckerds drug store. The El Rio Golf Course and Hancock Creek Elementary School are located south of the property, across Skyline Drive. Vacant land and established residential communities surround the remainder of the property.

The development will contain up to 1000 dwelling units, which will provide a mix of single-family detached, two-family attached, townhouse and multi-family units. The majority of the units will have views of lakes, conservation areas, or canals adjacent to the property. A 3.52-acre Community Center and Park is planned as the focal point for recreational activities.

The commercial CPD parcel in the southwest corner of the site will be developed in a manner that will serve as a buffer between the Publix Shopping Center located west of the site and the on-site residential uses.

The proposed Moody Ranch RPD and CPD will be consistent with the Lee County Comprehensive Plan (Lee Plan) as detailed below.

The property proposed for RPD zoning is within the Suburban land use category. A small portion of the property is within the Wetlands land use category. The land proposed for CPD zoning is completely within the Suburban land use category.

Lee Plan **Policy 1.1.5** Plan states:

> "The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed."

Since bonus densities are not allowed in this category, the maximum allowable density is 6 dwelling units per acre. The portion of Moody Ranch proposed for RPD zoning will contain up

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

to 1000 dwelling units on 233.0 acres (includes one-half of adjacent right-of-way or 15.6 acres) for a density of 4.29 units/acre. This is consistent with **Policy 1.1.5**.

Lee Plan **Policy 1.5.1** states:

> 'Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 84 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan."

No development will occur in the area designated as Wetlands. It is likely that this area will become part of the water management system. This is consistent with **Policy 1.5.1**.

Lee Plan **Policy 1.1.1 and Policy 1.7.6** reference the Planning Communities Map and acreage allocations. These policies state that the acreage allocations for residential, commercial, and industrial land uses shall not be exceeded.

The Moody Ranch property is located within the North Fort Myers Planning Community. Within this Planning Community there are 5293 acres of residential land allocated within the Suburban Land Use Category for the year 2002. There are currently 4884.5 acres of existing residential land, leaving 408.5 acres needed for residential use.

There are 1,158 commercial acres allocated for the year 2020 in this Planning Community. Existing commercial acreage is 681.9, leaving 476.1 acres of commercial land available needed by the year 2020.

The proposed acreages for residential and commercial uses are consistent with Lee Plan **Policy 1.1.1** and **Policy 1.7.6**.

Lee Plan **Goal 2** of the Lee Plan relates to Growth Management. This goal is:

> "To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources."

The property is within the Lee County Utilities franchise area. A 10" water main exists along Hancock Bridge Parkway, Moody Road and Skyline Drive. A 10" force main exists along Hancock Bridge Parkway. The location of the Moody Ranch property is consistent with this goal.

Lee Plan **Objective 2.1** states:

> "Contiguous and compact growth patterns shall be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities."

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

The Moody Ranch property is located in a prime development corridor, which is well located for a residential community. It is located within a developing growth corridor integrating residential, commercial and water related uses associated with the Caloosahatchee River. New commercial centers have been developed at the Orange Grove Boulevard and Hancock Bridge Parkway intersection. These include a Publix Shopping Center, a Winn Dixie shopping Center and the Eckerds drug store. Established residential communities surround the subject property. Large tracts of vacant land have not been by-passed and utilities exist adjacent to the property. The location of the Moody Ranch property is consistent with Lee Plan **Objective 2.1**.

Lee Plan **Policy 2.2.1** states:

> "Rezonings and development-of-regional-impact proposals shall be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare."

The site has access along Hancock Bridge Parkway, Moody Road, and Skyline Drive. Sewer and water lines are adjacent to the site. Hancock Creek Elementary is south of the site, and North Fort Myers High School and the Tropic Isles Elementary School are within a one-mile radius of the site. Fire Station #2 is located at 1280 Barrette Road in North Fort Myers. Lee County Emergency Medical Services has an ambulance stationed here also. This facility is approximately 1.5 miles from the Moody Ranch property.

Lee Plan **Goal 4** states:

> **DEVELOPMENT DESIGN - GENERAL.** To maintain innovative land development regulations which encourage creative site designs and mixed use developments.

Lee Plan **Policy 4.1.1** and **Policy 4.1.2** state:

> **POLICY 4.1.1:** Development designs shall be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements.
>
> **POLICY 4.1.2:** Development designs shall be evaluated to ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and functions contained within or adjacent to the development.

The proposed Moody Ranch development will be consistent with Goal 4 and with **Policies 4.1.1** and **4.1.2** which encourage creative site designs recognition of unique attributes of each parcel of land. Moody Ranch will be a planned community developed pursuant to a Residential Planned Development (RPD) zoning category. The RPD Master Concept Plan and Resolution will provide

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

the mechanism to control the design of the development. Residential uses will be properly orientated and functionally related to the topographic and natural features of the site. Placement of uses and structures within the development will minimize the needed infrastructure. The roadway design will ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians and will not disrupt adjacent development.

Lee Plan **POLICY 5.1.1** states:

> "Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds shall be developed as planned residential developments."

The residential portion of the Moody Ranch property is being proposed as a Residential Planned Development. This is consistent with **Policy 5.1.1**.

The southwest portion of the site is presently zoned CT Tourist Commercial, and is adjacent to a shopping center that is anchored by a Publix Supermarket. A 4.5 acre parcel in this area is proposed to be rezoned to Commercial Planned Development. An access road exists into the Publix Shopping Center from the 4.5-acre parcel.

The proposal to rezone this 4.5-acre parcel is consistent with Lee Plan **Policy 6.1.1**, which states:

> "All applications for commercial development will be reviewed and evaluated as to:
>
> a. Traffic and access impacts (rezoning and development orders);
> b. Landscaping and detailed site planning (development orders);
> c. Screening and buffering (planned development rezoning and development orders);
> d. Availability and adequacy of services and facilities (rezoning and development orders);
> e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);
> f. Proximity to other similar centers (rezoning); and
> g. Environmental considerations (rezoning and development orders)."

Regarding above, the Traffic Impact Statement shows that no roads within the impact area will be below Level of Service C. An access road exists into the Publix Shopping Center from the 4.5-acre parcel. (Standard 'a')

Screening and buffering of this parcel are shown on the Master Concept Plan and are in accordance with the LDC. (Standard 'c')

A 10" force main and a 10" water line exists along Hancock Bridge Parkway. Fire Station #2 is located at 1280 Barrette Road in North Fort Myers. Lee County Emergency Medical Services has an ambulance stationed here also. This facility is approximately 1.5 miles from the Moody Ranch property. (Standard 'd')

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

Since the property to the west and northwest are presently commercial, no buffer is required. A a Type E/F buffer will be located between the 4.5-acre parcel and the on-site area proposed for single family homes. A Type D buffer will be provided along Hancock Bridge Parkway. (Standard 'e')

The Publix Shopping Center is adjacent to the 4.5-acre parcel, which is presently zoned CT Tourist Commercial. (Standard 'f')

There are no environmentally sensitive lands on the 4.5-acre parcel. (Standard 'f')

The 4.5-acre policy would fall under a Neighborhood Commercial site due to its size. Lee Plan **Policy 6.1.2** provides location criteria and states:

> "All commercial development must be consistent with the location criteria in this policy...
>
> 2. Neighborhood Commercial
>
> c. Location
>
> Must be located as follows (except where this plan provides specific exceptions):
>
> At the intersection of an arterial and a collector or two arterials so that direct access is provided to both intersecting roads. Such direct access may be provided via an internal access road to either intersecting road. On Lee County's islands where there is no intersecting network of collectors and arterials, neighborhood commercial centers may be located using the standards for minor commercial centers."

Lee Plan **Policy 6.1.2.5** provides detail to the term "at the intersection" and states:

> "Commercial development "at the intersection" will extend no more than one-quarter mile from the centerline of the intersection and must include proper spacing of access points, with the following exception: in a commercial development approved under the planned development rezoning process, "at the intersection" may extend beyond one-quarter mile from the intersection, provided that:
>
> a. direct access is provided to the development within one-quarter mile of the intersection;
> b. an internal access road or frontage road provides access to the intersecting street prior to occupancy of the development; and
> c. all access points meet Land Development Code requirements for safety and spacing."

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

There are two access into the property proposed for rezoning from CT to CPD. One access is directly into the site from Hancock Bridge Parkway from an existing median cut containing turn lanes. This existing median cut is approximately one-quarter mile from the intersection of Hancock Bridge Parkway and Orange Grove Boulevard.

The other access is from Orange Grove Boulevard, which contains a driveway that links this Boulevard with the access point described in the above paragraph.

These existing access points are consistent with Lee Plan **Policy 6.1.2.5** and the Land Development Code requirements.

Lee Plan Policy **POLICY 6.1.3**states:

> "Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:
>
> - provide visual harmony and screening;
> - reduce dependence on the automobile;
> - promote pedestrian movement within the development;
> - utilize joint parking, access and loading facilities;
> - avoid negative impacts on surrounding land uses and traffic circulation;
> - protect natural resources; and
> - provide necessary services and facilities where they are inadequate to serve the proposed use."

The 4.5-acre parcel in the southwest corner of the property is proposed for Commercial Planned Development Zoning. The proposed commercial use is adjacent to existing commercial development to the west. This area will be buffered and screened from adjacent residential areas in accordance with LDC requirements. The entry directly into this parcel also provides access to the Publix Shopping Center. Sewer and water service are presently available. These factors are consistent with **Policy 6.1.3**. and **Policy 6.1.4**, which states:

> "Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities."

The existing access that will be shared with the Publix Shopping Center provides consistency with Lee Plan **Policy 6.1.5**, which states:

> "The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to:
>
> - frontage roads;
> - clustering of activities;
> - limiting access;

- sharing access;
- setbacks from existing rights-of-way;
- acceleration, deceleration and right-t urn-only lanes; and
- signalization and intersection improvements"

The proposed CPD parcel is consistent with Lee Plan **Policy 6.1.7**, which states:

> "Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable."

The property is presently zoned tourist commercial (CT). The location of the adjacent commercial center to the west and Hancock Bridge Parkway to the south creates a suitable location for commercial development.

With respect to the above documentation, it is the Applicant's opinion the proposed Moody Ranch development is consistent with the Lee County Comprehensive Plan.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

MOODY RANCH

EXHIBIT II-E-4

Compliance with Design Standards

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

EXHIBIT II-E-4

MOODY RANCH

Compliance with Design Standards

The proposed Moody Ranch RPD/CPD is consistent with the Design Standards set forth in LDC Section 34-411 as detailed below.

(a) All planned developments shall be consistent with the provisions of the Lee Plan.

The project, as proposed, is consistent with the provisions of the Lee Plan. Please refer to Exhibit II-E-2.

(b) All planned developments, unless otherwise excepted, shall be designed and constructed in accordance with the provisions of all applicable county development regulations in force at that time.

The project, as proposed, is consistent with the provisions of all applicable county development regulations.

(c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water.

The Moody Ranch property is compatible with adjacent land uses. The property contains 221.9 acres, which can accommodate up to 1,000 dwelling units and 4.5 acres of commercial land. It is located within a developing area integrating residential, commercial and water related uses associated with the Caloosahatchee River. Hancock Bridge Parkway runs east/west and bisects the property. The Hidden Acres subdivision is a single-family community located north of a canal that runs along the northern boundary of the site. Moody Road and Skyline Drive are adjacent to the eastern and southern boundaries respectively.

Commercial centers are developing at the Orange Grove Boulevard and Hancock Bridge Parkway intersection. These include a Publix Shopping Center, a Winn Dixie Shopping Center and the Eckerds drug store. The El Rio Golf Course and Hancock Creek Elementary School are located south of the property, across Skyline Drive. Vacant land and established residential communities surround the remainder of the property.

(1) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian and cyclist activity and community interaction.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

The site is designed to contain neighborhoods that will promote pedestrian activity and community interaction. A club is planned on a 3.52-acre site that is centrally located for use by the residents. This club will provide for community interaction.

(d) The tract or parcel shall have access to existing or proposed roads:

The project has access to Hancock Bridge Parkway from the northern and southern portions of the site. Moody Road will provide access from the east. Access is available from the south along Skyline Drive.

(1) In accordance with Chapter 10 and as specified in the Lee Plan traffic circulation element or the official trafficways map of the county;

The project has access to Hancock Bridge Parkway, Moody Road, and Skyline Drive.

(2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Lee Plan; and

As shown in the Traffic Impact Statement provided as Exhibit IV-K-1, the surrounding road network has sufficient capacity to accommodate both the traffic generated by the proposed uses and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season.

(3) That provide ingress and egress without requiring site-related industrial traffic to move through predominantly residential areas.

The proposed residential and commercial land uses will not cause industrial traffic to move through residential neighborhoods.

(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.

The proposed development will be designed to facilitate the use of the transit system.

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

The proposed residential and commercial uses will not create or increase hazards to persons or property by increasing the probability or degree of flood, erosion or other danger. The planned

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

uses will not impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

(g) Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.

The Master Site File of the State Division of Historical Resources indicates that no previously recorded cultural resources are known to exist on the property. Please refer to the letter from the Division of Historical Resources provided in Exhibit III-B1.

The Lee County Archaeological Sensitivity Map indicates that some of the land within the eastern portion of the property is classified as Sensitivity Level 2. An exhibit showing the subject property on this map is provided in Exhibit III-B-1.

The proposed project is being planned so as not to unnecessarily disrupt or alter mature native trees, threatened or endangered native vegetation, hydrology or significant wildlife habitat.

(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

The proposed Moody Ranch Planned Development will meet the open space requirements of the Land development Code. Environmentally sensitive areas will be preserved.

(i) Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

Single-family homes are planned along the northern, southern and western perimeters. Multi-family units and lakes are planned along the eastern perimeter, south of Hancock Bridge Parkway. Condominiums and some single-family dwellings exist east of the site. Moody Road separates these uses from the Moody Ranch property.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

Moody Ranch is surrounded by existing development with which it is compatible and of an equivalent intensity of use. The residential and commercial uses proposed within Moody Ranch will be compatible with these adjacent uses.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

There are no adjacent uses that are not compatible with the uses proposed within Moody Ranch.

(l) In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

The site is designed to contain neighborhoods that will promote pedestrian activity and community interaction. A club is planned on a 3.52-acre site that is centrally located for use by the residents. This club will provide for community interaction.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

The majority of the site is proposed for residential uses. The area proposed for Commercial Planned Development will be buffered from the adjacent on-site residential area.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

The project density is 4.29 units/acre and will consist of single family and multi-family units. Single-family homes will have a maximum height of 35 feet. The multi-family units will have a maximum height of 60 feet. The proposed 4.5 acres of commercial land (CPD) is presently zoned CT and is adjacent to a shopping center and will have access from Hancock Bridge Parkway, where a median cut currently exists.

(o) Unless otherwise provided for in this article, minimum parking and loading requirements shall be as set forth in article VII, divisions 25 and 26, of this chapter. Where it can be reasonably anticipated that specified land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces subject to the condition that it be constructed and maintained so as to prevent erosion of soil. In all cases, however, sufficient parking shall be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

The project as planned will be consistent with this provision.

(p) Joint use of parking by various land uses within the planned development may be permitted by special condition where it can be demonstrated or required that the demand for parking by the various uses will not conflict. Joint parking agreements between uses within and uses without the planned development shall be governed by agreement per general regulation (see section 34-2018), without exception.

This provision is not applicable. No joint use of parking will be required or necessary.

(q) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

Uniform signage, architectural controls and uniform planting schedules will be provided as part of this development.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

MOODY RANCH

EXHIBIT II-E-5

Compliance with Decision-Making Guidelines

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

EXHIBIT II-E-5

MOODY RANCH

Compliance with Decision-Making Guidelines

The proposed Moody Ranch RPD/CPD is in compliance with the decision-making guidelines set forth in the Land Development Code (LDC) Section 34-373(a)(5), as demonstrated below.

a. The applicant has proved entitlement to the rezoning or special exception by demonstrating compliance with the Lee Plan, this land development code, and any other applicable code or regulation: and

The proposed Moody Ranch RPD/CPD is consistent with the Lee Plan, as demonstrated in Exhibit II-E-2 of this application. This project is also in compliance with the LDC.

b. The request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request; and.

The proposed Moody Ranch RPD/CPD will meet or exceed all performance and locational standards set forth for the potential uses. Please refer to Exhibit II-E-2, Compliance with the Lee Plan.

c. The request, including the use of TDR or affordable housing bonus density units, is consistent with the densities, intensities and general uses set forth in the Lee Plan; and

The property is located within the Suburban and Wetland Land Use categories. Up to 6 dwelling units per acre are allowed within the Suburban category. The Moody Ranch property as proposed will have a density of 4.29 units per acre.

d. The request is compatible with existing or planned uses in the surrounding area; and

The Moody Ranch RPD/CPD is compatible with existing or planned uses in the surrounding area. The Moody Ranch property contains 221.9 acres and is located in a prime development corridor, which is well located for a residential community. It is located within a developing area integrating residential, commercial and water related uses associated with the Caloosahatchee River. Hancock Bridge Parkway runs east/west and bisects the property. The Hidden Acres subdivision is a single-family community located north of a canal that runs along the northern boundary of the site. Moody Road and Skyline Drive are adjacent to the eastern and southern boundaries respectively.

Commercial centers are developing at the Orange Grove Boulevard and Hancock Bridge Parkway intersection. These include a Publix Shopping Center, a Winn Dixie Shopping Center and the Eckerds drug store. The El Rio Golf Course and Hancock Creek Elementary School are located south of the property, across Skyline Drive. Vacant land and established residential communities surround the remainder of the property.

e. 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

As shown in Exhibit IV-K-1, the Traffic Impact Statement, approval of this request will not place an undue burden upon existing transportation facilities and will be served by streets with the capacity to carry traffic generated by the development. A 10" sewer line exists along Hancock Bridge Parkway. A 10" water line presently exists along Hancock Bridge Parkway, Moody Road, and Skyline Drive.

f. Where applicable, the request will not adversely affect environmentally critical areas and natural resources.

The request will not adversely affect environmentally critical areas and natural resources. Please refer to Exhibit III-C-3.

g. In the case of a planned development rezoning, the decision of the hearing examiner must also be supported by the formal findings required by sections 34-377(a)(2) and (4).

It is the applicant's contention that the proposed uses are appropriate at the subject location [LDC Section 34-377(a)(2)]. It is also the applicant's contention that the deviations and justifications proposed as part of this application enhance the objectives of the planned development and preserve and promote the general intent to protect the public health, safety, and welfare [LDC Section 34-377(a)(4)].

h. Where the change proposed is within a future urban area category, the hearing examiner must also find that urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

The proposed change is not within a future urban area category.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

MOODY RANCH

EXHIBIT II-F-1

Waiver from Application Submission Requirements

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

LEE COUNTY
SOUTHWEST FLORIDA

479-8585

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number:_____

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

July 11, 2002

Mr. Doug Widmer, AICP
Wilson Miller
4571 Colonial Blvd. Suite 100
Fort Myers, FL 33912-1062

Re: Moody Ranch property in North Fort Myers

Dear Doug,

I have reviewed your request to allow the rezoning application for the Moody property to be considered as one application. Despite the fact that the property is bisected by Hancock Bridge Parkway and is not contiguous as required in LDC Section 34-201(b)(1), it would be illogical to require two separate applications for the project. Therefore, I have determined that it is acceptable to file the rezoning as one application.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Mary Gibbs,
Director

RECEIVED
JUL
COMMUNITY DEVELOPMENT

MG/dxc

cc: Pam Houck, Zoning Director

RECEIVED
JUL 15 2002
WilsonMiller, Inc.
Ft. Myers, FL

DCI 2002 00037

S:\DCD\GIBBSMX\2002 ltrs\Widmer WM.Moody Ranch.wpd

MOODY RANCH

EXHIBIT III-A-1

Existing Easements and R-O-W Map

Please refer to the Boundary Survey provided as Exhibit II-B-2

MOODY RANCH

EXHIBIT III-A-2

Exist. Zoning & Current Land Use Map/Photo

See exhibit III-A-3

MOODY RANCH

EXHIBIT III-A-3

Aerial Photograph



RECEIVED
DCI 2002 00037
COMMUNITY DEVELOPMENT

PROJECT: MOODY RANCH AERIAL

CLIENT: COLONIAL HOMES, INC.

WilsonMiller

WilsonMiller, Inc. - FL Lic # LC-C000070
WilsonMiller, Inc. - Certificate of Authorization #43

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

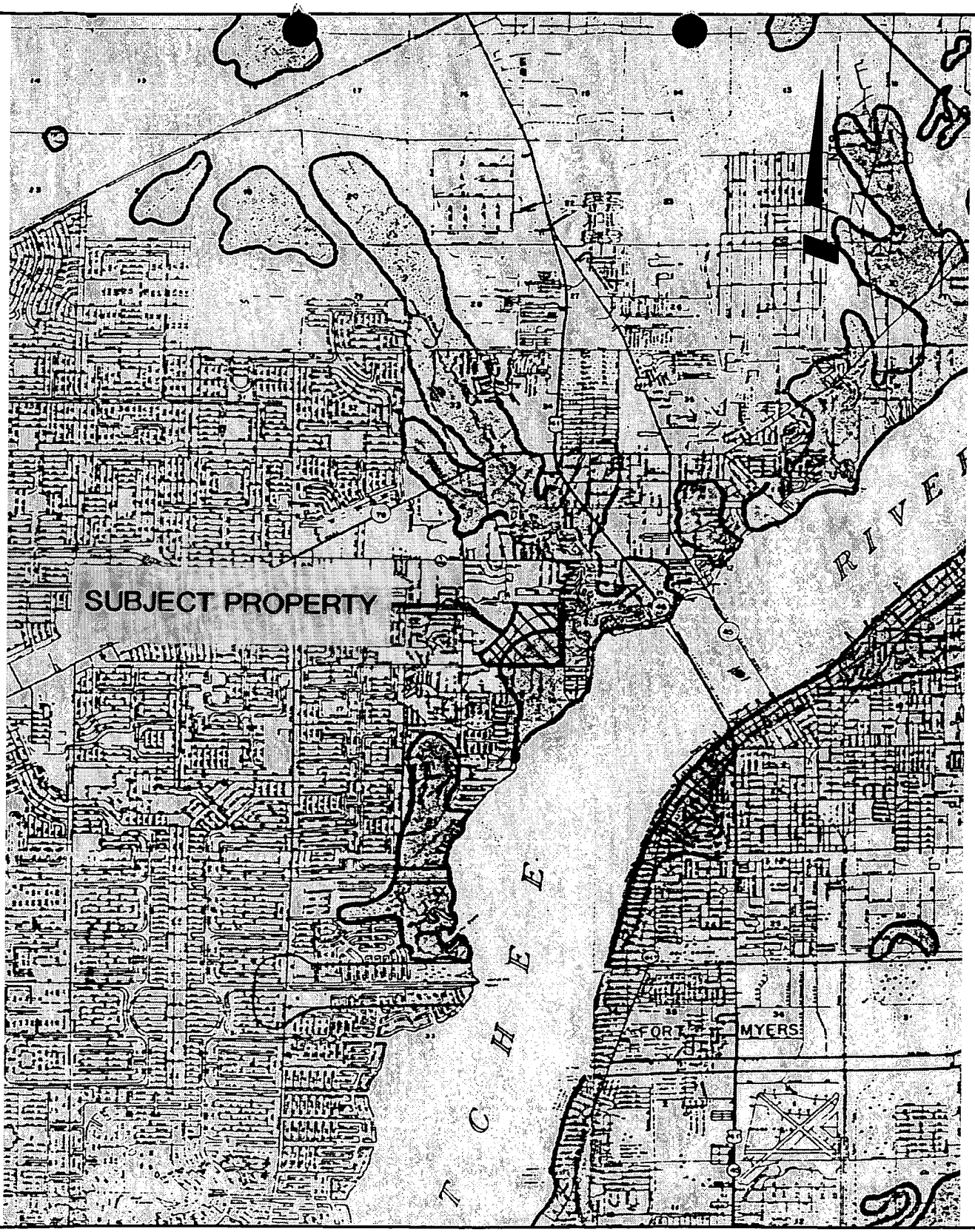
SCALE: 1"=900'	DATE: JUNE 2002
SEC: 9,10 TWP: 45 RGE: 24	REV NO:
PROJECT NO. 03657-001-000	INDEX NO: D-03657-01
DRWN BY/EMP NO. A.C.S./1324	SHEET NO: 1 OF 1

Jun 17, 2002 - 09:03:08 ASIMPSON|X:\PLN\03657\Rev01\exhibit\0365701E.dwg

MOODY RANCH

EXHIBIT III-B-1

Map of Historical & Archaeological Sites



DCI 2002.00037

PROJECT: MOODY RANCH – HISTORICAL & ARCHAEOLOGICAL SITES

CLIENT: COLONIAL HOMES, INC.

WilsonMiller

WilsonMiller, Inc. - FL Lic# LC-C000070
WilsonMiller, Inc. - Certificate of Authorization #43

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: AS SHOWN	DATE: JUNE 2002
SEC: 9,10 TWP: 45 RGE: 24	REV NO:
PROJECT NO. 03657-001-000	INDEX NO: D-03657-01
DRWN BY/EMP NO. S.W.P./1078	SHEET NO: 1 OF 1

Jun 24, 2002 – 10:25:06 SPOLADIAN|X:\PLN\03657\Rev01\exhibit\365701X4.dwg

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services

MEMBER OF THE FLORIDA CABINET
State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

June 21, 2002

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

Mr. Douglas J. Widmer
WilsonMiller
4571 Colonial Blvd, Suite 100
Fort Myers, FL 33912
FAX#: 941-939-7479

Dear Mr.Widmer:

In response to your inquiry of June 18, 2002, the Florida Master Site File lists no previously recorded archaeological sites, twenty-two historical standing structures, and no field surveys in the following parcels of Lee County:

T45S, R24E, Sections 9 & 10

In interpreting the results of our search, please remember the following points:

- **Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites or historical structures.**
- **While many of our records relate to historically significant properties, the entry of an archaeological site or an historical structure on the Florida Master Site File does not necessarily mean that the structure is significant.**
- **Since vandalism is common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **As you may know, federal and state laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-245-6333 or at this address.**

DCI 2002 00037

If you have any further questions concerning the Florida Master Site File, please contact us as below.

Sincerely,

Star Duncan

Star Duncan
Data Analyst, Florida Master Site File
Division of Historical Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Phone 850-245-6440, Fax: 850-245-6439
State SunCom: 205-6440
Email: *fmsfile@mail.dos.state.fl.us*
Web: *http://www.dos.state.fl.us/dhr/msf/*

CULTURAL RESOURCES REPORT

SITEID	FORMNO	T-R-S	CR	SITENAME	NRLIST	SURVEY	LOCATION	OTHER
01217	MELD	45S/24E/10	SS	1020 ALTADENA DR			1020 ALTADENA DR, S FORT MYERS	Uses: RESI
01218	MELD	45S/24E/10	SS	1402 MCGREGOR BLVD			1402 MCGREGOR BLVD, S FORT MYE	Uses: RESI
01219	MELD	45S/24E/10	SS	KELLY HOUSE			1909 MCGREGOR BLVD, S FORT MYE	Uses: RESI
01220	MELD	45S/24E/10	SS	EVERGLADES NURSERY OFFICE			5651A MCGREGOR BLVD, S FORT MY	Uses: COMM
01221	MELD	45S/24E/10	SS	EVERGLADES NURSERY			5651B MCGREGOR BLVD, S FORT MY	Uses: COMM
01222	MELD	45S/24E/10	SS	12430 MCGREGOR BLVD			12430 MCGREGOR BLVD, S FORT MY	Uses: RESI
01223	MELD	45S/24E/10	SS	MCGREGOR BLVD HOUSE			MCGREGOR BLVD, S FORT MYERS	Uses: RESI
01226	MELD	45S/24E/10	SS	8312 RIVIERA AVE			8312 RIVIERA AVE, S FORT MYERS	Uses: RESI
01227	MELD	45S/24E/10	SS	8366 RIVIERA AVE			8366A RIVIERA AVE, S FORT MYER	Uses: RESI
01228	MELD	45S/24E/10	SS	8336 RIVIERA AVE			8336B RIVIERA AVE, S FORT MYER	Uses: RESI
01229	MELD	45S/24E/10	SS	CARNAGIE HOME			904 ROBALO, S FORT MYERS	Uses: RESI
01230	MELD	45S/24E/10	SS	920 ROBALO			920 ROBALO, S FORT MYERS	Uses: RESI
01231	MELD	45S/24E/10	SS	5809 TROPICAL DR			5809 TROPICAL DR, S FORT MYERS	Uses: RESI
01234	MELD	45S/24E/10	SS	1502 FOUNTAIN AVE			1502 FOUNTAIN AVE, IONA	Uses: RESI
01235	MELD	45S/24E/10	SS	1410 GROVE AVE			1410 GROVE AVE, IONA	Uses: RESI
01236	MELD	45S/24E/10	SS	1408 GROVE AVE			1408 GROVE AVE, IONA	Uses: RESI
01280	MELD	45S/24E/10	SS	112 PUNTA RASSA RD			112 PUNTA RASSA RD, PUNTA RASS	Uses: RESI
01281	MELD	45S/24E/10	SS	COTTAGE			PUNTA RASSA RD, PUNTA RASSA	Uses: RESI
01282	MELD	45S/24E/10	SS	COTTAGE			PUNTA RASSA RD, PUNTA RASSA	Uses: RESI
01283	MELD	45S/24E/10	SS	COTTAGE			PUNTA RASSA RD, PUNTA RASSA	Uses: RESI
01284	MELD	45S/24E/10	SS	COTTAGE			PUNTA RASSA RD, PUNTA RASSA	Uses: RESI
01428	MELD	45S/24E/9	SS	11981-991 MCGREGOR BLVD			11981-11991 MCGREGOR BLVD, FT	Uses: RESI Built: 1901C

site(s) evaluated; 22 form(s) evaluated.
int date: 6/21/2002 4:52:17 PM

FL MASTER SITE FILE
JUN-21-2002 17:01



MOODY RANCH

EXHIBIT III-C-3

Environmental Assessment Report

Please refer to Exhibit III-C-6

MOODY RANCH

EXHIBIT III-C-5

Soils

TRAFFIC IMPACT ANALYSIS

FOR

MOODY RANCH

RECEIVED
JUL 2 0
COMMUNITY DEVELOPMENT

PROJECT NO. 020308

DCI 2002 00037

PREPARED BY:
Metro Transportation Group, Inc.
12651 McGregor Boulevard, Suite 4-403
Fort Myers, Florida 33919-4489
941-278-3090

July 8, 2002

CONTENTS

I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. LEVEL OF SERVICE DETERMINATIONS AND IMPROVEMENTS

VIII. CONCLUSION

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

I. INTRODUCTION

Metro Transportation Group, Inc. (Metro) has conducted a traffic impact analysis to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking approval for zoning. This report has been completed in compliance with the guidelines established in the Lee County Traffic Impact Statement Guidelines. The development site borders the north and south side of Hancock Bridge Parkway between its intersections with Moody Road and Skyline Drive in the North Fort Myers area of Lee County, Florida. The site location is illustrated on **Figure 1**.

The development on the site will consist of a mixture of commercial and residential uses. Access to the site is proposed via two access locations to Hancock Bridge Parkway, a full access drive on Moody Road, and a full access drive to Skyline Drive.

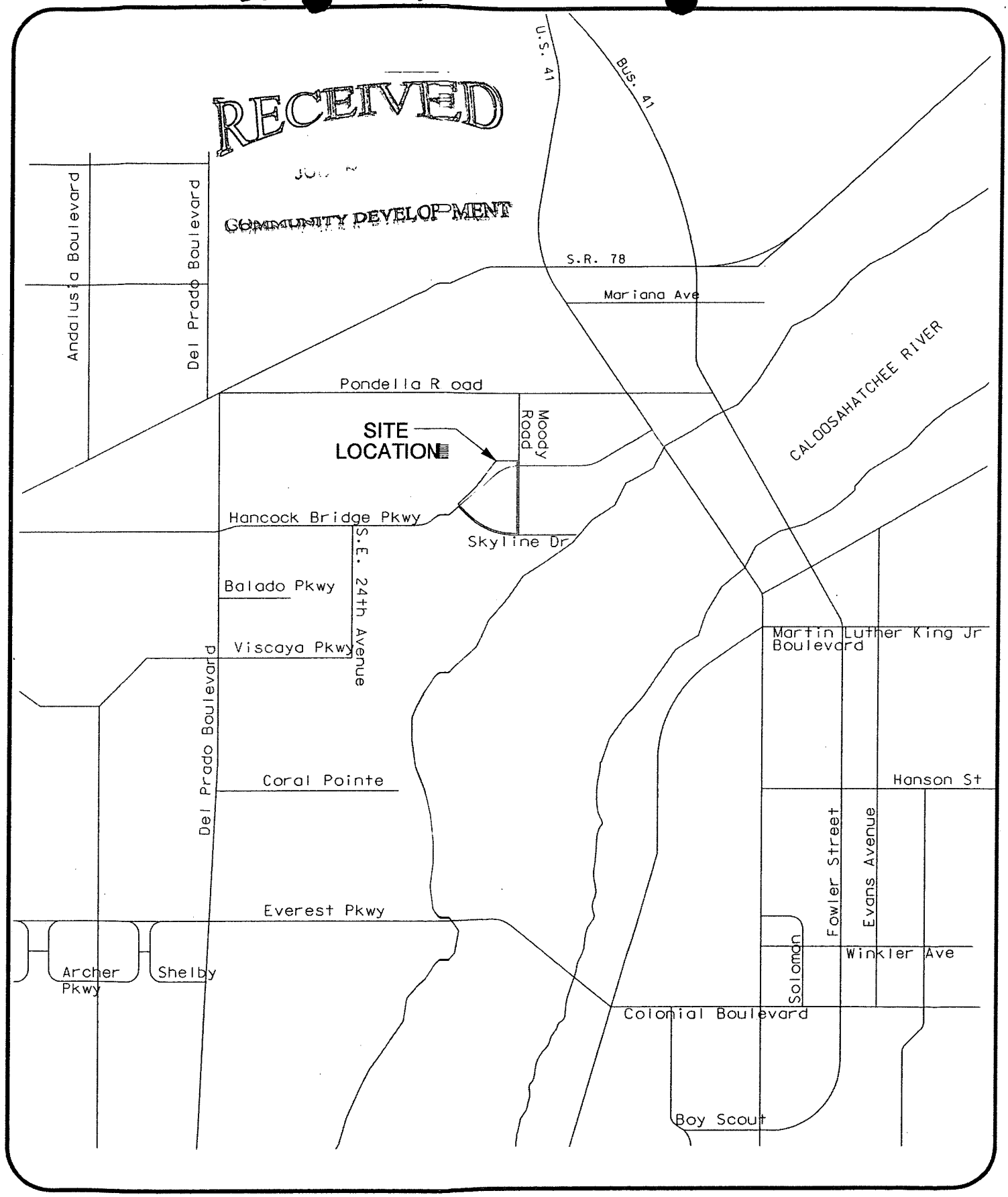
The following report will examine the anticipated trip generation of the proposed development and evaluate the impact the additional trips will have on the surrounding roadway network.

II. EXISTING CONDITIONS

The subject site is currently vacant. The site is bordered to the south by Skyline Drive, to the east by Moody Road, and to the north and west by a mixture of residential and commercial development.

Hancock Bridge Parkway is a four lane divided arterial roadway that bisects the entire length of the site. At its signalized intersection with Moody Road, Hancock Bridge Parkway has both eastbound and westbound left turn lanes, but no right turn lanes. At its unsignalized intersection with Skyline Drive, Hancock Bridge Parkway contains both right and left turn lanes in both directions. Currently, there are no turn lanes at any of the proposed site access locations to Hancock Bridge Parkway. Hancock Bridge Parkway has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

DCI 0002.00037



SITE LOCATION

FIGURE: 1

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

Moody Road is a two-lane collector roadway in the vicinity of the subject site. At its approach to the signalized intersection with Hancock Bridge Parkway, Moody Road contains two-lanes in each direction. At its three-way stop-sign controlled intersection with Skyline Drive, Moody Road contains no turn lanes. Moody Road has a posted speed limit of 40 mph to the south of Hancock Bridge Parkway and 30 mph to the north of Hancock Bridge Parkway. Moody Road is under the jurisdiction of the Lee County Department of Transportation.

Skyline Drive is a two-lane collector roadway that borders the south side of the subject site. In the vicinity of the subject site, Skyline Drive has one travel lane in each direction with a posted speed limit of 40 mph. Skyline Drive's intersections with both Hancock Bridge Parkway and Moody Road operate under unsignalized conditions. Skyline Drive is under the jurisdiction of the Lee County Department of Transportation.

In order to gain a better understanding of the traffic conditions that exist near the subject site, A.M. and P.M. peak hour traffic counts were obtained at Hancock Bridge Parkway's intersections with U.S. 41 and Orange Grove Boulevard. The resultant data sheets for these traffic counts is contained in the Appendix of this report for reference.

III. PROPOSED DEVELOPMENT

The Moody Ranch is a proposed mixed use development within the North Fort Myers area of Lee County. Upon completion, the site could consist of a mixture of several different commercial and residential uses. The uses for the proposed site were taken from the Master Concept Plan prepared by Wilson Miller. For trip generation purposes, the uses were chosen based on the combination that generates the highest volume of project traffic.

Table 1 summarizes the land uses utilized for trip generation purposes for the Moody Ranch. These uses were taken from the Master Concept Plan prepared by Wilson Miller.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

Table 1
Moody Ranch
Land Uses

	Land Use	Size
Commercial	General Office (LUC 710)	20,400 square feet
	Retail Center (LUC 820)	20,400 square feet
	Bank with Drive-Through (LUC 912)	4,200 square feet
	Total Floor Space	45,000 square feet
Residential	Single Family (LUC 210)	500 dwelling units
	Condominium/Townhouse (LUC 230)	500 dwelling units
	Total Residential Size	1,000 dwelling units

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***, 6th Edition. For the residential uses, Land Use Code 210 (Single Family Housing) was utilized for the single family homes, while Land Use Code 230 (Residential Condominium/Townhouse) was utilized for the condominium units. For the commercial portion of the property, Land Use Code 710 (General Office) was utilized for the office space trip generation, Land Use Code 820 (Shopping Center) was utilized for the general retail center trip generation, and Land Use Code 912 (Bank with Drive Through) was utilized for the bank portion of the development. The trip generation equations for the aforementioned land uses are located in the Appendix of this report for reference. **Table 2** indicates the number of trips anticipated to be generated by the proposed development.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

Table 2
Trip Generation
Moody Ranch

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	2-way
Single Family (500 units)	90	270	360	295	165	460	4,555
Condominium (500 units)	30	155	185	155	75	230	2,555
General Office (20,400 sq. ft.)	45	10	55	5	25	30	390
Retail Center (20,400 sq. ft.)	40	20	60	105	115	220	2,455
Drive-In Bank (4,200 sq. ft.)	30	25	55	115	115	230	1,120
Total	235	480	715	675	495	1,170	11,075

The trips for the retail and bank uses in Table 2 will not entirely be new trips to the adjacent roadway system. ITE estimates that retail centers and banks of comparable size may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. Lee County permits a maximum reduction in trips due to "pass-by" traffic of thirty percent (30%) for retail centers. ITE estimates an average of 47% of the bank traffic is "pass-by" traffic. Table 5.26 from the ITE Trip Generation Handbook indicates the "pass-by" percentages for the bank use. These tables have been attached to the Appendix of this report for reference.

For this analysis, the "pass-by" traffic was accounted for to determine the number of "new" trips the development will add to the surrounding roadways. **Table 3** summarizes the pass-by percentage utilized in this analysis. **Table 4** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the "pass-by" trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the "pass-by" reduction, only the traffic added to the surrounding streets and intersections.

Table 3
Pass-by Trip Reduction Factors
Moody Ranch

Land Use	Percentage Trip Reduction
Shopping Center	30%
Bank with Drive Through	47%

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

Table 4
Trip Generation
Moody Ranch

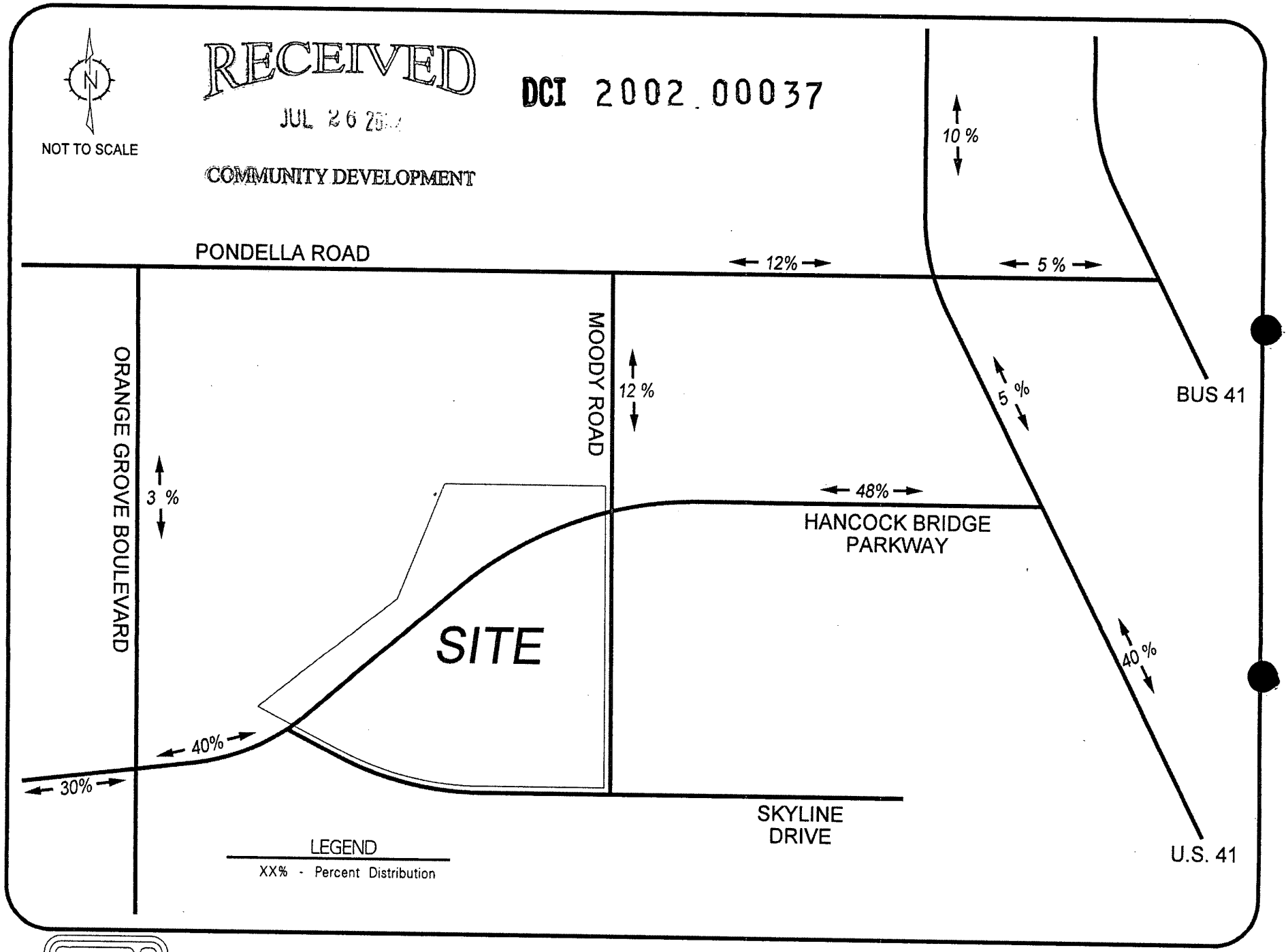
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	2-way
Trip Generation	235	480	715	675	495	1,170	11,075
Less Pass-by Traffic	-30	-15	-45	-85	-90	-175	-1,260
Total New Trips	205	465	670	590	405	995	9,815

Based on the anticipated trip generation shown in Table 4, the development will be classified and analyzed based on the guidelines established for a development generating "more than 300 trip ends" during the peak hour by the Lee County Traffic Impact Statement Guidelines.

V. TRIP DISTRIBUTION

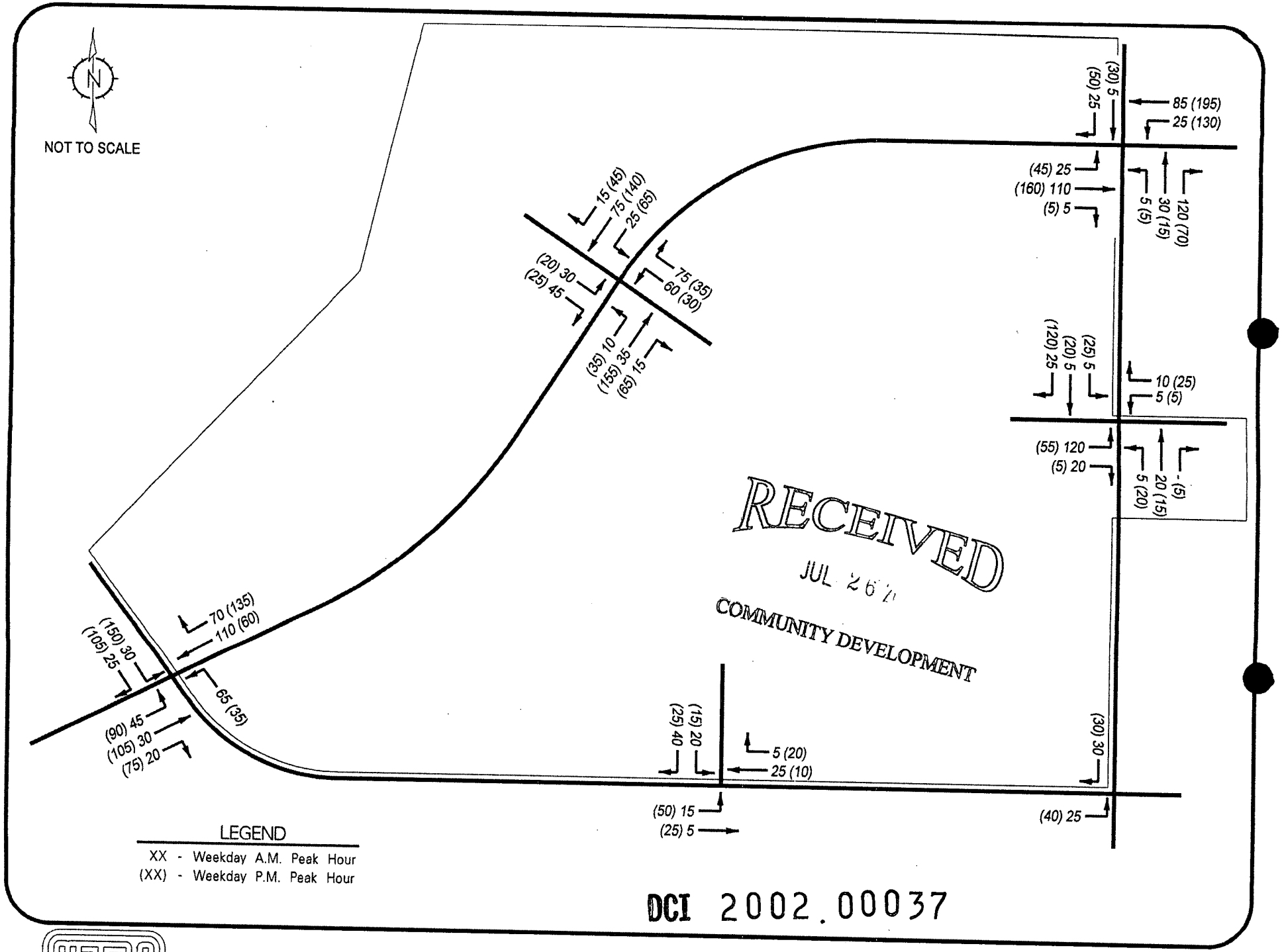
The trips shown in Table 4 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Current and projected population in the area and other existing or planned competing/complementary uses in the area were utilized to assist in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

The traffic shown in Table 4 was then assigned to the surrounding street network based on the distribution shown on Figure 2. The assignment of the trips to the area roadway network is shown on **Figure 3**.



TRAFFIC DISTRIBUTION

FIGURE: 2



DCI 2002.00037

SITE TRAFFIC ASSIGNMENT

FIGURE: 3

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, as defined by the Lee County Generalized Peak Hour, Peak Direction Service Volumes, as provided by the Lee County Department of Transportation.

Based on the information contained within Table 1A, the Moody Ranch development is expected to significantly impact the following roadway segments:

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPM

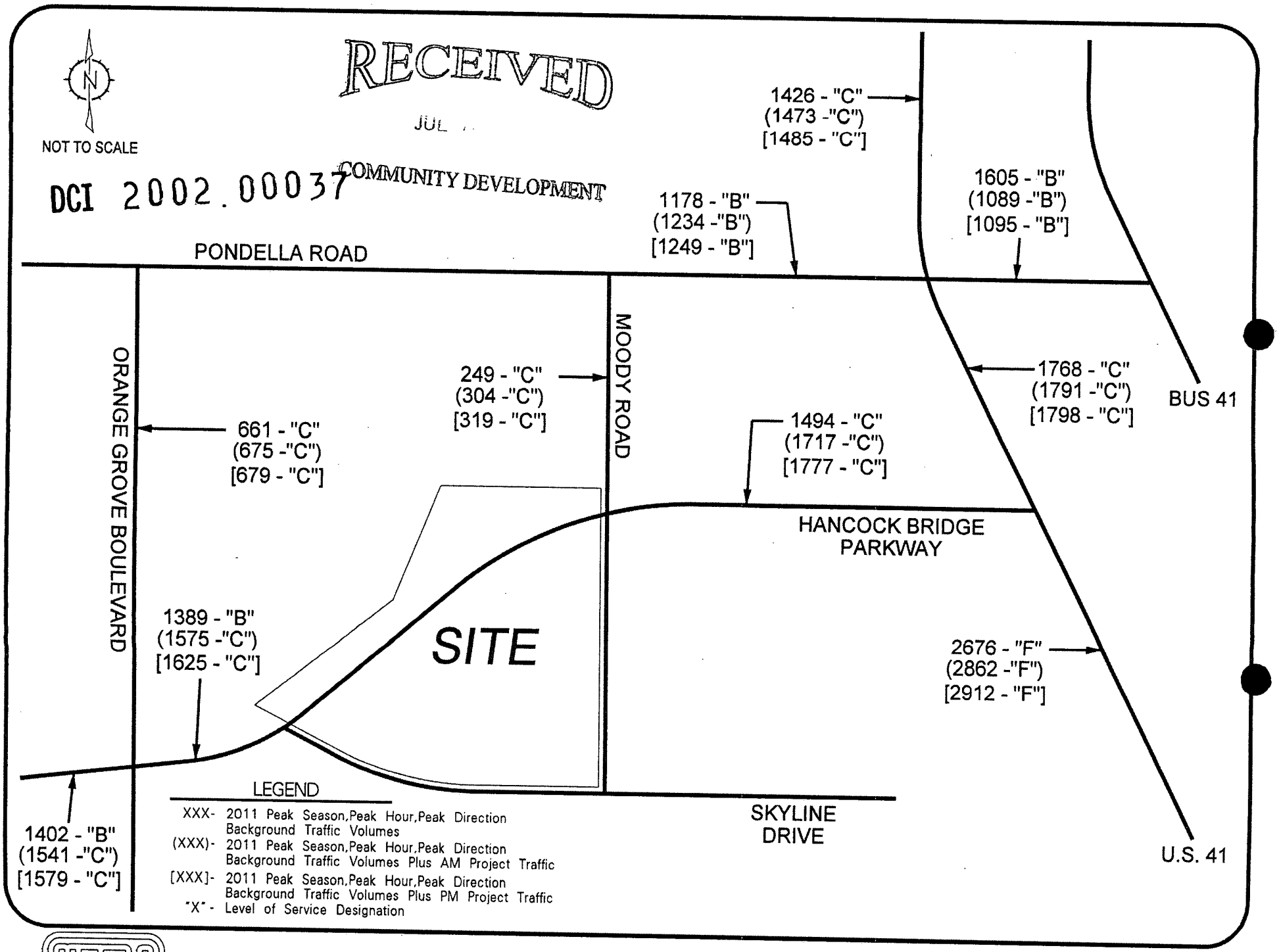
Roadway	Segment
• Hancock Bridge Parkway	Skyline Drive to U.S. 41
• Moody Road	N. of Hancock Bridge Parkway
• U.S. 41	S. of Hancock Bridge Parkway

VI. FUTURE TRAFFIC CONDITIONS

It was assumed that the project would be completed by the year 2010. Based on this project build-out, a growth rate was applied to the existing traffic conditions for all roadway links and intersections within the projects' area of influence for the year 2011. The existing roadway link traffic data and the growth rates were obtained from the 2001 Lee County Traffic Count Report. Based on the project distribution shown in Figure 2, the link data was analyzed for the existing conditions, year 2011 without the development and year 2011 with the development.

The 2002 peak hour traffic volumes were derived from the 2001 Lee County Traffic Count Report. **Table 2A**, contained in the Appendix of the report, outlines the methodology used in determining the 2002 traffic volumes as well as the growth rate utilized for each roadway segment. In addition, Table 2A also reflects the calculations utilized to determine the 2011 traffic volumes that will exist on the area roadway network.

Figure 4 indicates the year 2011 peak hour traffic volumes and Level of Service for the



2011 BUILD-OUT TRAFFIC CONDITIONS

FIGURE: 4

various roadway links within the study area should no development occur on the subject site and the Peak Hour volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. These values are also derived from **Table 2A** contained in the Appendix.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

As can be seen from Figure 4, the roadway links analyzed as a part of this report will not be adversely impacted as a result of the proposed development. Nearly all of the roadway segments analyzed as a part of this report will maintain the Level of Service as projected without the development. The only exceptions are Hancock Bridge Parkway to the west of Skyline Drive and Hancock Bridge Parkway to the west of Orange Grove Boulevard. These roadways are shown to operate at LOS "B" in the year 2011 under background traffic conditions. When the project traffic is added to the surrounding roadway network, these two links are shown to operate at LOS "C". Regardless, LOS "C" is an acceptable Level of Service based on the Lee County Level of Service Standards. Therefore, no roadway improvements will be required to these roadway links.

In addition, U.S. 41 is shown to operate at LOS "F" in 2011, even without the traffic associated with this development. Based on discussions with the Lee County Development Services Staff, necessary improvements to this roadway link will be further analyzed at the Development Order Process.

Intersection analysis was performed with the Highway Capacity Software (HCS) as a result of this analysis at Hancock Bridge Parkway's intersections with Orange Grove Boulevard and U.S. 41. The Skyline Drive and Moody Road intersections with Hancock Bridge Parkway were not analyzed due to a lack of traffic data at these locations. In addition, it is likely that improvements to these intersections will be required as a result of the Moody Ranch. Therefore, these intersections will be further analyzed during the Development Order process when accurate traffic data is obtained and the intersection improvements are finalized.

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

In order to perform the HCS capacity analysis, the traffic counts mentioned earlier in this report were grown to 2011 peak season traffic conditions based on the historical growth rates indicated in Table 2A found in the Appendix. The historical growth rates and peak season factors utilized were determined based on the data contained in the 2001 Lee County Traffic Count Report. The results of the HCS analysis are included in the Appendix of this report for reference.

Based on the results of the HCS analysis, no intersection improvements will be required at the analyzed intersections as a result of the addition of the project generated traffic. All approaches at the analyzed intersections affected by the development traffic created by the construction of the Moody Ranch will maintain an acceptable Level of Service once the development traffic has been added to the surrounding roadways.

Turn lanes will likely be necessary as a result of the addition of the Moody Ranch traffic. However, the traffic conditions will be further reviewed at the Development Order stage, and turn lane analysis will be conducted at that time.

VIII. CONCLUSION

The proposed construction of the Moody Ranch will not adversely affect the Level of Service operations of the surrounding intersections or arterials. The proposed development will consist of residential housing that generates no more traffic than the indicated 500 single family homes and 500 multi-family dwelling units. The commercial component of the Moody Ranch is proposed to consist of a 4,200 square foot drive-in bank, a 20,400 square foot office component, and a 20,400 square foot shopping center component. Turn lane improvements may be necessary due to the development of the Moody Ranch, but these improvements will be further defined at the Development Order stage. Based on the analysis conducted at the intersections of Hancock Bridge Parkway and U.S. 41 as well as Hancock Bridge Parkway at Orange Grove Boulevard, no intersection improvements will be required due to the addition of the Moody Ranch development traffic. The remaining intersections within the area of influence will be further analyzed at the Development Order stage when turn lane improvements are

finalized. In addition, all roadway links within the projects' area of influence are shown to maintain an acceptable Level of Service once the Moody Ranch project generated traffic is added to the roadways with the exception of U.S. 41, to the south of Hancock Bridge Parkway. This roadway segment is shown to operate at Level of Service "F" in 2011 regardless of whether or not the Moody Ranch development traffic is added to this intersection. Therefore, roadway improvements will not solely be required as a result of the Moody Ranch development.

\\K:\02\03\08\report.doc

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

APPENDIX

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

TABLE 1A & TABLE 2A

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

TABLE 1A
PEAK DIRECTION
PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 670 VPH IN= 205 OUT= 465

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 995 VPH IN= 590 OUT= 405

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Del Prado Blvd	S. of Hancock Pkwy	6LD	0	0	2270	2840	3000	20.00%	118	5.2%
Hancock Bridge Parkway	W. of U.S. 41	4LD	0	1410	1920	2030	2030	48.00%	283	14.8%
	W. of Skyline Drive	4LD	0	1410	1920	2030	2030	40.00%	236	12.3%
	W. of Orange Grove	4LD	0	1410	1920	2030	2030	30.00%	177	9.2%
	W. of Del Prado	4LD	0	1410	1920	2030	2030	5.00%	30	1.5%
Moody Road	S. of Pondella Road	2LN	0	0	500	800	870	12.00%	71	14.2%
Orange Grove Blvd	S. of Pondella Road	4LD	0	0	1080	1640	1750	3.0%	18	1.6%
Pondella Road	W. of U.S. 41	4LD	0	1410	1920	2030	2030	12.00%	71	3.7%
	W. of Bus. 41	4LD	0	1410	1920	2030	2030	5.00%	30	1.5%
U.S. 41	N. of North Key Dr.	4LD	0	1410	1920	2030	2030	40.00%	236	12.3%
	N. of Hancock Br. Pkwy	4LD	0	1410	1920	2030	2030	5.00%	30	1.5%
	N. of Pondella Rd.	4LD	0	1410	1920	2030	2030	10.00%	59	3.1%

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

7% Truck Adjustment = 0.934

P. C. S.	K	D	P. C. S.	K	D
PCS NO. 1	0.093	0.69	PCS NO. 34	0.098	0.66
PCS NO. 17	0.098	0.66	PCS NO. 40	0.090	0.54

TOTAL PROJECT TRAFFIC AM =	670	VPH IN =	205	OUT=	465
TOTAL PROJECT TRAFFIC PM =	995	VPH IN=	590	OUT=	405

ROADWAY	SEGMENT	PCS	BASE YR ADT	2001 ADT	YRS OF GROWTH	ANNUAL RATE	2002 PK HR PK SEASON PEAK DIR.	2011 PK HR PK SEASON PEAK DIR.	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2011 BCKGRND + AM PROJ TRAFFIC	2011 BCKGRND + PM PROJ TRAFFIC
Del Prado Blvd	S. of Hancock Pkwy	40	33800	33500	9	0.00%	1521	1521	20.00%	93	118	1614	1639
Hancock Bridge Parkway	W. of U.S. 41	17	34400	23100	9	0.00%	1494	1494	48.00%	223	283	1717	1777
	W. of Skyline Drive	17	36000	23000	9	0.00%	1389	1389	40.00%	186	236	1575	1625
	W. of Orange Grove	17	34000	23200	9	0.00%	1402	1402	30.00%	140	177	1541	1579
	W. of Del Prado	17	33800	19700	9	0.00%	1190	1190	5.00%	23	30	1213	1220
Moody Road	S. of Pondella Road	34	2400	2800	4	3.93%	176	249	12.00%	56	71	304	319
Orange Grove Blvd	S. of Pondella Road	34	8200	9400	9	1.53%	577	661	3.00%	14	18	675	679
Pondella Road	W. of U.S. 41	34	15400	16400	6	1.05%	1072	1178	12.00%	56	71	1234	1249
	W. of Bus. 41	34	15900	16700	9	0.55%	1014	1065	5.00%	23	30	1089	1095
U.S. 41	N. of North Key Dr.	1	51100	41700	9	0.00%	2676	2676	40.00%	186	236	2862	2912
	N. of Hancock Br. Pkwy	1	35800	29500	9	0.00%	1768	1768	5.00%	23	30	1791	1798
	N. of Pondella Rd.	1	23900	23800	9	0.00%	1426	1426	10.00%	47	59	1473	1485

* The Truck Factor was not accounted for in the calculations for roadway links that have permanent count stations.

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

TURN MOVEMENT COUNTS FOR ORANGE GROVE BOULEVARD @ HANCOCK BRIDGE PARKWAY

PROJECT:
DATE: 8/15/01
DAY: WEDNESDAY
WEATHER: SUNNY
COUNT TIME: 7:00 AM - 9:00 AM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

ORANGE GROVE BOULEVARD & HANCOCK BRIDGE PARKWAY

15 MIN BEGIN	ORANGE GROVE BOULEVARD								HANCOCK BRIDGE 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	7	36	61	104	37	28	66	131	56	268	8	332	9	78	17	104	671
7:15 AM	10	15	54	79	37	20	40	97	30	317	12	359	16	91	11	118	653
7:30 AM	19	29	79	127	51	16	32	99	25	418	13	456	15	101	8	124	806
7:45 AM	17	30	73	120	42	28	23	93	39	377	14	430	15	129	20	164	807
8:00 AM	17	32	69	118	32	25	33	90	28	254	22	304	16	101	17	134	646
8:15 AM	13	38	53	104	29	24	36	89	49	224	10	283	29	85	15	129	605
8:30 AM	21	50	66	137	39	35	44	118	38	230	12	280	14	88	12	114	649
8:45 AM	16	43	60	119	32	23	35	90	30	211	18	259	12	71	13	96	564
TOTAL:	120	273	515	908	299	199	309	807	295	2299	109	2703	126	744	113	983	5401

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

ORANGE GROVE BOULEVARD & HANCOCK BRIDGE PARKWAY

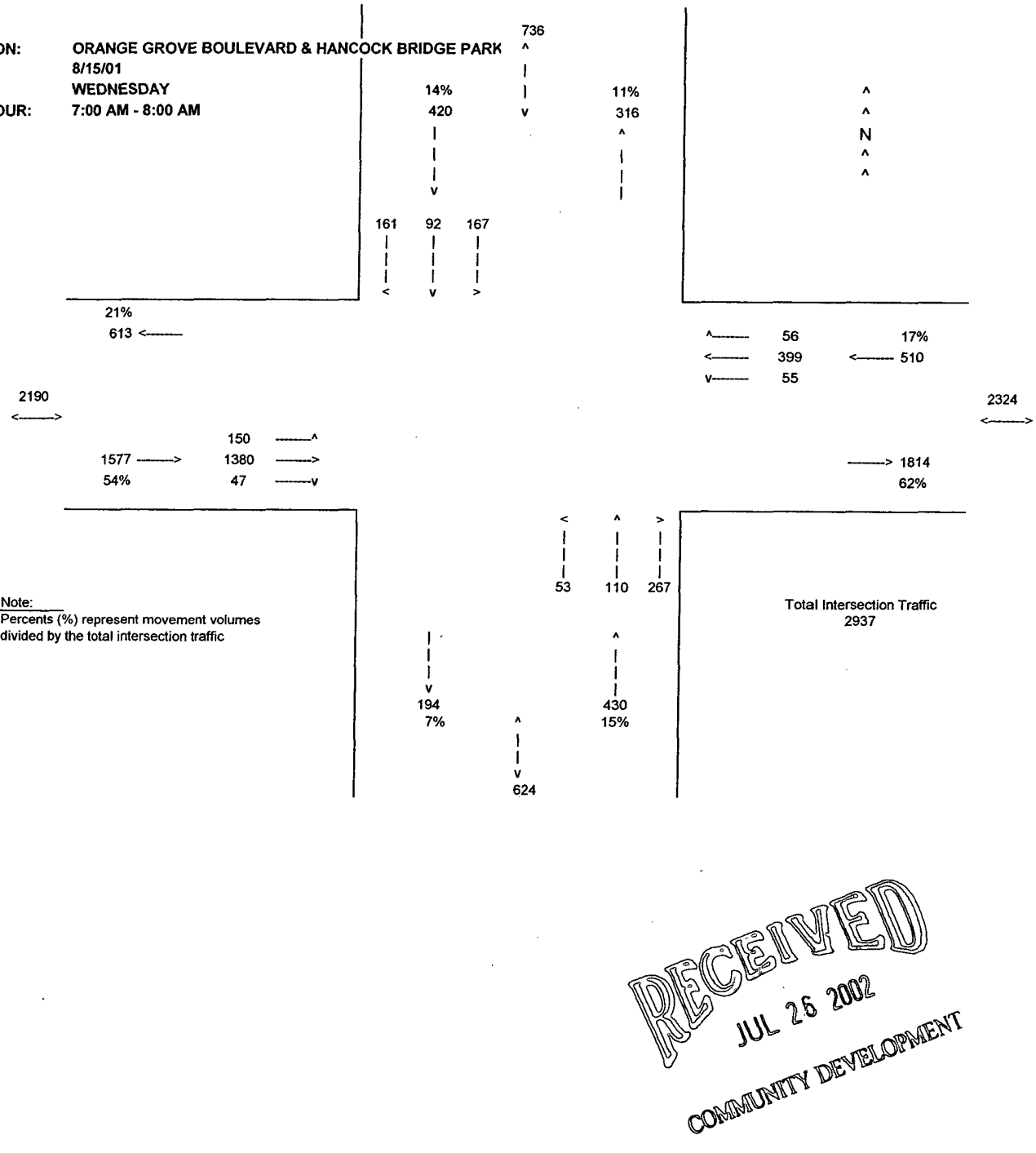
HOUR BEGIN	ORANGE GROVE BOULEVARD								HANCOCK BRIDGE PARKWAY								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	53	110	267	430	167	92	161	420	150	1380	47	1577	55	399	56	510	2937
7:15 AM	63	106	275	444	162	89	128	379	122	1366	61	1549	62	422	56	540	2912
7:30 AM	66	129	274	469	154	93	124	371	141	1273	59	1473	75	416	60	551	2864
7:45 AM	68	150	261	479	142	112	136	390	154	1085	58	1297	74	403	64	541	2707
8:00 AM	67	163	248	478	132	107	148	387	145	919	62	1126	71	345	57	473	2464

PEAK HOUR SUMMARY

HOUR BEGIN	ORANGE GROVE BOULEVARD								HANCOCK BRIDGE 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	53	110	267	430	167	92	161	420	150	1380	47	1577	55	399	56	510	2937
																PHF =	0.91

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

LOCATION: ORANGE GROVE BOULEVARD & HANCOCK BRIDGE PARK
DATE: 8/15/01
DAY: WEDNESDAY
PEAK HOUR: 7:00 AM - 8:00 AM



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

Total Intersection Traffic
2937

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

PROJECT:
DATE: 8/15/01
DAY: WEDNESDAY
WEATHER: SUNNY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

ORANGE GROVE BOULEVARD & HANCOCK BRIDGE PARKWAY

15 MIN BEGIN	ORANGE GROVE BOULEVARD								HANCOCK BRIDGE 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	8	30	22	60	15	42	38	95	44	104	17	165	36	189	20	245	565
4:15 PM	11	34	25	70	19	47	59	125	49	118	20	187	44	206	21	271	653
4:30 PM	13	24	32	69	23	43	52	118	57	138	14	209	47	255	32	334	730
4:45 PM	9	40	27	76	20	57	51	128	43	110	15	168	51	220	29	300	672
5:00 PM	17	29	23	69	20	54	76	150	67	131	12	210	64	348	24	436	865
5:15 PM	20	32	37	89	21	58	65	144	59	117	13	189	67	286	44	397	819
5:30 PM	16	31	27	74	18	39	60	117	41	133	18	192	52	246	28	326	709
5:45 PM	10	32	24	66	16	30	63	109	34	114	21	169	46	228	33	307	651
TOTAL:	104	252	217	573	152	370	464	986	394	965	130	1489	407	1978	231	2616	5664

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

ORANGE GROVE BOULEVARD & HANCOCK BRIDGE PARKWAY

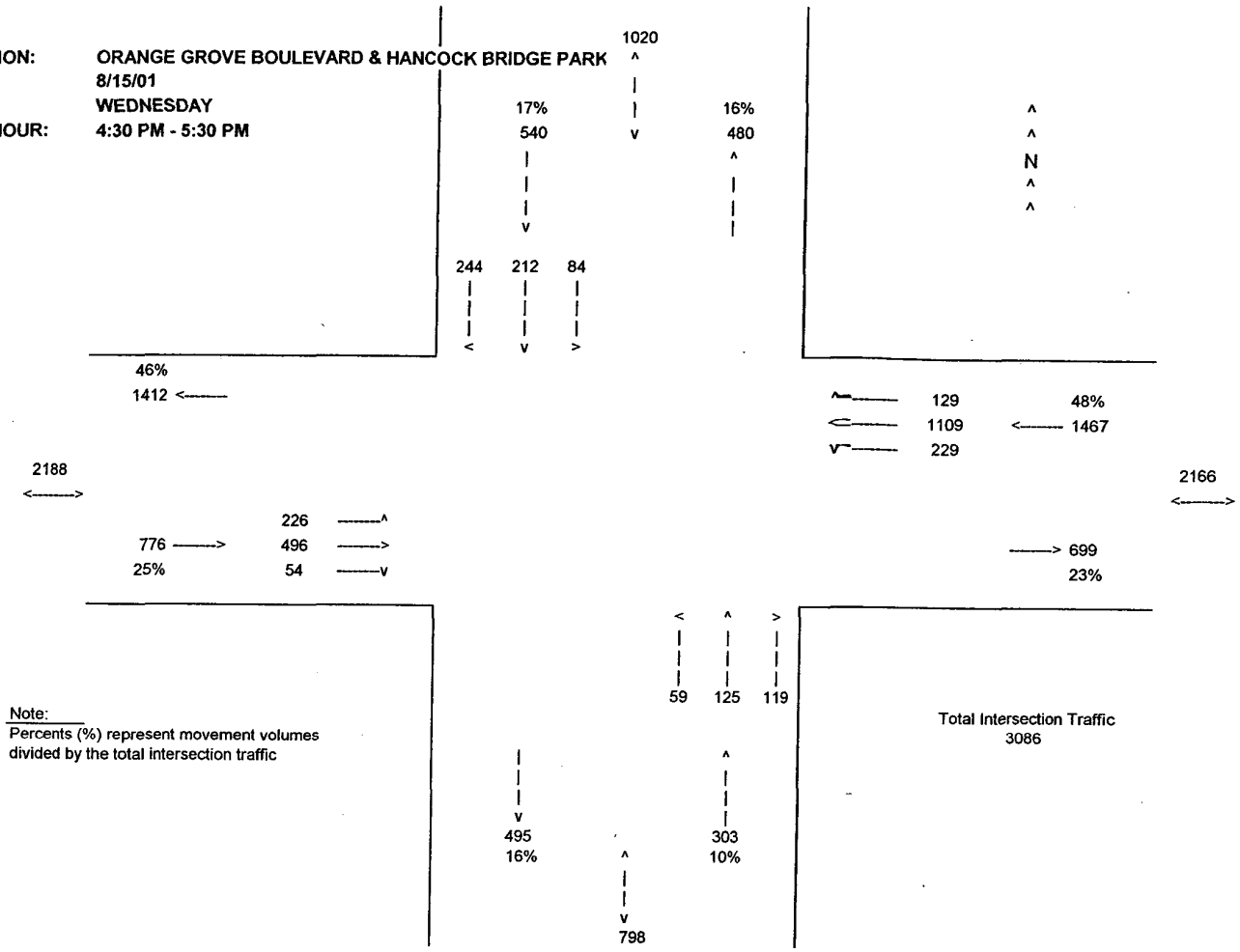
HOUR BEGIN	ORANGE GROVE BOULEVARD								HANCOCK BRIDGE PARKWAY								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	41	128	106	275	77	189	200	466	193	470	66	729	178	870	102	1150	2620
4:15 PM	50	127	107	284	82	201	238	521	216	497	61	774	206	1029	106	1341	2920
4:30 PM	59	125	119	303	84	212	244	540	226	496	54	776	229	1109	129	1467	3086
4:45 PM	62	132	114	308	79	208	252	539	210	491	58	759	234	1100	125	1459	3065
5:00 PM	63	124	111	298	75	181	264	520	201	495	64	760	229	1108	129	1466	3044

PEAK HOUR SUMMARY

HOUR BEGIN	ORANGE GROVE BOULEVARD								HANCOCK BRIDGE PARKWAY								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:30 PM	59	125	119	303	84	212	244	540	226	496	54	776	229	1109	129	1467	3086
																PHF =	0.89

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

LOCATION: ORANGE GROVE BOULEVARD & HANCOCK BRIDGE PARK
DATE: 8/15/01
DAY: WEDNESDAY
PEAK HOUR: 4:30 PM - 5:30 PM



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

Total Intersection Traffic
3086

DCI 2002.00037

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

TURN MOVEMENT COUNTS FOR U.S. 41 @ HANCOCK BRIDGE PARKWAY

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

Hancock Bridge Parkway at US 41
Turning Movement Count Summary
1/27/99

AM Peak

TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR			
715	73	140	7	7	263	32	54	6	232	3	3	3	823		
730	88	137	3	9	247	29	45	9	331	6	4	3	911		
745	80	163	8	10	256	37	58	18	192	7	6	5	840		
800	88	155	9	18	242	32	40	24	216	7	5	4	840	3414	
	329	595	27	44	1008	130	197	57	971	23	18	15	3414		
Year 2002 K30 =	354	640	29	47	1085	140	212	61	1045	25	19	16	3674	Overall Change =	1.08

FACTORS:

County Seasonal	1.07619	Source: Lee County 2000 Traffic Count Report Station #	1.10101	Source: Lee County 2000 Traffic Count Report Station #17 Peak Season Factor March versus Jan	
State Seasonal	1.054945	Source: FDOT 1999 Traffic Data CD Seasonal Factors f	Not Available		
County Growth	0		0.00%		
State Growth	0		Not Applicable		
Years Growth =	3				

PM Peak

TIME	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR			
1630	244	307	16	17	230	60	40	41	91	14	14	14	1088		
1645	216	329	13	14	210	41	46	41	111	15	16	16	1068		
1700	303	343	14	16	177	53	49	23	89	14	15	15	1111		
1715	268	367	10	11	210	67	50	31	102	7	18	17	1158	4425	
	1031	1346	53	58	827	221	185	136	393	50	63	62	4425		
Year 2002 K30 =	1110	1449	57	62	890	238	199	146	423	54	68	67	4762	Overall Change =	1.08

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

hancock41tmc

HCS SUMMARY SHEETS

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

ORANGE GROVE BOULEVARD @ HANCOCK BRIDGE PARKWAY

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

A.M. PEAK HOUR

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	RLP	Intersection	Orange Grove@Hancock Bridge
Agency or Co.	Metro Transportation Group	Area Type	All other areas
Date Performed	7/7/2002	Jurisdiction	Lee County
Time Period	A.M. Peak Hour	Analysis Year	2011 Background

RECEIVED JUL 25 2002 COMMUNITY DEVELOPMEN

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	2	0	1	2	1	1	1	1	1	1	1
Lane group	L	TR		L	T	R	L	T	R	L	T	R
Volume (vph)	160	1465	50	60	425	60	60	140	295	185	115	180
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ext. eff. green	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Arrival type	4	4		4	4	4	3	3	3	3	3	3
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Ped/Bike/RTOR Volume	0		5	0		20	0		95	0		35
Lane Width	12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0		0	0	0	0	0	0	0	0	0
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

Phasing	Excl. Left	EB Only	Thru & RT	04	Excl. Left	Thru & RT	07	08
Timing	G = 11.0	G = 12.0	G = 43.0	G =	G = 16.0	G = 24.0	G =	G =
	Y = 2	Y = 3	Y = 3	Y =	Y = 3	Y = 3	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	168	1589		63	447	42	63	147	211	195	121	153
Lane group cap.	376	1828		165	1362	579	241	380	323	241	380	323
v/c ratio	0.45	0.87		0.38	0.33	0.07	0.26	0.39	0.65	0.81	0.32	0.47
Green ratio	0.21	0.48		0.09	0.36	0.36	0.13	0.20	0.20	0.13	0.20	0.20
Unif. delay d1	41.5	27.6		51.3	28.0	25.4	46.7	41.6	44.2	50.5	41.0	42.4
Delay factor k	0.11	0.40		0.11	0.11	0.11	0.11	0.11	0.23	0.35	0.11	0.11
Increm. delay d2	0.8	4.8		1.5	0.1	0.1	0.6	0.7	4.7	18.3	0.5	1.1
PF factor	1.000	0.791		1.000	0.936	0.936	1.000	1.000	1.000	1.000	1.000	1.000
Control delay	42.3	26.7		52.8	26.3	23.8	47.3	42.3	48.9	68.8	41.5	43.5
Lane group LOS	D	C		D	C	C	D	D	D	E	D	D
Apprch. delay	28.2			29.2			46.3			53.5		
Approach LOS	C			C			D			D		
Intersec. delay	34.4			Intersection LOS						C		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1b

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	RLP	Intersection	Orange Grove@Hancock Bridge
Agency or Co.	Metro Transportation Group	Area Type	All other areas
Date Performed	7/7/2002	Jurisdiction	Lee County
Time Period	A.M. Peak Hour	Analysis Year	2011 w/ Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	2	0	1	2	1	1	1	1	1	1	1
Lane group	L	TR		L	T	R	L	T	R	L	T	R
Volume (vph)	160	1535	50	60	570	75	60	140	295	190	115	180
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ext. eff. green	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Arrival type	4	4		4	4	4	3	3	3	3	3	3
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Ped/Bike/RTOR Volume	0		5	0		20	0		95	0		35
Lane Width	12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0		0	0	0	0	0	0	0	0	0
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

Phasing	Excl. Left	EB Only	Thru & RT	04	Excl. Left	Thru & RT	07	08
Timing	G = 11.0	G = 12.0	G = 43.0	G =	G = 16.0	G = 24.0	G =	G =
	Y = 2	Y = 3	Y = 3	Y =	Y = 3	Y = 3	Y =	Y =

Duration of Analysis (hrs) = 0.25 — Cycle Length C = 120.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	168	1663		63	600	58	63	147	211	200	121	153
Lane group cap.	376	1829		165	1362	579	241	380	323	241	380	323
v/c ratio	0.45	0.91		0.38	0.44	0.10	0.26	0.39	0.65	0.83	0.32	0.47
Green ratio	0.21	0.48		0.09	0.36	0.36	0.13	0.20	0.20	0.13	0.20	0.20
Unif. delay d1	41.5	28.6		51.3	29.3	25.6	46.7	41.6	44.2	50.7	41.0	42.4
Delay factor k	0.11	0.43		0.11	0.11	0.11	0.11	0.11	0.23	0.37	0.11	0.11
Increm. delay d2	0.8	7.2		1.5	0.2	0.1	0.6	0.7	4.7	21.0	0.5	1.1
PF factor	1.000	0.791		1.000	0.936	0.936	1.000	1.000	1.000	1.000	1.000	1.000
Control delay	42.3	29.8		52.8	27.7	24.1	47.3	42.3	48.9	71.7	41.5	43.5
Lane group LOS	D	C		D	C	C	D	D	D	E	D	D
Apprch. delay	31.0			29.6			46.3			54.9		
Approach LOS	C			C			D			D		
Intersec. delay	35.8			Intersection LOS						D		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1b

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

P.M. PEAK HOUR

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	RLP	Intersection	Orange Grove@Hancock Bridge
Agency or Co.	Metro Transportation Group	Area Type	All other areas
Date Performed	7/7/2002	Jurisdiction	Lee County
Time Period	P.M. Peak Hour	Analysis Year	2011 Background

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	2	0	1	2	1	1	1	1	1	1	1
Lane group	L	TR		L	T	R	L	T	R	L	T	R
Volume (vph)	240	525	55	245	1175	135	65	155	130	90	270	270
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ext. eff. green	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Arrival type	4	4		4	4	4	3	3	3	3	3	3
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Ped/Bike/RTOR Volume	0		5	0		20	0		20	0		35
Lane Width	12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0		0	0	0	0	0	0	0	0	0
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	Thru & RT	07	08
Timing	G = 27.0	G = 44.0	G =	G =	G = 12.0	G = 25.0	G =	G =
	Y = 3	Y = 3	Y =	Y =	Y = 3	Y = 3	Y =	Y =

Duration of Analysis (hrs) = 0.25 — Cycle Length C = 120.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	253	606		258	1237	121	68	163	116	95	284	247
Lane group cap.	406	1375		406	1393	592	181	396	336	181	396	336
v/c ratio	0.62	0.44		0.64	0.89	0.20	0.38	0.41	0.35	0.52	0.72	0.74
Green ratio	0.22	0.37		0.22	0.37	0.37	0.10	0.21	0.21	0.10	0.21	0.21
Unif. delay d1	41.9	28.7		42.0	35.7	26.0	50.5	41.1	40.5	51.3	44.2	44.4
Delay factor k	0.21	0.11		0.22	0.41	0.11	0.11	0.11	0.11	0.13	0.28	0.29
Increm. delay d2	3.0	0.2		3.3	7.4	0.2	1.3	0.7	0.6	2.8	6.1	8.2
PF factor	1.000	0.928		1.000	0.928	0.928	1.000	1.000	1.000	1.000	1.000	1.000
Control delay	44.9	26.9		45.3	40.5	24.3	51.8	41.8	41.1	54.1	50.4	52.6
Lane group LOS	D	C		D	D	C	D	D	D	D	D	D
Apprch. delay	32.2			40.1			43.6			51.8		
Approach LOS	C			D			D			D		
Intersec. delay	40.6			Intersection LOS						D		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1b

SHORT REPORT

RECEIVED JUL 25 2002 COMMUNITY DEVELOPMENT

General Information		Site Information	
Analyst	RLP	Intersection	Orange Grove@Hancock Bridge
Agency or Co.	Metro Transportation Group	Area Type	All other areas
Date Performed	7/7/2002	Jurisdiction	Lee County
Time Period	P.M. Peak Hour	Analysis Year	2011 w/ Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	2	0	1	2	1	1	1	1	1	1	1
Lane group	L	TR		L	T	R	L	T	R	L	T	R
Volume (vph)	240	730	55	245	1325	150	65	155	130	110	270	270
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ext. eff. green	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Arrival type	4	4		4	4	4	3	3	3	3	3	3
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Ped/Bike/RTOR Volume	0		5	0		20	0		20	0		35
Lane Width	12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0		0	0	0	0	0	0	0	0	0
Unit Extension	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	Thru & RT	07	08
Timing	G = 27.0	G = 44.0	G =	G =	G = 12.0	G = 25.0	G =	G =
	Y = 3	Y = 3	Y =	Y =	Y = 3	Y = 3	Y =	Y =
Duration of Analysis (hrs) = 0.25					Cycle Length C = 120.0			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	253	821		258	1395	137	68	163	116	116	284	247
Lane group cap.	406	1380		406	1393	592	181	396	336	181	396	336
v/c ratio	0.62	0.59		0.64	1.00	0.23	0.38	0.41	0.35	0.64	0.72	0.74
Green ratio	0.22	0.37		0.22	0.37	0.37	0.10	0.21	0.21	0.10	0.21	0.21
Unif. delay d1	41.9	30.8		42.0	38.0	26.3	50.5	41.1	40.5	51.9	44.2	44.4
Delay factor k	0.21	0.18		0.22	0.50	0.11	0.11	0.11	0.11	0.22	0.28	0.29
Increm. delay d2	3.0	0.7		3.3	24.5	0.2	1.3	0.7	0.6	7.5	6.1	8.2
PF factor	1.000	0.928		1.000	0.928	0.928	1.000	1.000	1.000	1.000	1.000	1.000
Control delay	44.9	29.3		45.3	59.7	24.6	51.8	41.8	41.1	59.4	50.4	52.6
Lane group LOS	D	C		D	E	C	D	D	D	E	D	D
Apprch. delay	32.9			55.0-			43.6			52.8		
Approach LOS	C			D			D			D		
Intersec. delay	47.4			Intersection LOS						D		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1b

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

HANCOCK BRIDGE PARKWAY @ U.S. 41

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

A.M. PEAK HOUR

SHORT REPORT

General Information		Site Information	
Analyst	RLP	Intersection	Hancock Bridge Pkwy & U.S. 41
Agency or Co.	Metro Transportation Group	Area Type	All other areas
Date Performed	7/7/2002	Jurisdiction	Lee County
Time Period	A.M. Peak Hour	Analysis Year	2011 Background

RECEIVED JUL 26 2002 COMMUNITY DEVELOPMENT

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	1	2	1	1	0	2	2	1	1	2	1
Lane group	L	T	R	L	TR		L	T	R	L	T	R
Volume (vph)	210	60	1030	25	20	15	350	630	30	45	1070	140
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Ext. eff. green	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Arrival type	4	4	4	4	4		4	4	4	4	4	4
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Ped/Bike/RTOR Volume	0		500	0		5	0		10	0		45
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0	0	0	0		0	0	0	0	0	0
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0

Phasing	Excl. Left	EB Only	Thru & RT	04	Excl. Left	NB Only	Thru & RT	08
Timing	G = 9.9	G = 20.0	G = 22.5	G =	G = 13.1	G = 18.0	G = 45.0	G =
	Y = 4.5	Y = 4.5	Y = 7	Y =	Y = 4.5	Y = 4.5	Y = 6.5	Y =
Duration of Analysis (hrs) = 0.25					Cycle Length C = 160.0			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	221	63	558	26	32		368	663	21	47	1126	100
Lane group cap.	388	558	835	112	253		779	1523	681	148	1015	454
v/c ratio	0.57	0.11	0.67	0.23	0.13		0.47	0.44	0.03	0.32	1.11	0.22
Green ratio	0.22	0.29	0.29	0.06	0.14		0.22	0.42	0.42	0.08	0.28	0.28
Unif. delay d1	56.2	41.3	49.6	71.4	60.2		54.0	32.8	27.1	69.2	57.5	44.1
Delay factor k	0.16	0.11	0.24	0.11	0.11		0.11	0.11	0.11	0.11	0.50	0.11
Increm. delay d2	2.0	0.1	2.1	1.1	0.2		0.5	0.2	0.0	1.2	63.2	0.2
PF factor	1.000	0.991	0.991	1.000	1.000		1.000	0.870	0.870	1.000	1.000	1.000
Control delay	58.2	41.0	51.2	72.5	60.4		54.5	28.7	23.6	70.5	120.7	44.3
Lane group LOS	E	D	D	E	E		D	C	C	E	F	D
Apprch. delay	52.3			65.8			37.6			112.9		
Approach LOS	D			E			D			F		
Intersec. delay	71.7			Intersection LOS						E		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1b

SHORT REPORT

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

General Information		Site Information	
Analyst	RLP	Intersection	Hancock Bridge Pkwy @ U.S. 41
Agency or Co.	Metro Transportation Group	Area Type	All other areas
Date Performed	7/7/2002	Jurisdiction	Lee County
Time Period	A.M. Peak Hour	Analysis Year	2011 w/ Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	1	2	1	1	0	2	2	1	1	2	1
Lane group	L	T	R	L	TR		L	T	R	L	T	R
Volume (vph)	235	60	1220	25	20	15	445	630	30	55	1070	140
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Ext. eff. green	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Arrival type	4	4	4	4	4		4	4	4	4	4	4
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Ped/Bike/RTOR Volume	0		500	0		5	0		10	0		45
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0	0	0	0		0	0	0	0	0	0
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0

Phasing	Excl. Left	EB Only	Thru & RT	04	Excl. Left	NB Only	Thru & RT	08
Timing	G = 9.9	G = 20.0	G = 22.5	G =	G = 13.1	G = 18.0	G = 45.0	G =
	Y = 4.5	Y = 4.5	Y = 7	Y =	Y = 4.5	Y = 4.5	Y = 6.5	Y =
Duration of Analysis (hrs) = 0.25					Cycle Length C = 160.0			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	247	63	758	26	32		468	663	21	58	1126	100
Lane group cap.	388	558	835	112	253		779	1523	681	148	1015	454
v/c ratio	0.64	0.11	0.91	0.23	0.13		0.60	0.44	0.03	0.39	1.11	0.22
Green ratio	0.22	0.29	0.29	0.06	0.14		0.22	0.42	0.42	0.08	0.28	0.28
Unif. delay d1	57.1	41.3	54.4	71.4	60.2		55.8	32.8	27.1	69.7	57.5	44.1
Delay factor k	0.22	0.11	0.43	0.11	0.11		0.19	0.11	0.11	0.11	0.50	0.11
Increm. delay d2	3.4	0.1	13.7	1.1	0.2		1.3	0.2	0.0	1.7	63.2	0.2
PF factor	1.000	0.991	0.991	1.000	1.000		1.000	0.870	0.870	1.000	1.000	1.000
Control delay	60.6	41.0	67.6	72.5	60.4		57.1	28.7	23.6	71.4	120.7	44.3
Lane group LOS	E	D	E	E	E		E	C	C	E	F	D
Apprch. delay	64.4			65.8			40.2			112.5		
Approach LOS	E			E			D			F		
Intersec. delay	73.9			Intersection LOS						E		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1b

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

P.M. PEAK HOUR

SHORT REPORT

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

General Information		Site Information	
Analyst	RLP	Intersection	Hancock Bridge Pkwy @ U.S. 41
Agency or Co.	Metro Transportation Group	Area Type	All other areas
Date Performed	7/7/2002	Jurisdiction	Lee County
Time Period	P.M. Peak Hour	Analysis Year	2011 Background

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	1	2	1	1	0	2	2	1	1	2	1
Lane group	L	T	R	L	TR		L	T	R	L	T	R
Volume (vph)	195	145	415	55	65	65	1095	1425	55	60	875	235
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Ext. eff. green	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Arrival type	4	4	4	4	4		4	4	4	4	4	4
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Ped/Bike/RTOR Volume	0		150	0		15	0		10	0		65
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0	0	0	0		0	0	0	0	0	0
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0

Phasing	Excl. Left	EB Only	Thru & RT	04	Excl. Left	NB Only	Thru & RT	08
Timing	G = 13.1	G = 7.6	G = 17.8	G =	G = 15.1	G = 39.5	G = 39.9	G =
	Y = 4.5	Y = 4.5	Y = 4.5	Y =	Y = 4.5	Y = 4.5	Y = 4.5	Y =

Duration of Analysis (hrs) = 0.25 — Cycle Length C = 160.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	205	153	279	58	121		1153	1500	47	63	921	179
Lane group cap.	284	355	531	148	197		1294	1893	847	170	900	403
v/c ratio	0.72	0.43	0.53	0.39	0.61		0.89	0.79	0.06	0.37	1.02	0.44
Green ratio	0.16	0.19	0.19	0.08	0.11		0.37	0.52	0.52	0.09	0.25	0.25
Unif. delay d1	64.1	57.5	58.7	69.7	67.8		47.4	31.0	18.6	68.0	60.0	50.7
Delay factor k	0.28	0.11	0.13	0.11	0.20		0.42	0.34	0.11	0.11	0.50	0.11
Increm. delay d2	8.7	0.8	1.0	1.7	5.6		8.1	2.4	0.0	1.4	36.0	0.8
PF factor	1.000	1.000	1.000	1.000	1.000		0.925	0.727	0.727	1.000	1.000	1.000
Control delay	72.8	58.4	59.6	71.4	73.4		52.0	24.9	13.6	69.4	96.1	51.5
Lane group LOS	E	E	E	E	E		D	C	B	E	F	D
Apprch. delay	63.6			72.8			36.3			87.8		
Approach LOS	E			E			D			F		
Intersec. delay	54.2			Intersection LOS						D		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1b

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	RLP	Intersection	Hancock Bridge Pkwy @ U.S. 41
Agency or Co.	Metro Transportation Group	Area Type	All other areas
Date Performed	7/7/2002	Jurisdiction	Lee County
Time Period	P.M. Peak Hour	Analysis Year	2011 w/ Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	1	2	1	1	0	2	2	1	1	2	1
Lane group	L	T	R	L	TR		L	T	R	L	T	R
Volume (vph)	220	145	615	55	65	65	1365	1425	55	60	875	270
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Ext. eff. green	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Arrival type	4	4	4	4	4		4	4	4	4	4	4
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Ped/Bike/RTOR Volume	0		150	0		15	0		10	0		65
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0	0	0	0		0	0	0	0	0	0
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0

Phasing	Excl. Left	EB Only	Thru & RT	04	Excl. Left	NB Only	Thru & RT	08
Timing	G = 13.1	G = 7.6	G = 17.8	G =	G = 15.1	G = 39.5	G = 39.9	G =
	Y = 4.5	Y = 4.5	Y = 4.5	Y =	Y = 4.5	Y = 4.5	Y = 4.5	Y =
Duration of Analysis (hrs) = 0.25					Cycle Length C = 160.0			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	232	153	489	58	121		1437	1500	47	63	921	216
Lane group cap.	284	355	531	148	197		1294	1893	847	170	900	403
v/c ratio	0.82	0.43	0.92	0.39	0.61		1.11	0.79	0.06	0.37	1.02	0.54
Green ratio	0.16	0.19	0.19	0.08	0.11		0.37	0.52	0.52	0.09	0.25	0.25
Unif. delay d1	65.2	57.5	63.9	69.7	67.8		50.5	31.0	18.6	68.0	60.0	52.0
Delay factor k	0.36	0.11	0.44	0.11	0.20		0.50	0.34	0.11	0.11	0.50	0.14
Increm. delay d2	16.8	0.8	21.5	1.7	5.6		61.1	2.4	0.0	1.4	36.0	1.4
PF factor	1.000	1.000	1.000	1.000	1.000		0.925	0.727	0.727	1.000	1.000	1.000
Control delay	82.0	58.4	85.4	71.4	73.4		107.8	24.9	13.6	69.4	96.1	53.4
Lane group LOS	F	E	F	E	E		F	C	B	E	F	D
Apprch. delay	79.8			72.8			64.6			87.0		
Approach LOS	E			E			E			F		
Intersec. delay	72.6			Intersection LOS						E		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1b

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

ITE TRIP GENERATION HANDBOOK– TABLE 5.26 PASS-BY TRIPS AND DIVERTED LINK TRIPS FOR LUC 912 (DRIVE-IN BANK)

Table 5.26
Pass-By Trips and Diverted Linked Trips
Weekday, P.M. Peak Period

Land Use 912—Drive-in Bank

SIZE (1,000 SQ. FEET GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (%)	NON-PASS-BY TRIP (%)	DIVERTED LINKED TRIP (%)	PASS-BY TRIP (%)	ADJ. STREET PEAK HOUR VOLUME	SOURCE
16.0	Overland Park, KS	Dec. 1988	20	4:30-5:30 P.M.	55	-	30	15	n/a	n/a
3.3	Louisville area, KY	Jul. 1993	n/a	4-6 P.M.	22	-	30	48	2,570	Barton-Aschman Assoc.
3.4	Louisville area, KY	Jul. 1993	n/a	4-6 P.M.	22	-	14	64	2,266	Barton-Aschman Assoc.
3.4	Louisville area, KY	Jul. 1993	75	4-6 P.M.	11	-	32	57	1,955	Barton-Aschman Assoc.
3.5	Louisville area, KY	Jun. 1993	53	4-6 P.M.	32	-	21	47	2,785	Barton-Aschman Assoc.
6.4	Louisville area, KY	Jun. 1993	66	4-6 P.M.	20	-	27	53	2,610	Barton-Aschman Assoc.

Average Pass-By Trip Percentage: 47

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES

RECEIVED 7/18/00 JUL 25 2002 COMMUNITY DEVELOPMENT

LEE COUNTY
GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES

URBANIZED AREAS

ARTERIALS

GROUP I (>0.00 TO 1.99 SIGNALIZED INTERSECTIONS PER MILE)

LANES	A*	B	C	D**	E**
2 UNDIV.	--	650	900	960	960
4 DIV.	--	1,410	1,920	2,030	2,030
6 DIV.	--	2,150	2,900	3,040	3,040
8 DIV.	--	2,730	3,560	3,720	3,720

GROUP II (2.00 TO 4.50 SIGNALIZED INTERSECTIONS PER MILE)

LANES	A*	B*	C	D	E
2 UNDIV.	--	--	640	880	940
4 DIV.	--	--	1,460	1,890	2,000
6 DIV.	--	--	2,270	2,840	3,000
8 DIV.	--	--	2,850	3,490	3,690

GROUP III (MORE THAN 4.50 SIGNALIZED INTERSECTIONS PER MILE)

LANES	A*	B*	C*	D	E
2 UNDIV.	--	--	290	750	910
4 DIV.	--	--	680	1,700	1,930
6 DIV.	--	--	1,060	2,570	2,910
8 DIV.	--	--	1,340	3,180	3,570

FREEWAYS (GROUP 2)

LANES	A	B	C	D	E
4	1,090	1,710	2,570	3,270	3,900
6	1,680	2,630	3,950	5,030	5,990
8	2,290	3,590	5,390	6,860	8,170

COLLECTORS

LANES	A*	B*	C	D	E
2 UNDIV.	--	--	500	800	870
2 DIV.	--	--	520	840	910
4 UNDIV.	--	--	1,080	1,640	1,750
4 DIV.	--	--	1,140	1,720	1,840

CONTROLLED ACCESS FACILITIES ***

LANES	A*	B	C	D**	E**
2 UNDIV.	0	690	930	980	980
4 DIV.	0	1,530	1,980	2,070	2,070
6 DIV.	0	2,340	2,980	3,110	3,110
8 DIV.	0	3,030	3,780	3,930	3,930

* CANNOT BE ACHIEVED.
**VOLUMES ARE COMPARABLE BECAUSE INTERSECTION CAPACITIES ARE REACHED.
*** THE APPLICATION OF THESE SERVICE VOLUMES SHOULD BE APPROVED BY LEE COUNTY DOT.

D:\LOS\DIRCAPA3.WK1

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

TRIP GENERATION EQUATIONS

RECEIVED
JUL 25 2002
COMMUNITY DEVELOPMENT

TRIP GENERATION EQUATIONS
MOODY RANCH
ITE TRIP GENERATION REPORT, 6th EDITION

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday
Single Family (LUC 210)	T = 0.700 (X) + 9.477	Ln (T) = 0.901 Ln (X) + 0.527	Ln (T) = 0.920 Ln (X) + 2.707
T = Trips, X = Units			
Residential Condominium/Townhouse (LUC 230)	Ln (T) = 0.790 Ln (X) + 0.298	Ln (T) = 0.827 Ln (X) + 0.309	Ln (T) = 0.850 Ln (X) + 2.564
T = Trips, X = Units			
General Office (LUC 710)	Ln (T) = 0.797 Ln (X) + 1.558	T = 1.49 (X)*	Ln (T) = 0.768 Ln (X) + 3.654
T = Trips, X = 1,000 square feet of floor area			
Shopping Center (LUC 820)	Ln (T) = 0.596 Ln (X) + 2.329	Ln (T) = 0.660 Ln (X) + 3.403	Ln (T) = 0.643 Ln (X) + 5.866
T = Trips, X = 1,000 square feet of floor area			
Drive-in Bank (LUC 912)	T = 12.63 (X)*	T = 54.77 (X)*	T = 174.529 (X) + 385.789
T = Trips, X = 1,000 square feet of floor area			

* -- The average trip rate was utilized

For the P.M. Peak Hour equation under the General Office Land use, the average trip rate was utilized rather than the trip generation equation. By utilizing the trip generation equation for the General Office use, the number of P.M. peak hour trips is over twice the number of A.M. peak hour trips.

The data contained in the ITE report for the weekday P.M. peak hour is based on 234 studies with an average size of 216,000 square feet. Therefore, when a small office development is proposed and put into the equation (in this case, a 20,400 square foot sales center), the straight line equation for the P.M. peak hour gives an abnormally high result due to the constant contained in the equation. Comparing the weekday A.M. and P.M. peak hour trip generation for a much larger office development (say 200,000 square feet), a more even trip generation between the two peak hours exists. And generally, the P.M. peak hour trip generation is lower than the A.M. peak hour trip generation. It is for this reason that the average rate was used for the weekday P.M. peak hour for the General Office use.

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

March 11, 2003

WilsonMiller, Inc.
Carron Day, AICP
4571 Colonial Blvd.
Ft. Myers, FL 33912

Re: Agenda Schedule for Moody Ranch
Case No. DCI2002-00037

Dear Ms. Day:

Your zoning request has been scheduled before the Hearing Examiner on **April 10, 2003, at 10:00 a.m.** The hearing will be conducted in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL.

Be advised all exhibits presented to Hearing Examiner will be retained for the records. The Hearing Examiner encourages the applicant to provide reduced copies of these exhibits for the record as an alternative to a full size copy.

Your zoning sign will be ready for pickup any time after March 12, 2003, at the drive-thru window at 1500 Monroe St., Ft. Myers, FL. This sign must be posted in accordance with Department procedures no later than March 25, 2003, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Billie Jacoby

Billie Jacoby
Administrative Assistant

cc: Colonial Homes, Inc.
Dex Bender & Associates
Young, VanAssenderp, Varnadoe & Anderson
Metro Transportation
WilsonMiller, Inc.
Alvin "Chip" Block, AICP, Senior Planner
Zoning File

U:\200303\DCI20020.003\7\applicant letter.wpd

COLONIAL HOMES
A COLONIAL COMPANY

LEE COUNTY
RECEIVED
02 AUG 13 AM 11:58
COMM. DEV/
PUB. WRKS. CNTR.
SECOND FLOOR

Memo

To: Lee County Environmental Services

From: Colonial Homes, Inc.

CC:

Date: 8/8/02

Re: Case Number DCI2002-00037, Case Name MOODY RANCH - Courtesy Notice of Receipt of Zoning Application

---

Please note that effective immediately, Colonial Homes, Inc. new address is:

12601 WESTLINKS DRIVE, UNIT 7

FORT MYERS, FL 33913

RECEIVED

The Land Division may be reached at the following numbers:

Telephone: 239-768-3826

Fax: 239-561-3576

The Main Switchboard telephone number is: 239-561-6666.

Please call if you have any further questions.

Thank you,

Denise A. Weil
Land Administrator
/daw

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing Examiner

Writer's Direct Dial Number: 239-479-8371

August 16, 2002

CARRON DAY
WILSONMILLER, INC.
4571 COLONIAL BOULEVARD
FORT MYERS, FL 33912

Re: MOODY RANCH
DCI2002-00037 - PDL Application (Major PD)

Dear CARRON DAY :

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

Alvin Block

Alvin Block, AICP
Senior Planner

xc: Jerry Murphy

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
John Fredyma, Assistant County Attorney
Kim Trebatoski, Environmental Sciences
Roland Ottolini, Natural Resources
Andy Getch, LCDOT
Don Blackburn, Development Review
Zoning/DCI Files

Environmental Sciences Planned Development Sufficiency Checklist

1a) Aerial Photograph. An aerial photograph (at a maximum scale of 1:200 for field verification) with the site clearly delineated. [34-373(a)(4)d.]

Please submit 1:200 scale aerials for the site. ES staff use these to do field verification. The 1:900 scale aerial that was submitted is not sufficient for fieldwork.

2) Protected Species Survey. A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined in LDC Chapter 10) and Major Planned Developments . [34-373(b)(2)]

How many listed wading birds and American alligators were observed? Were any wading bird or alligator nests found?

3) Protected Species Management Plan. Protected species preserve areas must be indicated on the Master Concept Plan; a final management plan as required by LDC Section 10-474 is not required until time of local development order. [10-474]

Please revise the Master Concept Plan to delineate a gopher tortoise preserve.

5) Open Space. The percentage of open space must be clearly stated on the Master Concept Plan unless the proposed development consists solely of conventional single family dwelling units on lots of no less than 6,500 square feet. [34-373(a)(6)f.; 34-373(a)(8)iii.]

The open space table indicates the minimum 6,500sf single-family lots will be allowed 65% lot coverage. The LDC standard for lot coverage is a maximum 40%. If 65% lot coverage is desired, then the single family lots must be included in the open space calculation. Please revise the open space table to either limit single family lot coverage to 40% or include the single family lots in the open space calculation.

6) Parks, Recreation Areas and Indigenous Areas. The general location of proposed parks, recreation areas and facilities as well as indigenous areas to be preserved must be shown on the Master Concept Plan. [34-373(a)(6)e]

Please revise the Master Concept Plan to delineate all of the required indigenous open space. The open space table states 33.36 acres of indigenous and native tree preserve required [this amount may change pending maximum lot coverage; see comment 5]. Only 14.5 acres of Conservation Area are shown, and portions of these areas are improved pasture (FLUCCS 211) which does not meet the LDC indigenous definition or native tree preservation.

8) Design Standards: Environmentally Sensitive Areas. Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees and threatened or endangered native vegetation. [34-411(g)]

Two of the proposed lakes along Hancock Bridge Parkway are partially located where the removal of oak/pine/sabal palm forest will need to be removed to construct the lake. Are all the lakes necessary for surface water management or could they be reduced in size to preserve some of the oak/pine/sabal palm forests?

11) Schedule of Deviations. 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).]

Please label the lakes on the Master Concept Plan where Deviation 3 applies.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner\
#239-479-8183; e-mail: trebatkm@leegov.com

LCDOT Sufficiency Checklist

1) Sufficiency Comments.

1) The assumption of zero growth for traffic volumes on U.S. 41, Hancock Bridge Parkway, and Del Prado Boulevard may be unreasonable. The influence of the Midpoint Memorial Bridge/Veterans Parkway and the Variable Pricing Program have induced a major change in travel patterns since 1992 resulting in the decrease in comparion of AADT.

2) Consistent with AC-13-17 and Table 1A, intersection analyses should be provided at the intersections of Hancock Bridge Parkway at Skyline Drive, Hancock Bridge Parkway and the project entrance, Hancock Bridge Parkway at Moody Road and Moody Road at Pondella Road.

3) We have concerns with the intersection analysis for U.S. 41 at Hancock Bridge Parkway that should be addressed. The intersection count used is from January 27, 1999 and more than one year old. The intersection analysis for 2011 background traffic shhows a northbound approach LOS "D". This is inconsistent with the existing condition during the P.M. peak hour, where susbstantial northbound queues form on a daily basis.

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Contact Andy Getch at 479-8510

T.I.S. Checklist

3) Site Plan. The TIS must contain a drawing showing the project's proposed access point(s) and location of all other access point(s) on both sides of all streets being accessed within 660 feet for project entrances on arterial streets, within 330 feet for project entrances on collector streets, & within 125 feet for project entrances on local streets.

Figure 3 appears to show some project distributed to a parcel on the east side of Moody Rd., but the Master Concept Plan shows all the project being to the west of Moody Rd.

5) Directional Splits. The TIS must contain a drawing showing the percentage, number of trips, and the direction of travel for trips entering and exiting the project at each proposed access point.

Figure 2 doesn't appear to show any project traffic assigned to Moody Rd. or to Skyline Dr.

9) Necessary Improvements. When the Level of Service analysis for any project shows that the LOS on links or at any intersection falls below the minimums adopted in THE LEE PLAN, the TIS must contain a recommendation and analysis of the improvements that are needed to meet or exceed the prescribed LOS standard.

The HCS Summary Sheet for the Hancock Bridge/U.S.41 intersection shows some of the movements failing in 2011 with the addition of project traffic.

Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

1) Initiation of Application-Legal Requirements. Ownership. Except for Condominiums, Timeshare Condominiums, or Subdivisions, where there is more than one owner, either legal or equitable, all such owners must jointly initiate the application or petition. [34-201(a)(1)a.]

Please refer to the following comments. In addition, please review the language for the Agricultural exemption and correct any typgraphical errors. This form having been executed by Mr. Campbell is also subject to the correction of the authorizations and discussion in the following questions/comments.

1a) The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]

The property owner, Colonial Homes, Inc. has not provided proper authorization for this case to have been filed. The submitted documents and authorizations have not been properly executed. Mr. John Campbell has not been properly authorized to sign most of these documents. The appropriate corporate officer of the property owner must authorize Mr. Campbell to sign the application documents. Please submit new documentation that provides this authorization.

1a1) If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)b.]

Refer to the above noted comments.

1c) The fee owner is a corporation, and a duly authorized corporate official initiated the application. [34-201(a)(1)a.3.]

Please refer to the comments in item 1a) above.

5) Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. [34-201(b)(2)]

Although the application is the County form, Part IV has not been correctly filled out. Please redo this portion of the application to indicate, by answering Yes or No, if each item has been submitted or is a part of the proposed development. Using an X to mark each one does not provide staff the information if the item relates to this project.

6) All applications requiring a public hearing must include the following: [34-202(a)]

Please refer to the following comments.

6a) Legal description. The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]

Staff continues to review this item and at this time this item will remain insufficient until the Legal Description and survey or boundary drawing have been found sufficient for public hearing.

6d) Confirmation of Ownership. If at any time during the review process the director concludes there is a question regarding ownership of the property, the director may require a title insurance policy, attorney??s opinion of title, or ownership and encumbrance report. [34-202(a)(3)]

Until the application demonstrates that the property owner has provided sufficeint and correctly executed authorizations, this item will remian insufficient.

8) Covenants. Any applicant for a rezoning or master concept plan confirmation under the planned development regulations must submit documentation corroborating unified control over the subject property. [34-373(a)(3) & 34-374(a)]

This item will remain insufficient until the correct authorizations have been executed and submitted.

9b) Map of Roads. A map showing 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 abutting property. [34-373(a)(4)b]

A map, as required by this sSection does not appear to have been provided. Please provide this map indicating the lcation of the nearby collector and arterial roads and abutting easments and private roads.

9c) Zoning and Land Use Map. 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.]

Please revise the MAster Concept Plan to correct the zoning of the abutting property to the north. The noticed district of RS does not exist. Please provide the correct zoning district.

9d) Aerial Photograph. An aerial photograph with the site clearly delineated. [34-373(a)(4)d.]

Please submit an aerial at the same scale as the proposed Master Concept Plan.

9e6) Archeological/Historic Sites. The nature and location of any known or recorded historical or archeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey. [34-373(a)(4)g]

Please provide a map drawn to the correct scale to provide the information required by this Section.

9e7) Archeological Sensitivity. The location of any part of the site which is located within the level 1 or level 2 zones of archeological sensitivity pursuant to LDC chapter 22. [34-373(a)(4)g & 22-106]

Please provide a map drawn to the correct scale to provide the information required by this Section.

9f) Easements/Rights-of-Ways. A map showing the exact location of existing easements and rights-of-way. The boundary sketch or Master Concept Plan may substitute for this map if the information is contained therein. [34-373(a)(4)f.]

This item will remin insufficient until the boundary survey or drawing has been found to be sufficient.

11) Master Concept Plan. All applications must be accompanied by a graphic illustration (Master Concept Plan) of the proposed development. [34-373(a)(6)]

Please refer to the following comments.

12d) Other Master Concept Plan Parcel Requirements. Where the subject property is to be divided into lots or parcels, the Master Concept Plan must indicate the following: [34-373(a)(6)c.]

Please refer to the following comments.

12d1) Parcels/Lots. The general location, configuration, and approximate dimensions of each lot or parcel (including outparcels). [34-373(a)(6)c.]

The proposed Plan fails to provide the general location, configuration, and approximatel dimensions of each lot or parcel, as required by this section.

12e) Development Areas. Individual development areas (I.e. residential, retail, office, manufacturing, mixed use-listed, etc.) must be identified with detail showing the following: [34-373(a)(6)d.]

Please refer to the following comments.

12e2) Height. The maximum height, in feet and number of habitable stories, of any proposed buildings or structures. If parking under the buildings is proposed, the number of stories proposed for parking must be indicated and included in the total maximum height of the buildings. [34-373(a)(6)d.ii.]

The maximum building height for each of the requested uses has not been provided. An example, is that the proposed dry boat storage does not have maximum permiited building height as required. Please provide this information on the attached Commercial Property Development Regulations.

12e3) Residential Dwelling Units. If residential is proposed, the maximum number of dwelling units by type. [34-373(a)(6)d.iii.]

The Master list of uses identifies the expected number of dwelling units per type. This list does not provide for the number of units for each dwelling unit type requested in this application. Please review the proposed Schedule of Users with the intensity of development proposed and make sure each addresses the proposed development.

12e6) Commercial/Industrial. If commercial or industrial is proposed, the type(s) and the total floor area of each type. [34-373(a)(6)d.vi.]

The Master Concept Plan does not provide the proposed intensity of the commercial portion of this development. Please revise the Plan to provide this required information.

12f) Service Areas. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions. [34-373(a)(6)e.]

The Master Concept Plan does not provide this required information. Please revise the Plan to provide this information.

12j) Public Transit. Proposed access and facilities for public transit, in accordance with sections 34-411(e) and 10-442. [34-373(a)(6)i.]

The Master Concept Plan does not provide the informatin required by this Section. Please revise the Plan to provide this information.

14) Schedule of Uses. A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property must be provided including the following: [34-373(a)(8)]

Please refer to the following.

14b) Units by Uses. The number of units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, number of beds for institutional type uses, etc.) for each proposed use. [34-373(a)(8)ii]

As discussed earlier in this checklist, staff does not find the intensity of development for all uses. Please check your application and make sure that all uses have been addressed. One specific example is that the proposed Schedule of Uses includes two-family attached, but then does not provide the intensity of this use in Exhibit IV-I-1.

16a) Surface Water Management System Description. A written description of the proposed surface water management system that includes: [34-373(b)(1)]

Please refer to the following comments.

16a4) Water Table/Natural Features. How existing natural features will be preserved including an estimate of the ranges of existing and post development water table elevations, where appropriate. [34-373(b)(1)d.]

Exhibit II-E-2 does not address this information. Please revise and provide the information required by this section.

20) Contact. The Zoning Planner may be contacted regarding any questions on the Planned Development Sufficiency Checklist.

You may contact Chip Block at 239-478-8371 if you have any questions concering this portion of the checklist.

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: August 15, 2002

TO: Chip Block
Senior Planner

FROM: Don Blackburn
Development Review Manager

RE: **DCI2002-00037**
MOODY RANCH
INSUFFICIENT COMMENTS

I have reviewed the submitted information and find it insufficient to review for the following reasons:

1) The request for deviation number one is somewhat unclear. I don't believe the code sections cited will achieve what I believe the applicant is asking for. Recent changes to the LDC now allow back out to some degree in units that have a separate garages. I would advise the applicant to meet with staff to determine just exactly what is desired.

2) I believe the applicant can withdraw deviation request number two as Development Review Staff normally looks at the Development in whole for this requirement instead of each individual tract.

3) The diagram provided doesn't really depict the applicant intent. This is a frequent request and we will approve it with the condition that the lake 4:1 slope intersect the bulkhead at the control elevation.

4) We normally require a sample drawing for deviation request number 4, but we are willing to defer the drawing approval to Development Order time if the applicant is.

5) I believe Deviation number 6 can be withdrawn as there is now a standard for unpaved parking lots for Sales Offices.

db
C:\TEMP\MoodyRanch.wpd

Chip Block
Moody Ranch
DCI2002-00037
August 15, 2002

6) Deviation number 8 can be withdrawn. If deviation number two is approved and/or the back out scenario is approved under the new LDC changes, this request would not be needed.

Staff defers all other deviation comments to the applicable reviewer.

I did notice that the internal road connection to Skyline Dr. will need a deviation for connection separation from the school entrance and Randag Dr.

I would also advise the applicant if the project is ever proposed to be gated, that they show the gates on the MCP now. Doing that now may offset several legal issues later when they decide to put in the gate.

db
C:\TEMP\MoodyRanch.wpd

Exhibit IV-E-2

Moody Ranch - General Overview of Surface Water Management Plan

The Moody Ranch Project is located in the North Fort Myers area of Lee County. The project consists of two parcels, bisected by Hancock Bridge Parkway.

The property will be designed to be in accordance with South Florida Water Management District criteria and the Lee County Land Development Code. Therefore, the property will be designed to retain the 100-year 3-day storm event with no discharge. The finished floor elevations will be determined from this elevation, or the FEMA 100-year water surface elevation of 8.0 NGVD, whichever is greater. The 5-year 1-day storm event water surface elevation will determine the minimum road elevation and the 25-year, 3-day event will determine the perimeter berm elevation.

The existing property is basically divided into two separate drainage systems. Hancock Bridge Pkwy (HBP) is the boundary between the Hancock Creek Watershed and the Caloosahatchee River Watershed. The northern parcel is bound by HBP to the south and a tidal canal to the north. In the existing condition, this parcel drains, via overland flow, into the existing canal. This pattern will be maintained in the post development condition. Due to the tidal discharge situations, discharge rates will be limited to the pre-development rate. Runoff from the proposed site will be routed via overland flow and storm drainage to the proposed lake for water quality treatment and attenuation of the existing runoff rate prior to discharge to the existing canal. The Control Elevation for this parcel will be approximately 2.5' NGVD, based on a recent SFWMD Permit issued with a basin on this parcel. This control elevation will be consistent w/ the adjacent permit, as well approximate existing water table elevations in the wet season. Besides possible wetland areas along the existing canal, no wetland systems exist within the parcel.

The southern parcel is bound by HBP to the north, Skyline Drive to the south, and Moody Road to the east. The site was previously used for agriculture, and contains a ditch/irrigation system. These ditches collect and exit the property through an existing weir on the east property line. The runoff then continues east, under Moody Road via an existing culvert, then out to a tidal body of water via an existing ditch. The existing system will be modeled to determine the existing discharge rate, which will be used as the allowable rate in the post development condition. Runoff from the proposed site will be routed via overland flow and storm drainage to the proposed lakes for water quality treatment and attenuation of the existing runoff rate prior to discharge to the existing culvert and ditch. Control Elevations on this site will be set to maintain the hydrology of the preserved onsite wetlands as well as existing wet season water table elevation on the remainder of the parcel. The control elevation is estimated at 4.1 NGVD based on hydrobiological indicators within the wetland.

Nearly the entire southern parcel and a portion of the northern parcel are located in the 100-year flood zone AE (elevation 8 NGVD) according to the FEMA FIRM Panel 125124-0200-C.

The homeowners association will be responsible for operation and maintenance of the surface water management system.

DCI 2002-00037

RECEIVED
OCT 28 2002
ZONING COUNTER

ATTACHMENT 9

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

EXHIBIT IV-J-1

MOODY RANCH

List of Deviations and Justifications

September 18, 2002

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

DEVIATION LOCATIONS

The locations for the Deviations for Moody Ranch with limited application are indicated on the Master Concept Plan. Other Deviations are located as follows:

Deviations 4, 5, and 7 apply to residential tracts as applicable.
Deviation 3 applies to the internal lakes.
Deviation 8 applies to the project entrance signs.

DEVIATION 1

Deviation 1 seeks relief from LDC Section 10-8(2) (Traffic Pattern) and 34-2013(a) (Access) which require all parking lots to be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, to allow individual parking spaces to back onto right-of-way or easement for common access drives and private local roads.

Justification: Withdrawn

DEVIATION 2

Deviation 2 seeks relief from the LDC Section 10-291(3) which requires, where practical, any residential development of at least 5± acres to provide two (2) or more means of ingress and egress, to allow only one means of ingress and egress for those development parcels which are surrounded by water body or conservation area or any combination of these. These tracts are Tract A, Tract B, Tract C, Tract F, Tract H, Tract I and Tract J. A full size cul-de-sac will be provided in any parcels subject to this deviation. Prior to each local Development Order, the local Fire and Emergency Service will provide a letter of no objection to the single ingress and egress of these parcels.

Justification

On a project-wide basis, the Moody Ranch development meets the requirements of LDC Section 10-281 as it provides many access points onto the roadway network. This deviation will enhance the project and its vicinity by limiting access to the area roadways. There is a positive impact to the public from this change.

- Tract A is an 8.87-acre parcel. The access point is preferable to additional access close to the intersection of Hancock Bridge Pkwy and Moody Road.
- Tract B is an 18.33-acre parcel. This parcel abuts conservation areas and water management areas to the north. If an emergency access is needed, one could be provided.
- Tract F is a 5.50-acre parcel. This small parcel is surrounded by water management areas. No additional access is feasible.
- Tract H is an 11.02-acre parcel and Tract I is a 10.19-acre parcel. Limiting the access to one point on Hancock Bridge Parkway is preferable from a traffic viewpoint. If an emergency access is needed, one could be provided.

- Tract J is a 12.22-acre parcel. Limiting the access to one point on Hancock Bridge Parkway is preferable from a traffic viewpoint. If an emergency access is needed, one could be provided into Tract J.

DEVIATION 3

Deviation 3 seeks relief from LDC Section 10-329(e)(4) which requires excavation banks to be sloped; to allow up to 40 percent of the banks to utilize either:

a. **A vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1 or**
b. **A 2:1 (horizontal:vertical) slope to a depth of 6 feet below control with the condition that the 2:1 section(s) be stabilized with rip-rap.**

If either bulkhead or rip-rap is used, the number of littoral plants required for the excavation would be based on the entire shoreline including the bulkhead or rip-rap portions. Adequate elements for the protection of wayward vehicles will be provided when adjacent to any roadway, parking lot or driveway aisle.

Justification
This deviation improves the development by allowing a more aesthetic, creative design of the development and by improving the project's open space. Bulkhead or rip-rap may be used to eliminate or move the lake slope further away from a structure (patio, pool deck, walking path) and allow a level "landing" area adjacent to these structures instead of an immediate 4:1 slope. As mentioned above, safety is addressed with the condition regarding wayward vehicles. Environmental considerations are also addressed in the condition that the number of littoral plants required for the excavation must be based on the entire shoreline including the bulkhead portions. There is no impact to the public from this change.

DEVIATION 4

Deviation 4 seeks relief from LDC Section 10-259 which requires that no buildings or structures shall be placed in easements where placing a building or structure in an easement is contrary to the terms of the easement or interferes with the use of the easement, to permit building overhangs only to a maximum 1.5 feet into either a 15-foot or 20-foot closed drainage system easement throughout and only in those circumstances where corrugated plastic pipe is used and adequate engineering analysis is provided by the Applicant at the time of development order and approval by Development Services Division which demonstrates that adequate maintenance of utilities, storm drain facilities, etc. can be achieved.

Justification
The applicant's request is not to place any building or structure in an easement but simply to allow minor building overhangs. The deviation will improve the project by reducing unnecessary cost to the development while at the same time meeting all of the objectives of the LDC provision. The application of this deviation is very limited. Safety concerns are addressed with the condition that High Density Polyethylene pipe is required. With this type of pipe no machinery is needed to move the pipe into location. Maintaining this minimum deviation to allow only to a maximum 1.5 feet into either a 15-foot or 20-foot easement and to require a review at the time of development order approval further contribute to alleviate any safety concerns.

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

DEVIATION 5

Deviation 5 seeks relief from LDC Section 34-1954(a)(1) to allow model homes and model

home units to be permitted by right.

Justification
This deviation allows the county to determine that model homes and model units are appropriate for the subject development now rather than waiting to make piecemeal decisions in the future. This alternative process enhances the planned development by allowing the use to exist within the project while under unified control and meeting the provisions of the LDC with respect to model homes and model units.

The general location of all potential model homes has been shown on the Master Concept Plan. With this change to the Master Concept Plan, any one purchasing a home within Moody Ranch will know whether there would ever be a model home near their home.

As the applicant has included model homes and model units in the list of permitted uses it is possible that this deviation is not necessary. The applicant's agents have been previously required to include this request by some reviewers. Consequently, it has been included here.

DEVIATION 6

Deviation 6 seeks relief from LDC Section 34-1954(f) that allows the Director discretion to allow high turnover parking surfaces to meet the surfacing standards for low turnover parking lots to allow the parking spaces for the ancillary sales office use within a model home to be surfaced with gravel.

Justification: Withdrawn

DEVIATION 7

Deviation 7 seeks relief from the LDC Section 30-153(2)(a)(iv) requirement that limits the text of additional identification signs to the name of the subdivision or residential development, to allow sign text for both the entrance signs and the project sign to include the notation "A Colonial Homes Community" or "Colonial Homes" in addition to the name of the residential development.

Justification
A critical component of project identification for a new residential development is identifying the developer. The part of the signage identifying the developer is small, low key and attractive. No increase in the size of the signs is requested.

DEVIATION 8

Deviation 8 seeks relief from the LDC Section 10-285(a), Table 1 requirements that connection separations on local roads be a minimum of 125 feet , to allow driveways serving multi-family units with private driveways to have a minimum separation of 20 feet.

Justification
The reduced separation allows multi-family buildings to provide private garages and driveways accessing the road in the same manner as single-family residential buildings. This deviation would only apply to residential internal roads and accessways; where the design and posted speed will be 20 mph or less; the visual clear zone will be in accordance with the visibility triangle criteria set forth in LDC Section 34-3131. Where determined to be practical by the design engineer, traffic calming devices as identified in the ITE Residential Street Design and Traffic Control book will be provided. Due to the low traffic volumes associated with the planned local roads and accessways, reduced

RECEIVED
OCT 28 2002
COMMUNITY

driveway separation should not pose any safety hazards. Granting this deviation will not have a negative impact on the public health safety and welfare.

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

RECEIVED
OCT 28 2002
ZONING COUNTER
DCI 2002-00037

Attachment 1

Moody Ranch
PROPERTY DEVELOPMENT REGULATIONS
September 13, 2002

RESIDENTIAL PLANNED DEVELOPMENT

LAND USES	Minimum Lot			Minimum Setback (ft)							Max Building Height (ft)	Min Bldg Separation (ft)	Max Lot Coverage (%)**
					Rear (ft)			Front (ft)					
	Area (sq ft)	Min Width (ft)	Min Depth (ft)	Side Including. Corner Lots (ft)*	Lots	Wetland	Acc	Front Entry Garage	Bldg or Side Entry Garage	Water Body (ft)			
Single Family Detached	4,000	40	100	5	20	20	5	20	12	20	35 or 2 stories	10	65
Two Family Attached	3,500	35	100	0 or 5	20	20	5	20	12	20	35 or 2 stories	10	65
Townhouse	2,000	25	80	0 or 10	20	20	5	20	15	20	35 or 2 stories	10	n/a
Multi-Family	10,000	100	100	10	20	20	5	20	20	20	60 or 4 stories	10 or 20***	70
Clubhouse	20,000	80	100	10	20	20	5	n/a	20	20	45 or 2 stories	20	55

* Applies to lots of all widths and to corner lots. Each lot, including corner lots, will have only one front yard.
** As defined by LDC, Chapter 34.
*** 10 feet for 1 story building, 20 feet for 2 story buildings and higher

2
3
-000-001

COMMERCIAL PLANNED DEVELOPMENT		
	PRINCIPAL USES	**ACCESSORY USES**
MINIMUM LOT OR PARCEL AREA	10,000 sq ft	NA
MINIMUM LOT WIDTH	75 ft	NA
MINIMUM BUILDING SETBACKS		
Hancock Bridge Parkway	35 ft or BH whichever greater	20 ft
Internal Frontage Drives	15 ft	20 ft
Waterfront	25 ft	0 ft to bulkhead or riprap at top of bank
MINIMUM DISTANCE		
Between Structures which are part of an architecturally unified group	10 ft.	10 ft *
Between All Other Structures	20 ft	10 ft
MAXIMUM HEIGHT		
Retail Buildings	50 ft	35 ft
Office Buildings	80 ft	80 ft
Boat Dry Storage	35 ft	35 ft
Architectural features	n/a	100 ft
MAX. LOT COVERAGE *	60%	60%

*As defined by LDC, Chapter 34.

RECEIVED
OCT 2 8 2002
COMMUNITY DEVELOPMENT

Attachment 2
OPEN SPACE AND INDIGENOUS VEGETATION
Moody Ranch
September 24, 2002

		Open Space			Indigenous Vegetation		
		Required		Provided	Required		Provided
	Acres	% Open Space	Acres	Acres	% Indig.	Acres	Acres
RESIDENTIAL PLANNED DEVELOPMENT							
Residential Tracts with lots greater than 6,500 sq ft *	54.0	n/a	n/a	4.32	n/a	2.16	2.16
Balance of Development	163.4	40%	65.36	65.36	50%	32.68	32.68
TOTAL	217.4		65.36	69.68	50%	34.84	34.84
COMMERCIAL PLANNED DEVELOPMENT							
CPD	4.5	30%	1.35	1.35	50%	.68	.68*
TOTAL PROJECT	221.9		66.71	71.03		35.52	35.52

* This acreage will be provided within the Residential Planned Development.

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

Attachment 3

Moody Ranch
PERMITTED LAND USES
September 12, 2002

RPD - PERMITTED LAND USES

Tract I
Residential 1A (R-1A)

RECEIVED
OCT 28 2002
ZONING COUNTER
OCT 2002-00037

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Dwelling Units
  - Single Family, detached (up to 500 units)
- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention
- Fences and Walls
- Home Occupation, as limited by the LDC
- Model Homes, Model Units and Model Display Center, including accessory parking lots
- Real Estate Sales and Rental Office—limited to sales of lots, homes or units within the development
- Recreation Facilities, Personal and Private On-Site.
- Residential accessory uses, including but not limited to:
  - Private garages, carports and parking areas
  - Private swimming pools and enclosures and Private tennis courts
- Signs
- Temporary uses—limited to a sales center and a construction office

Tracts C, D, F, H and J
Residential 1 (R-1)
All uses permitted in the R-1A District plus Townhouse (up to 500 units) and Two family attached (up to 400 units)

Tracts A, B and G
Residential 2 (R-2)
All uses permitted in the R-1 District plus Multi-Family Buildings (up to 600 units)

Tract E
Recreational Facilities, Private On-site or Off-site

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Club (up to 20,000 sq. ft.), Private including but not limited to the following ancillary uses:
  - Food and Beverage Service
  - Pro Shop and Specialty Retail, Group I
  - Locker Rooms
  - Health Club and Spa
  - Rental or leasing establishment, Group I (limited to bicycles, tennis rackets and other small sports equipment for use within the development.)

- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group II
- Excavation, Water Retention
- Fences and Walls
- Project Maintenance Facility
- Recreational Facilities for use by the residents of the development and their guests.
- Signs, including the existing billboard
- Temporary uses—limited to Real Estate Sales and Rental Office limited to sales of lots, homes or units within the development and a Construction Office

CPD - PERMITTED LAND USES

Tract K (up to 45, 000 sq. ft.)

- Accessory Uses
- Administrative Offices
- Animal Clinic - outside kennels are prohibited
- ATM (automatic teller machine)
- Auto Parts Store
- Banks and Financial Establishments, all Groups
- Boat Storage, Dry with accessory bait and tackle shop
- Business Services, Group I
- Clothing Stores
- Daycare Center, Child and Adult
- Department Store
- Drive-through facility accessory to any permitted use
- Drug Store
- Essential Services
- Essential Service Facilities, Group I
- Fences and Walls
- Gift and Souvenir Shop
- Hardware Store
- Health Care Facility, Group III
- Hobby, Toy and Game Shop
- Hospice
- Offices, Medical
- Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
- Real Estate Sales and Rental Office
- Rental and Leasing Establishments, Group II - outside storage is prohibited
- Restaurants, Standard - Groups I, II & III
- Shopping Center
- Signs, in compliance with the LDC
- Social Services, Group I only
- Specialty Retail Shops, Groups I-IV
- Storage, Indoor only and only as an ancillary use
- Studios
- Temporary uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses

RECEIVED
OCT 2 8 2002
COMMUNITY DEVELOPMENT

Conservation Areas (Wetland and Upland Conservation Areas)

- Interpretive centers and Signage, rain shelters, gazebos
- Nature and foot trails including boardwalks and jogging paths
- Paths, boardwalks and bridges to provide access from the uplands to the wetlands
- Water Management Facilities
- Wildlife Management
- Mitigation and Restoration Activities

RECEIVED
OCT 23 2002
COMMUNITY DEVELOPMENT

ATTACHMENT 3

APPENDIX

RECEIVED
OCT 28 2002
ZONING COUNTER

DCI 2002-00037

TABLE 1A & TABLE 2A

RECEIVED
OCT 28 2002
ZONING COUNTER
DCI 2002-00037

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

TABLE 1A
PEAK DIRECTION
PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES

Revised September 10, 2002

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 670 VPH IN= 205 OUT= 465

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 995 VPH IN= 590 OUT= 405

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Del Prado Blvd	S. of Hancock Pkwy	6LD	0	0	2270	2840	3000	20.00%	118	5.2%
Hancock Bridge Parkway	W. of U.S. 41	4LD	0	1410	1920	2030	2030	48.00%	283	14.8%
	W. of Moody Dr	4LD	0	1410	1920	2030	2030	38.00%	224	11.7%
	E. of Skyline Drive	4LD	0	1410	1920	2030	2030	36.00%	212	11.1%
	W. of Skyline Drive	4LD	0	1410	1920	2030	2030	40.00%	236	12.3%
	W. of Orange Grove	4LD	0	1410	1920	2030	2030	30.00%	177	9.2%
	W. of Del Prado	4LD	0	1410	1920	2030	2030	5.00%	30	1.5%
Moody Road	S. of Pondella Road	2LN	0	0	500	800	870	12.00%	71	14.2%
	S. of Hancock Bridge	2LN	0	0	500	800	870	25.00%	148	29.5%
Orange Grove Blvd	S. of Pondella Road	4LD	0	0	1080	1640	1750	3.0%	18	1.6%
Pondella Road	W. of U.S. 41	4LD	0	1410	1920	2030	2030	12.00%	71	3.7%
	W. of Bus. 41	4LD	0	1410	1920	2030	2030	5.00%	30	1.5%
Skyline Drive	S. of Hancock Bridge Pkwy	2LN	0	0	500	800	870	10.00%	59	11.8%
U.S. 41	N. of North Key Dr.	4LD	0	1410	1920	2030	2030	40.00%	236	12.3%
	N. of Hancock Br. Pkwy	4LD	0	1410	1920	2030	2030	5.00%	30	1.5%
	N. of Pondella Rd.	4LD	0	1410	1920	2030	2030	10.00%	59	3.1%

RECEIVED
OCT 23 2002
COMMUNITY DEVELOPMENT

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS

Revised September 10, 2002

7% Truck Adjustment = 0.934

P. C. S.	K	D	P. C. S.	K	D
PCS NO. 1	0.093	0.69	PCS NO. 34	0.098	0.66
PCS NO. 17	0.098	0.66	PCS NO. 40	0.090	0.54

TOTAL PROJECT TRAFFIC AM =	670	VPH IN =	205	OUT=	465
TOTAL PROJECT TRAFFIC PM =	995	VPH IN=	590	OUT=	405

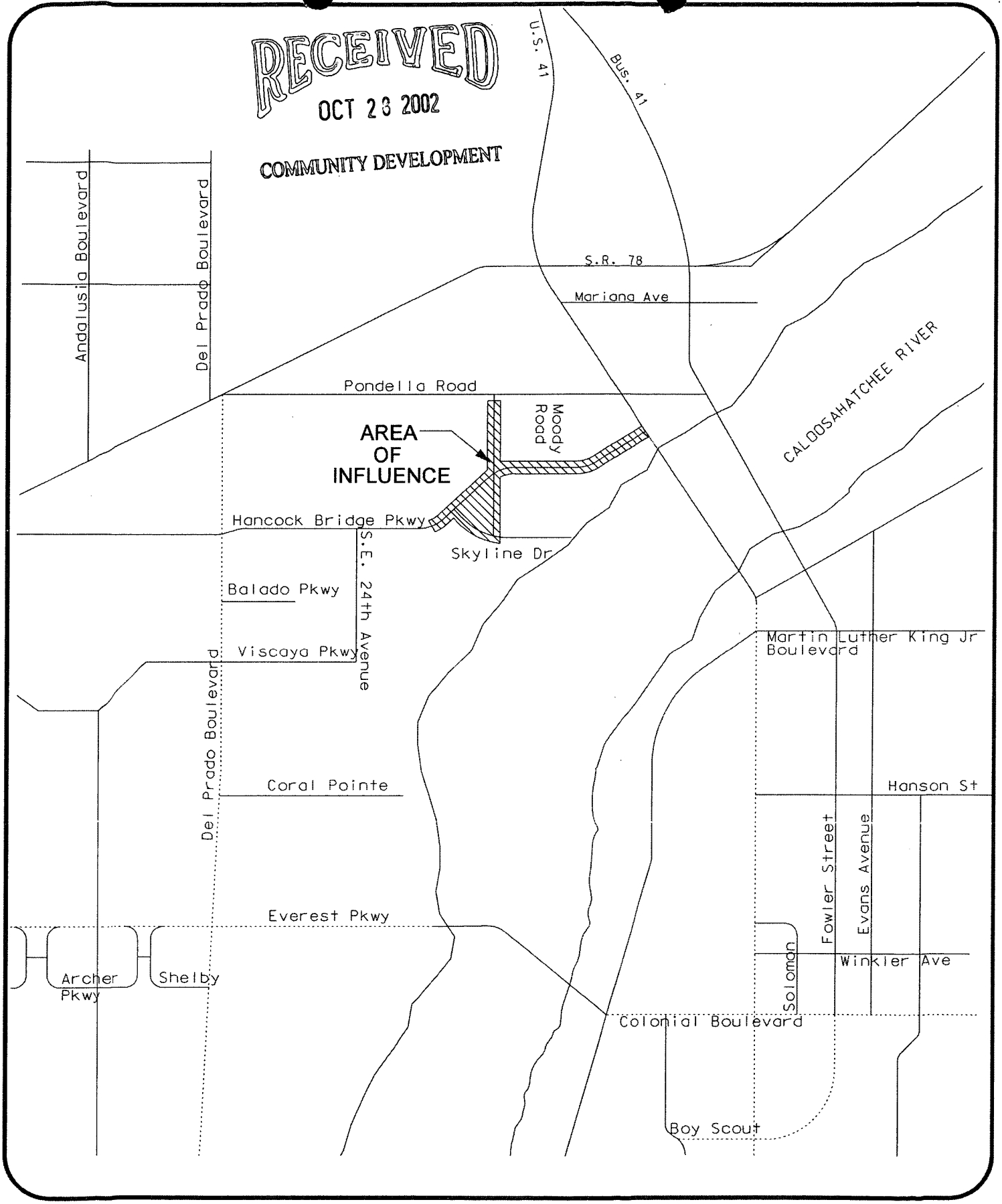
ROADWAY	SEGMENT	PCS	BASE YR ADT	2001 ADT	YRS OF GROWTH	ANNUAL RATE	2002 PK HR PK SEASON PEAK DIR.	2011 PK HR PK SEASON PEAK DIR.	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2011 BCKGRND + AM PROJ TRAFFIC	2011 BCKGRND + PM PROJ TRAFFIC
Del Prado Blvd	S. of Hancock Pkwy	40	34000	33500	2	0.00%	1521	1521	20.00%	93	118	1614	1639
Hancock Bridge Parkway	W. of U.S. 41	17	23200	23100	2	0.00%	1494	1494	48.00%	223	283	1717	1777
	W. of Moody Dr	17	22100	23000	2	2.02%	1417	1696	38.00%	177	224	1873	1921
	E. of Skyline Drive	17	22100	23000	2	2.02%	1417	1696	36.00%	167	212	1864	1909
	W. of Skyline Drive	17	22100	23000	2	2.02%	1417	1696	40.00%	186	236	1882	1932
	W. of Orange Grove	17	22100	23200	2	2.46%	1436	1787	30.00%	140	177	1926	1964
	W. of Del Prado	17	18300	19700	2	3.75%	1235	1721	5.00%	23	30	1744	1750
Moody Road	S. of Pondella Road	34	2400	2800	4	3.93%	176	249	12.00%	56	71	304	319
	S. of Hancock Bridge	17	--	--	--	0.00%	355	355	25.00%	116	148	471	503
Orange Grove Blvd	S. of Pondella Road	34	8200	9400	9	1.53%	577	661	3.00%	14	18	675	679
Pondella Road	W. of U.S. 41	34	15400	16400	6	1.05%	1072	1178	12.00%	56	71	1234	1249
	W. of Bus. 41	34	15900	16700	9	0.55%	1014	1065	5.00%	23	30	1089	1095
Skyline Drive	S. of Hancock Bridge	17	--	--	--	0.00%	213	213	10.00%	47	59	260	272
U.S. 41	N. of North Key Dr.	1	38500	41700	2	4.07%	2785	3989	40.00%	186	236	4175	4225
	N. of Hancock Br. Pkwy	1	28000	29500	2	2.64%	1815	2295	5.00%	23	30	2318	2325
	N. of Pondella Rd.	1	21900	23800	2	4.25%	1487	2162	10.00%	47	59	2209	2221

* The Truck Factor was not accounted for in the calculations for roadway links that have permanent count stations.

FIGURES 1, 2, 3, & 4

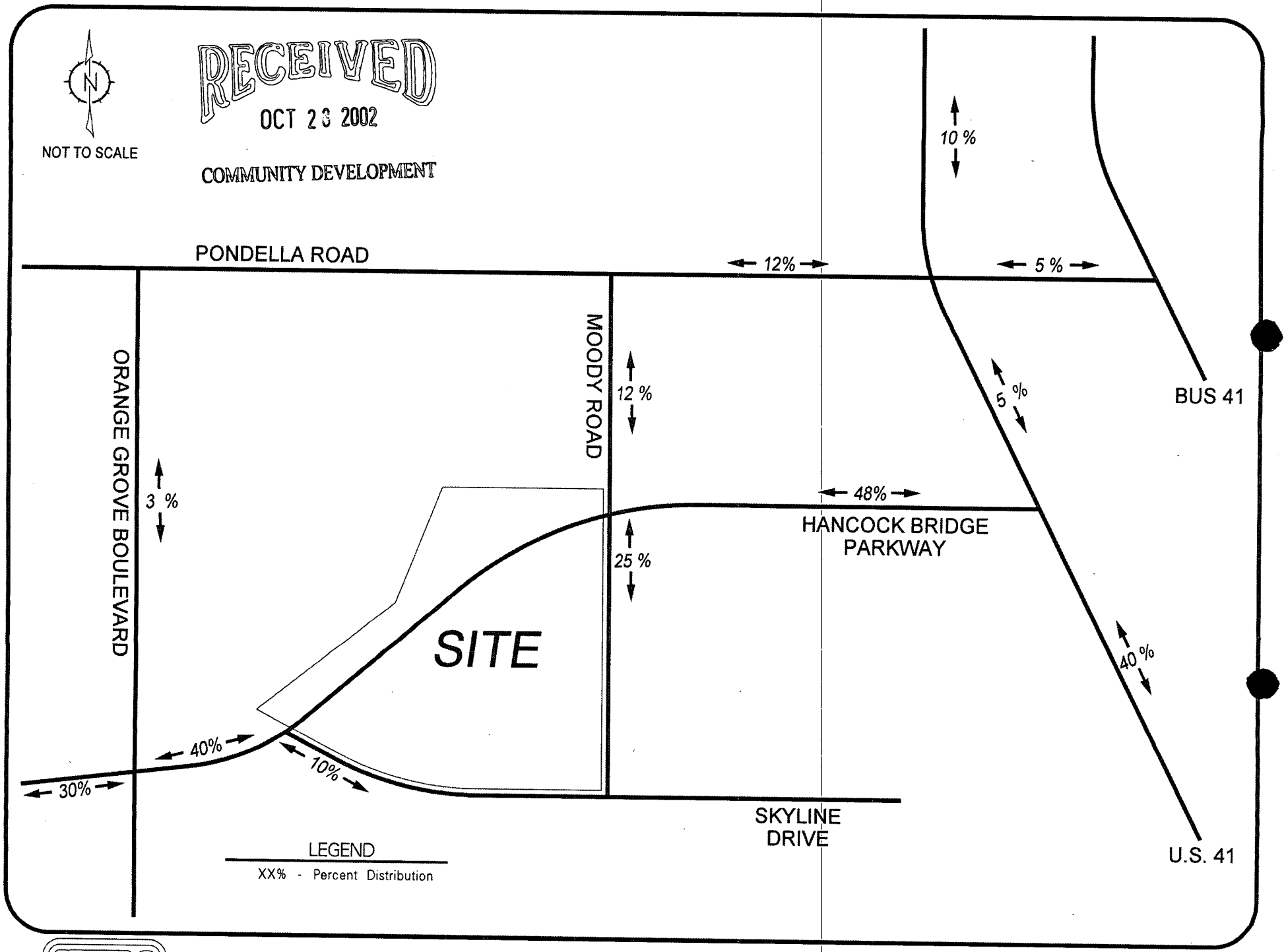
RECEIVED
OCT 2 3 2002
COMMUNITY DEVELOPMENT

RECEIVED
OCT 23 2002
COMMUNITY DEVELOPMENT



SITE LOCATION

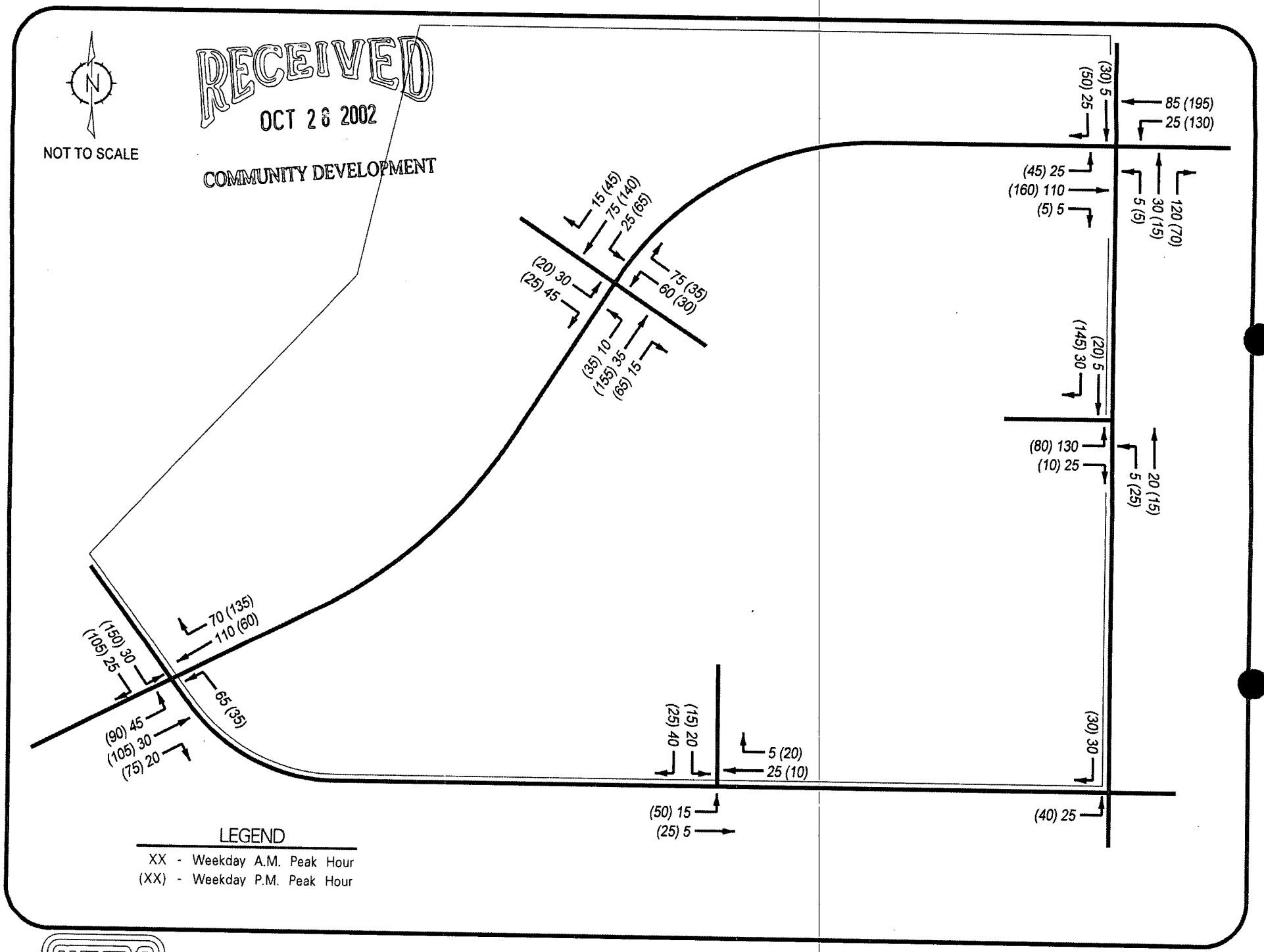
Revised 9-10-02
FIGURE: 1



TRAFFIC DISTRIBUTION

Revised 9-10-02

FIGURE: 2



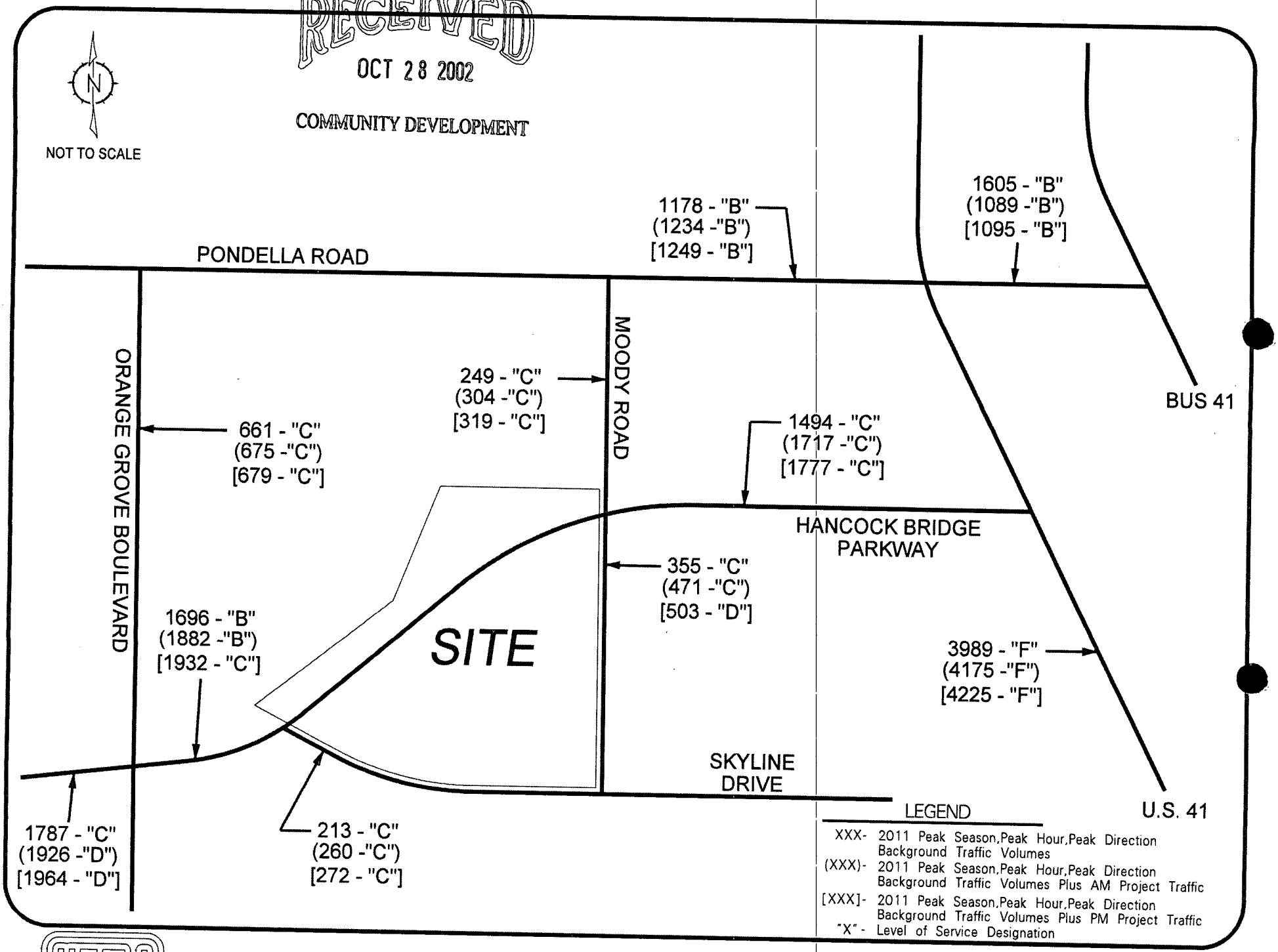
METRO

SITE TRAFFIC ASSIGNMENT

Revised 9-10-02

FIGURE: 3

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT



MERO

2011 BUILD-OUT TRAFFIC CONDITIONS

Revised 9-10-02
FIGURE: 4

TURN MOVEMENT COUNTS

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

PROJECT:
DATE: 9/5/2002
DAY: THURSDAY
WEATHER: SUNNY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

U.S. 41 & HANCOCK BRIDGE PARKWAY

15 MIN BEGIN	U.S. 41								HANCOCK BRIDGE 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	284	321	14	619	19	199	64	282	75	17	119	211	16	16	16	48	1160
4:15 PM	221	306	12	539	15	209	76	300	111	23	143	277	10	20	9	39	1155
4:30 PM	302	351	21	674	18	202	43	263	102	29	171	302	12	33	14	59	1298
4:45 PM	338	342	8	688	22	202	80	304	97	23	114	234	8	21	10	39	1265
5:00 PM	282	347	9	638	33	229	113	375	108	22	157	287	7	23	14	44	1344
5:15 PM	334	354	6	694	14	235	105	354	111	17	135	263	7	17	11	35	1346
5:30 PM	380	365	16	761	11	161	75	247	81	22	153	256	10	19	13	42	1306
5:45 PM	264	289	12	565	23	232	79	334	79	28	162	269	8	13	10	31	1199
TOTAL:	2405	2675	98	5178	155	1669	635	2459	764	181	1154	2099	78	162	97	337	10073

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

U.S. 41 & HANCOCK BRIDGE PARKWAY

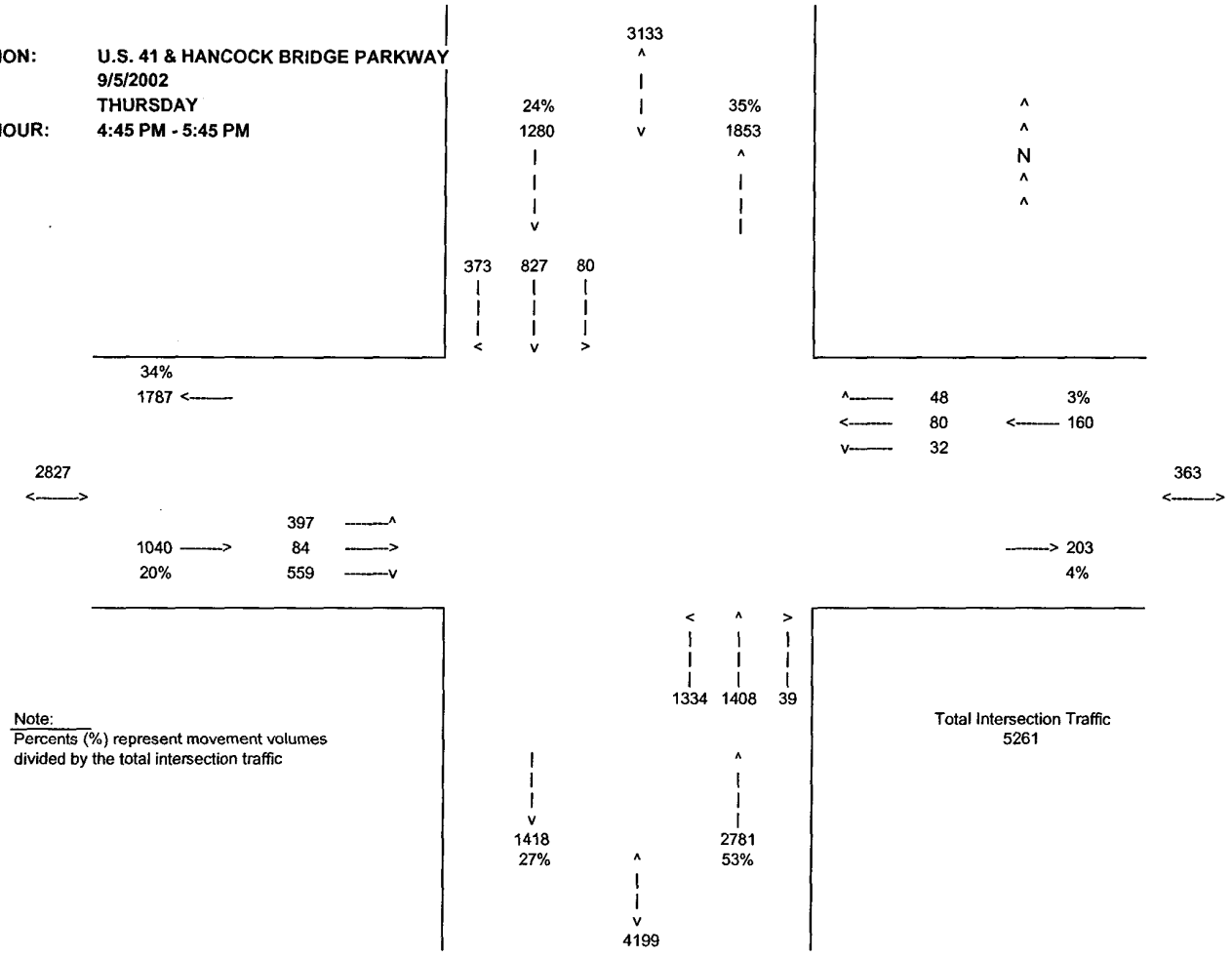
HOUR BEGIN	U.S. 41								HANCOCK BRIDGE PARKWAY								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	1145	1320	55	2520	74	812	263	1149	385	92	547	1024	46	90	49	185	4878
4:15 PM	1143	1346	50	2539	88	842	312	1242	418	97	585	1100	37	97	47	181	5062
4:30 PM	1256	1394	44	2694	87	868	341	1296	418	91	577	1086	34	94	49	177	5253
4:45 PM	1334	1408	39	2781	80	827	373	1280	397	84	559	1040	32	80	48	160	5261
5:00 PM	1260	1355	43	2658	81	857	372	1310	379	89	607	1075	32	72	48	152	5195

PEAK HOUR SUMMARY

HOUR BEGIN	U.S. 41								HANCOCK BRIDGE 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	1334	1408	39	2781	80	827	373	1280	397	84	559	1040	32	80	48	160	5261
																PHF =	0.98

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

LOCATION: U.S. 41 & HANCOCK BRIDGE PARKWAY
DATE: 9/5/2002
DAY: THURSDAY
PEAK HOUR: 4:45 PM - 5:45 PM



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

Total Intersection Traffic
5261

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

PROJECT:
DATE: 8/28/02
DAY: WEDNESDAY
WEATHER: SUNNY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

MOODY ROAD & HANCOCK BRIDGE PARKWAY

15 MIN BEGIN	MOODY ROAD								HANCOCK BRIDGE 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	1	2	10	13	5	6	24	35	16	183	1	200	16	337	8	361	609
4:15 PM	4	6	6	16	5	5	18	28	9	176	0	185	23	330	15	368	597
4:30 PM	1	2	16	19	4	4	23	31	8	197	0	205	19	363	13	395	650
4:45 PM	0	6	7	13	7	10	16	33	12	202	2	216	16	278	12	306	568
5:00 PM	1	3	12	16	9	6	21	36	14	190	0	204	21	408	14	443	699
5:15 PM	5	6	6	17	3	6	23	32	11	189	2	202	30	427	13	470	721
5:30 PM	2	3	11	16	5	5	24	34	15	177	1	193	23	338	14	375	618
5:45 PM	1	5	8	14	7	4	18	29	14	173	1	188	19	265	8	292	523
TOTAL:	15	33	76	124	45	46	167	258	99	1487	7	1593	167	2746	97	3010	4985

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

MOODY ROAD & HANCOCK BRIDGE PARKWAY

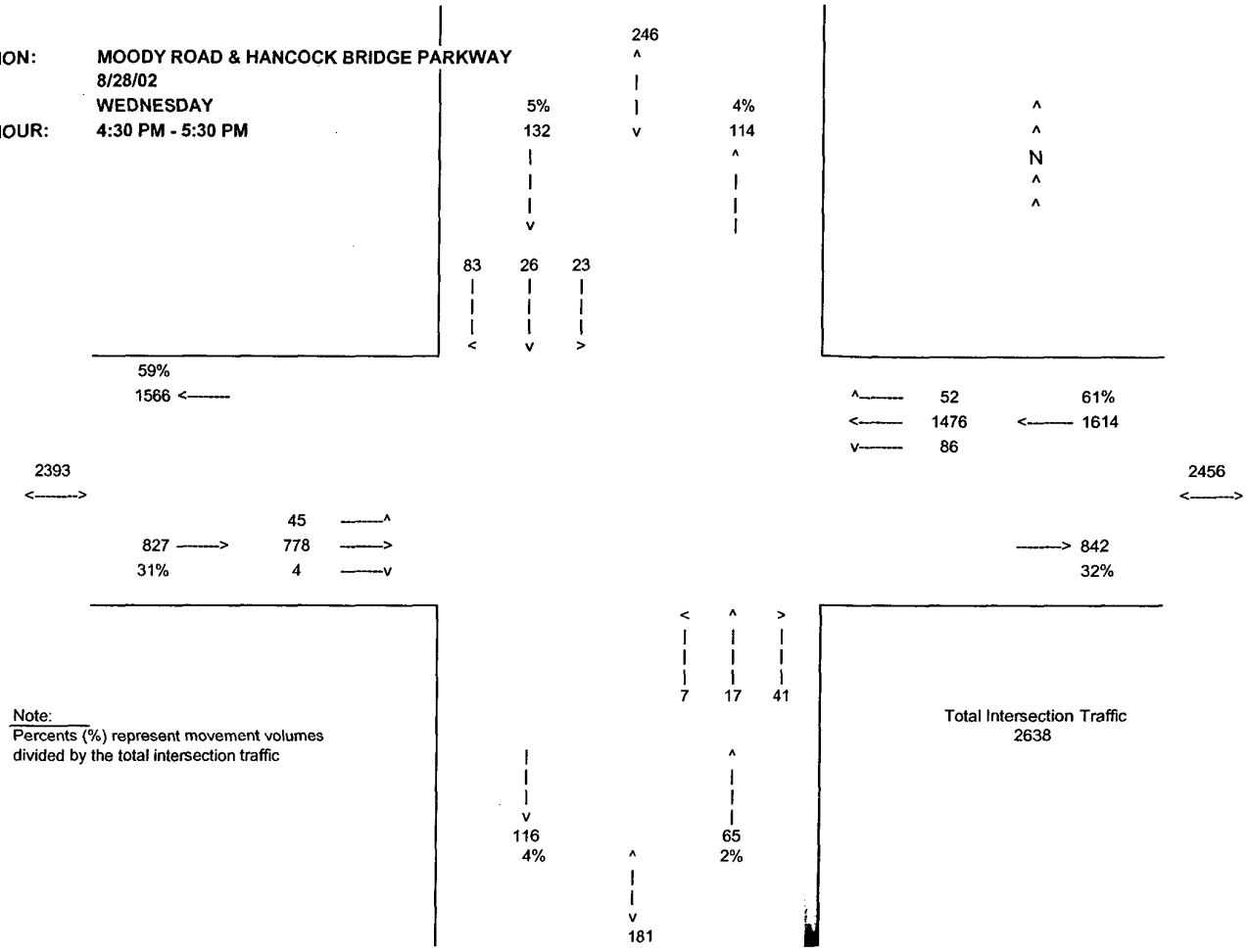
HOUR BEGIN	MOODY ROAD								HANCOCK BRIDGE PARKWAY								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	6	16	39	61	21	25	81	127	45	758	3	806	74	1308	48	1430	2424
4:15 PM	6	17	41	64	25	25	78	128	43	765	2	810	79	1379	54	1512	2514
4:30 PM	7	17	41	65	23	26	83	132	45	778	4	827	86	1476	52	1614	2638
4:45 PM	8	18	36	62	24	27	84	135	52	758	5	815	90	1451	53	1594	2606
5:00 PM	9	17	37	63	24	21	86	131	54	729	4	787	93	1438	49	1580	2561

PEAK HOUR SUMMARY

HOUR BEGIN	MOODY ROAD								HANCOCK BRIDGE PARKWAY								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:30 PM	7	17	41	65	23	26	83	132	45	778	4	827	86	1476	52	1614	2638
																PHF =	0.91

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

LOCATION: MOODY ROAD & HANCOCK BRIDGE PARKWAY
DATE: 8/28/02
DAY: WEDNESDAY
PEAK HOUR: 4:30 PM - 5:30 PM



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

Total Intersection Traffic
2638

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

PROJECT:
DATE: 8/28/02
DAY: WEDNESDAY
WEATHER: SUNNY
COUNT TIME: 7:00 AM - 9:00 AM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

MOODY ROAD & HANCOCK BRIDGE PARKWAY

15 MIN BEGIN	MOODY ROAD								HANCOCK BRIDGE 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	3	4	24	31	13	11	9	33	10	326	0	336	11	92	6	109	509
7:15 AM	15	18	49	82	14	21	11	46	6	391	0	397	13	87	3	103	628
7:30 AM	9	18	77	104	16	13	26	55	17	500	0	517	12	126	7	145	821
7:45 AM	2	28	58	88	12	11	12	35	17	446	2	465	5	140	10	155	743
8:00 AM	3	3	22	28	10	2	18	30	16	406	0	422	7	145	6	158	638
8:15 AM	1	2	19	22	7	6	9	22	11	363	0	374	11	118	8	137	555
8:30 AM	2	5	19	26	8	5	20	33	7	262	3	272	3	126	5	134	465
8:45 AM	0	1	16	17	2	3	21	26	9	235	0	244	6	130	8	144	431
TOTAL:	35	79	284	398	82	72	126	280	93	2929	5	3027	68	964	53	1085	4790

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

MOODY ROAD & HANCOCK BRIDGE PARKWAY

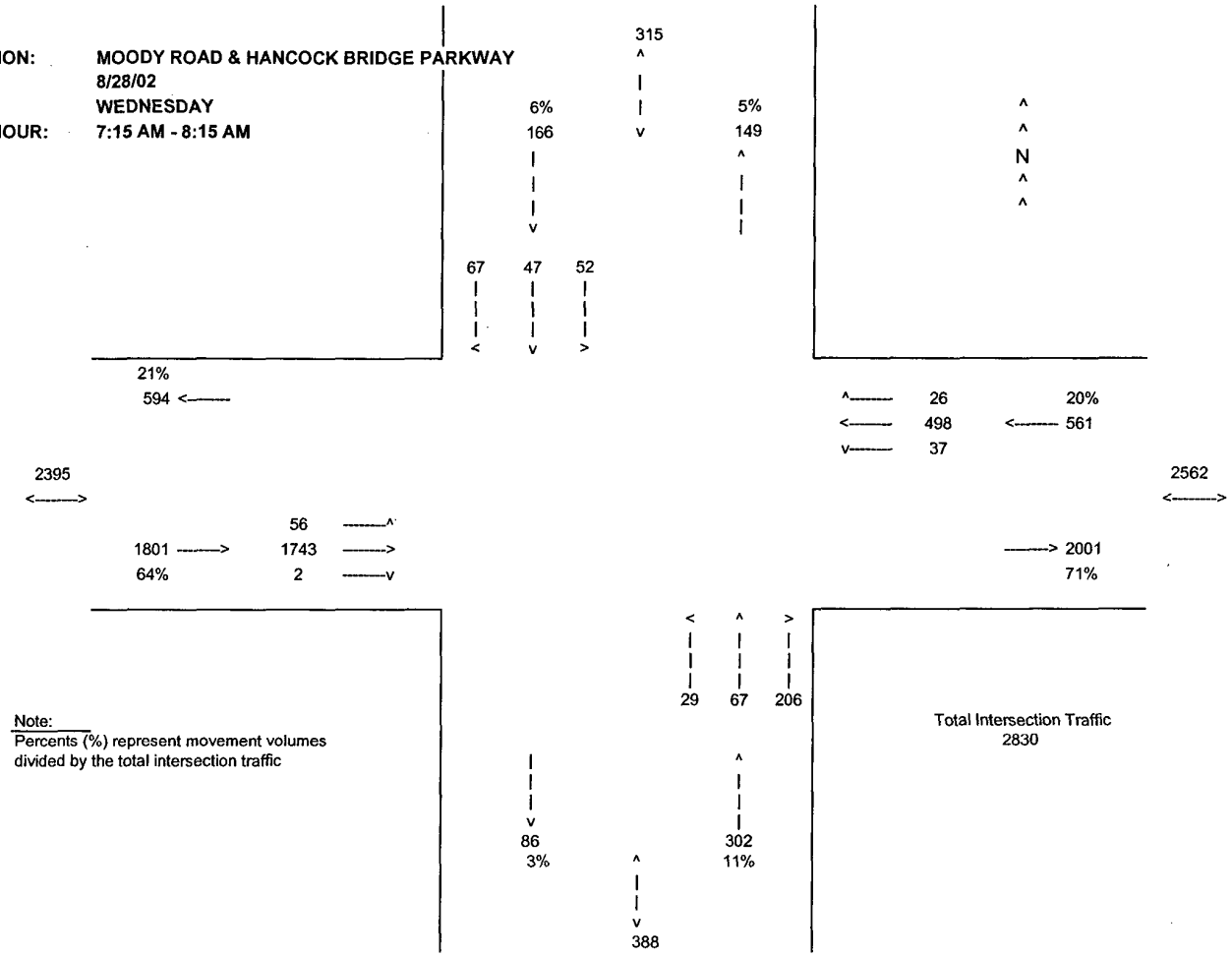
HOUR BEGIN	MOODY ROAD								HANCOCK BRIDGE PARKWAY								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	29	68	208	305	55	56	58	169	50	1663	2	1715	41	445	26	512	2701
7:15 AM	29	67	206	302	52	47	67	166	56	1743	2	1801	37	498	26	561	2830
7:30 AM	15	51	176	242	45	32	65	142	61	1715	2	1778	35	529	31	595	2757
7:45 AM	8	38	118	164	37	24	59	120	51	1477	5	1533	26	529	29	584	2401
8:00 AM	6	11	76	93	27	16	68	111	43	1266	3	1312	27	519	27	573	2089

PEAK HOUR SUMMARY

HOUR BEGIN	MOODY ROAD								HANCOCK BRIDGE PARKWAY								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:15 AM	29	67	206	302	52	47	67	166	56	1743	2	1801	37	498	26	561	2830
																PHF =	0.86

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

LOCATION: MOODY ROAD & HANCOCK BRIDGE PARKWAY
DATE: 8/28/02
DAY: WEDNESDAY
PEAK HOUR: 7:15 AM - 8:15 AM



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

Total Intersection Traffic
2830

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

PROJECT:
DATE: 8/28/02
DAY: WEDNESDAY
WEATHER: SUNNY
COUNT TIME: 7:00 AM - 9:00 AM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

SKYLINE DRIVE & HANCOCK BRIDGE PARKWAY

15 MIN BEGIN	SKYLINE DRIVE								HANCOCK BRIDGE 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	7	0	3	10	2	0	0	2	1	391	38	430	5	88	0	93	535
7:15 AM	22	1	1	24	0	0	0	0	0	424	78	502	1	101	3	105	631
7:30 AM	37	2	4	43	3	1	0	4	1	520	98	619	4	144	3	151	817
7:45 AM	24	0	3	27	1	0	0	1	2	491	21	514	1	172	0	173	715
8:00 AM	9	0	1	10	2	0	0	2	5	447	6	458	3	170	3	176	646
8:15 AM	11	0	5	16	2	0	0	2	16	376	6	398	5	130	4	139	555
8:30 AM	6	2	5	13	6	1	0	7	3	284	6	293	11	154	2	167	480
8:45 AM	9	0	4	13	2	0	0	2	6	247	6	259	8	151	2	161	435
TOTAL:	125	5	26	156	18	2	0	20	34	3180	259	3473	38	1110	17	1165	4814

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

SKYLINE DRIVE & HANCOCK BRIDGE PARKWAY

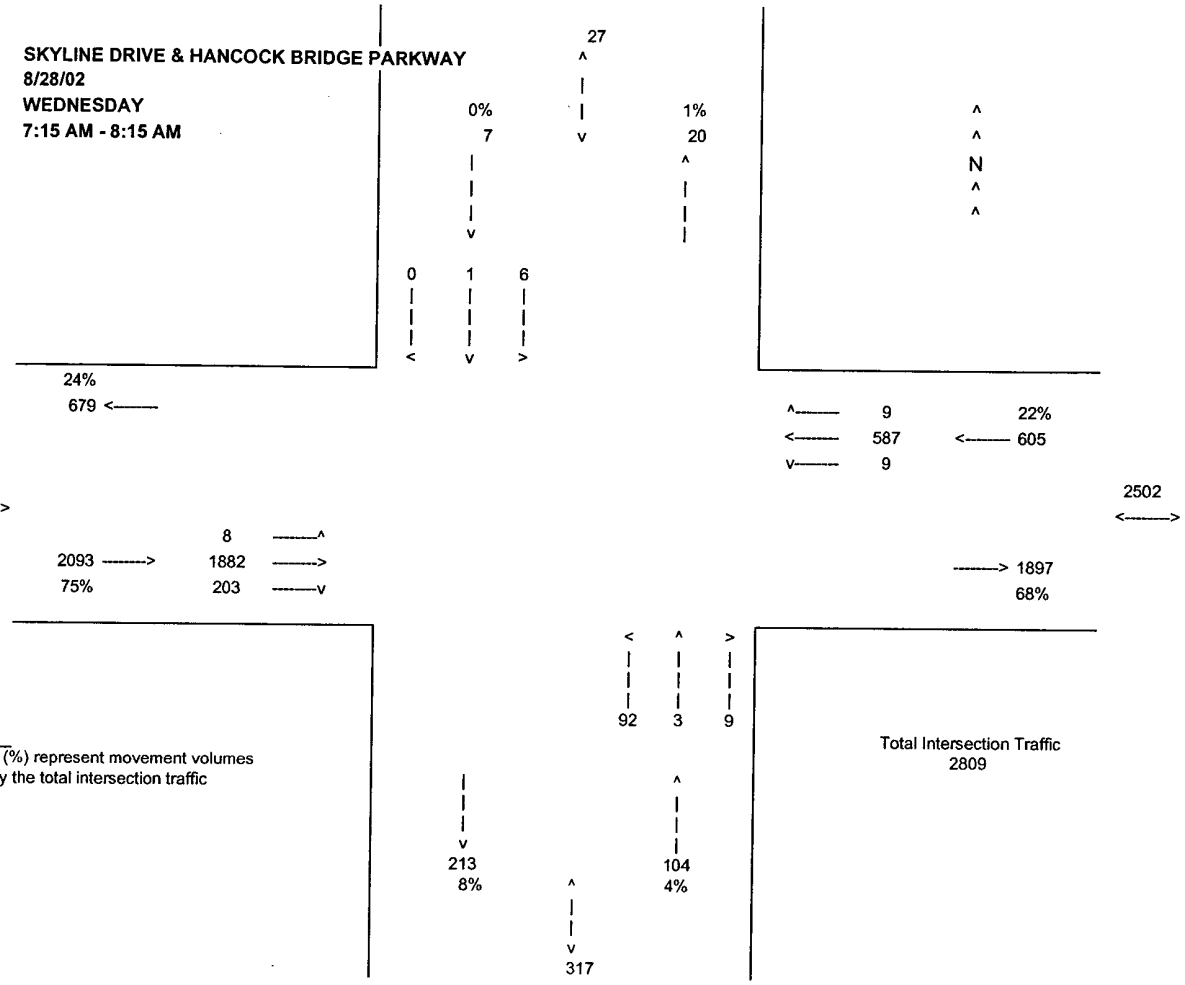
HOUR BEGIN	SKYLINE DRIVE								HANCOCK BRIDGE PARKWAY								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	90	3	11	104	6	1	0	7	4	1826	235	2065	11	505	6	522	2698
7:15 AM	92	3	9	104	6	1	0	7	8	1882	203	2093	9	587	9	605	2809
7:30 AM	81	2	13	96	8	1	0	9	24	1834	131	1989	13	616	10	639	2733
7:45 AM	50	2	14	66	11	1	0	12	26	1598	39	1663	20	626	9	655	2396
8:00 AM	35	2	15	52	12	1	0	13	30	1354	24	1408	27	605	11	643	2116

PEAK HOUR SUMMARY

HOUR BEGIN	SKYLINE DRIVE								HANCOCK BRIDGE PARKWAY								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:15 AM	92	3	9	104	6	1	0	7	8	1882	203	2093	9	587	9	605	2809
																PHF =	0.86

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

LOCATION: SKYLINE DRIVE & HANCOCK BRIDGE PARKWAY
DATE: 8/28/02
DAY: WEDNESDAY
PEAK HOUR: 7:15 AM - 8:15 AM



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

Total Intersection Traffic
2809

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

PROJECT:
DATE: 8/28/02
DAY: WEDNESDAY
WEATHER: SUNNY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

SKYLINE DRIVE & HANCOCK BRIDGE PARKWAY

15 MIN BEGIN	SKYLINE DRIVE								HANCOCK BRIDGE 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	7	0	2	9	5	1	0	6	4	215	3	222	8	334	13	355	592
4:15 PM	9	1	2	12	4	0	1	5	2	216	12	230	7	388	11	406	653
4:30 PM	10	0	0	10	6	0	0	6	4	254	3	261	9	345	10	364	641
4:45 PM	7	0	4	11	4	2	0	6	3	257	8	268	7	378	7	392	677
5:00 PM	4	0	2	6	6	1	0	7	4	276	5	285	7	432	9	448	746
5:15 PM	10	4	2	16	9	1	0	10	11	217	10	238	7	473	4	484	748
5:30 PM	15	0	0	15	2	0	1	3	6	217	9	232	10	431	14	455	705
5:45 PM	7	0	3	10	10	0	0	10	2	243	8	253	9	287	3	299	572
TOTAL:	69	5	15	89	46	5	2	53	36	1895	58	1989	64	3068	71	3203	5334

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

SKYLINE DRIVE & HANCOCK BRIDGE PARKWAY

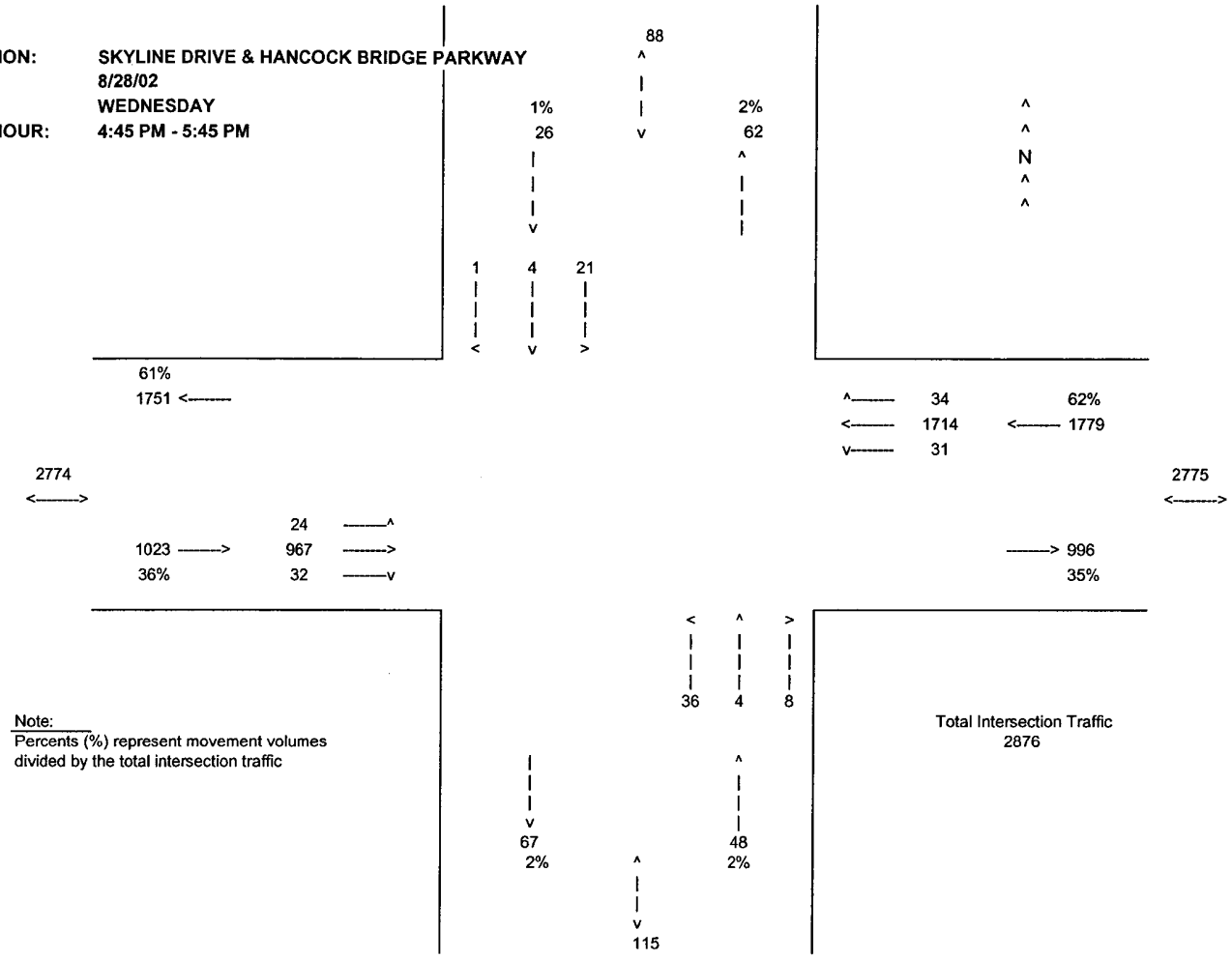
HOUR BEGIN	SKYLINE DRIVE								HANCOCK BRIDGE PARKWAY								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	33	1	8	42	19	3	1	23	13	942	26	981	31	1445	41	1517	2563
4:15 PM	30	1	8	39	20	3	1	24	13	1003	28	1044	30	1543	37	1610	2717
4:30 PM	31	4	8	43	25	4	0	29	22	1004	26	1052	30	1628	30	1688	2812
4:45 PM	36	4	8	48	21	4	1	26	24	967	32	1023	31	1714	34	1779	2876
5:00 PM	36	4	7	47	27	2	1	30	23	953	32	1008	33	1623	30	1686	2771

PEAK HOUR SUMMARY

HOUR BEGIN	SKYLINE DRIVE								HANCOCK BRIDGE 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	36	4	8	48	21	4	1	26	24	967	32	1023	31	1714	34	1779	2876
																PHF =	0.96

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

LOCATION: SKYLINE DRIVE & HANCOCK BRIDGE PARKWAY
DATE: 8/28/02
DAY: WEDNESDAY
PEAK HOUR: 4:45 PM - 5:45 PM



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

Total Intersection Traffic
2876

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

HCS SUMMARY SHEETS

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

U.S. 41 @ HANCOCK BRIDGE PARKWAY

RECEIVED
OCT 23 2002
COMMUNITY DEVELOPMENT

BACKGROUND

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	RLP	Intersection	Hancock Bridge Pkwy @ U.S. 41
Agency or Co.	Metro Transportation Group	Area Type	All other areas
Date Performed	9/10/2002	Jurisdiction	Lee County
Time Period	P.M. Peak Hour	Analysis Year	2011 Background

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	1	2	1	1	0	2	2	1	1	2	1
Lane group	L	T	R	L	TR		L	T	R	L	T	R
Volume (vph)	580	95	930	50	95	70	1545	2065	45	80	1045	435
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Ext. eff. green	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Arrival type	4	4	4	4	4		4	4	4	4	4	4
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Ped/Bike/RTOR Volume	0		150	0		15	0		10	0		90
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0	0	0	0		0	0	0	0	0	0
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0

Phasing	Excl. Left	EB Only	Thru & RT	04	Excl. Left	NB Only	Thru & RT	08
Timing	G = 9.0	G = 31.0	G = 18.0	G = 0.0	G = 10.0	G = 31.0	G = 47.0	G = 0.0
	Y = 4	Y = 4	Y = 4	Y =	Y = 4	Y = 4	Y = 4	Y =

Duration of Analysis (hrs) = 0.25 — Cycle Length C = 170.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	611	100	821	53	158		1626	2174	37	84	1100	363
Lane group cap.	467	624	886	96	190		927	1833	779	106	1051	447
v/c ratio	1.31	0.16	0.93	0.55	0.83		1.75	1.19	0.05	0.79	1.05	0.81
Green ratio	0.26	0.31	0.31	0.05	0.11		0.26	0.48	0.48	0.06	0.28	0.28
Unif. delay d1	63.0	42.4	56.6	78.5	74.5		62.5	44.0	23.3	79.0	61.5	57.4
Delay factor k	0.50	0.11	0.44	0.15	0.37		0.50	0.50	0.11	0.34	0.50	0.35
Increm. delay d2	153.5	0.1	15.5	6.7	25.7		343.8	89.6	0.0	32.5	40.8	10.9
PF factor	1.000	0.976	0.976	1.000	1.000		1.000	0.793	0.793	1.000	1.000	1.000
Control delay	216.5	41.5	70.7	85.3	100.2		406.3	124.4	18.5	111.5	102.3	68.3
Lane group LOS	F	D	E	F	F		F	F	B	F	F	E
Apprch. delay	127.0			96.5			242.8			94.8		
Approach LOS	F			F			F			F		
Intersec. delay	181.5			Intersection LOS						F		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1c

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

BUILD-OUT

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	RLP	Intersection	Hancock Bridge Pkwy @ U.S. 41
Agency or Co.	Metro Transportation Group	Area Type	All other areas
Date Performed	9/10/2002	Jurisdiction	Lee County
Time Period	P.M. Peak Hour	Analysis Year	2011 w/ Project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	1	2	1	1	0	2	2	1	1	2	1
Lane group	L	T	R	L	TR		L	T	R	L	T	R
Volume (vph)	580	95	930	50	95	70	1545	2065	45	80	1045	435
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Ext. eff. green	2.0	2.0	2.0	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0
Arrival type	4	4	4	4	4		4	4	4	4	4	4
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0
Ped/Bike/RTOR Volume	0		150	0		15	0		10	0		90
Lane Width	12.0	12.0	12.0	12.0	12.0		12.0	12.0	12.0	12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0	0	0	0		0	0	0	0	0	0
Unit Extension	3.0	3.0	3.0	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0

Phasing	Excl. Left	EB Only	Thru & RT	04	Excl. Left	NB Only	Thru & RT	08
Timing	G = 9.0	G = 31.0	G = 18.0	G = 0.0	G = 10.0	G = 32.0	G = 46.0	G = 0.0
	Y = 4	Y = 4	Y = 4	Y =	Y = 4	Y = 4	Y = 4	Y =

Duration of Analysis (hrs) = 0.25 | Cycle Length C = 170.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	611	100	821	53	158		1626	2174	37	84	1100	363
Lane group cap.	467	624	886	96	190		948	1833	779	106	1028	437
v/c ratio	1.31	0.16	0.93	0.55	0.83		1.72	1.19	0.05	0.79	1.07	0.83
Green ratio	0.26	0.31	0.31	0.05	0.11		0.27	0.48	0.48	0.06	0.27	0.27
Unif. delay d1	63.0	42.4	56.6	78.5	74.5		62.0	44.0	23.3	79.0	62.0	58.3
Delay factor k	0.50	0.11	0.44	0.15	0.37		0.50	0.50	0.11	0.34	0.50	0.37
Increm. delay d2	153.5	0.1	15.5	6.7	25.7		326.3	89.6	0.0	32.5	48.8	12.7
PF factor	1.000	0.976	0.976	1.000	1.000		1.000	0.793	0.793	1.000	1.000	1.000
Control delay	216.5	41.5	70.8	85.3	100.3		388.3	124.5	18.5	111.5	110.8	71.1
Lane group LOS	F	D	E	F	F		F	F	B	F	F	E
Apprch. delay	127.0			96.5			235.3			101.5		
Approach LOS	F			F			F			F		
Intersec. delay	178.8			Intersection LOS: F								

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1c

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

HANCOCK BRIDGE PARKWAY @ MOODY ROAD

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

BACKGROUND

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	*rlp*	Intersection	*Moody Rd @ Hancock Bridge Pkwy*
Agency or Co.	*Metro*	Area Type	*All other areas*
Date Performed	*9/10/2002*	Jurisdiction	*Lee County*
Time Period	*A.M. Peak Hour*	Analysis Year	*2011 Background*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	2	0	1	2	0	1	1	1	1	1	0
Lane group	L	TR		L	TR		L	T	R	L	TR	
Volume (vph)	90	2040	5	65	585	40	35	115	240	60	80	80
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0		2.0	2.0		2.0	2.0	2.0	2.0	2.0	
Ext. eff. green	2.0	2.0		2.0	2.0		2.0	2.0	2.0	2.0	2.0	
Arrival type	4	4		4	4		4	4	3	4	4	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Ped/Bike/RTOR Volume	0		0	0		0	0		0	0		0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0	12.0	12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0		0	0		0	0	0	0	0	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	NS Perm	07	08
Timing	G = 13.0	G = 77.0	G =	G =	G = 3.0	G = 37.0	G =	G =
	Y = 2	Y = 3	Y =	Y =	Y = 2	Y = 3	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 140.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	95	2152		68	658		37	121	253	63	168	
Lane group cap.	168	2089		168	2070		285	529	427	322	489	
v/c ratio	0.57	1.03		0.40	0.32		0.13	0.23	0.59	0.20	0.34	
Green ratio	0.09	0.55		0.09	0.55		0.30	0.26	0.26	0.30	0.26	
Unif. delay d1	60.8	31.5		59.9	17.2		35.4	40.3	44.9	37.5	41.7	
Delay factor k	0.16	0.50		0.11	0.11		0.11	0.11	0.18	0.11	0.11	
Increm. delay d2	4.4	27.9		1.6	0.1		0.2	0.2	2.2	0.3	0.4	
PF factor	1.000	0.681		1.000	0.681		0.986	1.000	1.000	0.986	1.000	
Control delay	65.2	49.4		61.4	11.8		35.1	40.5	47.1	37.3	42.1	
Lane group LOS	E	D		E	B		D	D	D	D	D	
Apprch. delay	50.0			16.4			44.1			40.8		
Approach LOS	D			B			D			D		
Intersec. delay	42.0			Intersection LOS						D		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1c

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	*rlp*	Intersection	*Moody Rd @ Hancock Bridge Pkwy*
Agency or Co.	*Metro*	Area Type	*All other areas*
Date Performed	*9/10/2002*	Jurisdiction	*Lee County*
Time Period	*P.M. Peak Hour*	Analysis Year	*2011 Background*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	*1*	*2*	*0*	*1*	*2*	*0*	*1*	*1*	*1*	*1*	*1*	*0*
Lane group	*L*	*TR*		*L*	*TR*		*L*	*T*	*R*	*L*	*TR*	
Volume (vph)	*80*	*910*	*5*	*140*	*1725*	*85*	*10*	*30*	*50*	*25*	*40*	*95*
% Heavy veh	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup lost time	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Ext. eff. green	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Arrival type	*4*	*4*		*4*	*4*		*4*	*4*	*3*	*4*	*4*	
Unit Extension	*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*		*0*	*0*		*0*	*0*		*0*	*0*		*0*
Lane Width	*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/hr												
Bus stops/hr	*0*	*0*		*0*	*0*		*0*	*0*	*0*	*0*	*0*	
Unit Extension	*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	NS Perm	07	08
Timing	G = *13.0*	G = *77.0*	G =	G =	G = *3.0*	G = *37.0*	G =	G =
	Y = *2*	Y = *3*	Y =	Y =	Y = *2*	Y = *3*	Y =	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *140.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	*84*	*963*		*147*	*1905*		*11*	*32*	*53*	*26*	*142*	
Lane group cap.	*168*	*2088*		*168*	*2075*		*305*	*529*	*427*	*381*	*473*	
v/c ratio	*0.50*	*0.46*		*0.88*	*0.92*		*0.04*	*0.06*	*0.12*	*0.07*	*0.30*	
Green ratio	*0.09*	*0.55*		*0.09*	*0.55*		*0.30*	*0.26*	*0.26*	*0.30*	*0.26*	
Unif. delay d1	*60.4*	*19.0*		*62.7*	*28.6*		*34.7*	*38.5*	*39.2*	*34.8*	*41.2*	
Delay factor k	*0.11*	*0.11*		*0.40*	*0.44*		*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	
Increm. delay d2	*2.3*	*0.2*		*36.6*	*7.1*		*0.0*	*0.0*	*0.1*	*0.1*	*0.4*	
PF factor	*1.000*	*0.681*		*1.000*	*0.681*		*0.986*	*1.000*	*1.000*	*0.986*	*1.000*	
Control delay	*62.7*	*13.1*		*99.3*	*26.6*		*34.3*	*38.6*	*39.3*	*34.4*	*41.5*	
Lane group LOS	*E*	*B*		*F*	*C*		*C*	*D*	*D*	*C*	*D*	
Apprch. delay	*17.1*			*31.8*			*38.5*			*40.4*		
Approach LOS	*B*			*C*			*D*			*D*		
Intersec. delay	*27.9*			Intersection LOS						*C*		

HCS2000™ · Copyright © 2000 University of Florida, All Rights Reserved · Version 4.1c

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

BUILD-OUT

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	*rlp*	Intersection	*Moody Rd @ Hancock Bridge Pkwy*
Agency or Co.	*Metro*	Area Type	*All other areas*
Date Performed	*9/10/2002*	Jurisdiction	*Lee County*
Time Period	*A.M. Peak Hour*	Analysis Year	*2011 w/ proj*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	*1*	*2*	*0*	*1*	*2*	*0*	*1*	*1*	*1*	*1*	*1*	*0*
Lane group	*L*	*TR*		*L*	*TR*		*L*	*T*	*R*	*L*	*TR*	
Volume (vph)	*115*	*2150*	*10*	*90*	*670*	*40*	*40*	*145*	*360*	*60*	*85*	*105*
% Heavy veh	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup lost time	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Ext. eff. green	*2.0*	*2.0*		*2.0*	*2.0*		*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	
Arrival type	*4*	*4*		*4*	*4*		*4*	*4*	*3*	*4*	*4*	
Unit Extension	*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	
Ped/Bike/RTOR Volume	*0*		*0*	*0*		*0*	*0*		*0*	*0*		*0*
Lane Width	*12.0*	*12.0*		*12.0*	*12.0*		*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/hr												
Bus stops/hr	*0*	*0*		*0*	*0*		*0*	*0*	*0*	*0*	*0*	
Unit Extension	*3.0*	*3.0*		*3.0*	*3.0*		*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	NS Perm	07	08
Timing	G = *13.0*	G = *77.0*	G =	G =	G = *3.0*	G = *37.0*	G =	G =
	Y = *2*	Y = *3*	Y =	Y =	Y = *2*	Y = *3*	Y =	Y =

Duration of Analysis (hrs) = *0.25* — Cycle Length C = *140.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	*121*	*2274*		*95*	*747*		*42*	*153*	*379*	*63*	*200*	
Lane group cap.	*168*	*2088*		*168*	*2072*		*260*	*529*	*427*	*297*	*485*	
v/c ratio	*0.72*	*1.09*		*0.57*	*0.36*		*0.16*	*0.29*	*0.89*	*0.21*	*0.41*	
Green ratio	*0.09*	*0.55*		*0.09*	*0.55*		*0.30*	*0.26*	*0.26*	*0.30*	*0.26*	
Unif. delay d1	*61.7*	*31.5*		*60.8*	*17.7*		*35.6*	*41.0*	*49.5*	*38.2*	*42.5*	
Delay factor k	*0.28*	*0.50*		*0.16*	*0.11*		*0.11*	*0.11*	*0.41*	*0.11*	*0.11*	
Increm. delay d2	*14.0*	*48.8*		*4.4*	*0.1*		*0.3*	*0.3*	*19.7*	*0.4*	*0.6*	
PF factor	*1.000*	*0.681*		*1.000*	*0.681*		*0.986*	*1.000*	*1.000*	*0.986*	*1.000*	
Control delay	*75.7*	*70.2*		*65.2*	*12.2*		*35.4*	*41.3*	*69.2*	*38.0*	*43.1*	
Lane group LOS	*E*	*E*		*E*	*B*		*D*	*D*	*E*	*D*	*D*	
Apprch. delay	*70.5*			*18.1*			*59.3*			*41.9*		
Approach LOS	*E*			*B*			*E*			*D*		
Intersec. delay	*56.3*			Intersection LOS						*E*		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1c

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	rlp	Intersection	Moody Rd @ Hancock Bridge Pkwy
Agency or Co.	Metro	Area Type	All other areas
Date Performed	9/10/2002	Jurisdiction	Lee County
Time Period	P.M. Peak Hour	Analysis Year	2011 w/ proj

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	2	0	1	2	0	1	1	1	1	1	0
Lane group	L	TR		L	TR		L	T	R	L	TR	
Volume (vph)	125	1170	10	270	1920	85	15	45	120	25	70	145
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0		2.0	2.0		2.0	2.0	2.0	2.0	2.0	
Ext. eff. green	2.0	2.0		2.0	2.0		2.0	2.0	2.0	2.0	2.0	
Arrival type	4	4		4	4		4	4	3	4	4	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Ped/Bike/RTOR Volume	0		0	0		0	0		0	0		0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0	12.0	12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0		0	0		0	0	0	0	0	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	

Phasing	Excl. Left	Thru & RT	03	04	Excl. Left	NS Perm	07	08
Timing	G = 28.0	G = 78.0	G =	G =	G = 3.0	G = 21.0	G =	G =
	Y = 2	Y = 3	Y =	Y =	Y = 2	Y = 3	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 140.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	132	1243		284	2110		16	47	126	26	227	
Lane group cap.	361	2114		361	2104		93	300	242	226	270	
v/c ratio	0.37	0.59		0.79	1.00		0.17	0.16	0.52	0.12	0.84	
Green ratio	0.20	0.56		0.20	0.56		0.19	0.15	0.15	0.19	0.15	
Unif. delay d1	48.3	20.4		53.2	31.0		47.9	51.8	54.9	47.1	57.9	
Delay factor k	0.11	0.18		0.33	0.50		0.11	0.11	0.13	0.11	0.38	
Increm. delay d2	0.6	0.4		11.0	20.3		0.9	0.2	2.0	0.2	20.6	
PF factor	1.000	0.668		1.000	0.668		1.000	1.000	1.000	1.000	1.000	
Control delay	49.0	14.1		64.2	41.0		48.8	52.0	56.9	47.4	78.4	
Lane group LOS	D	B		E	D		D	D	E	D	E	
Apprch. delay	17.4			43.7			55.0			75.2		
Approach LOS	B			D			D			E		
Intersec. delay	37.5			Intersection LOS			D					

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1c

RECEIVED
OCT 23 2002
COMMUNITY DEVELOPMENT

HANCOCK BRIDGE PARKWAY @

SITE ACCESS DRIVE

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

BUILD-OUT

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*rlp*
Agency/Co.	*Metro*
Date Performed	*9/10/2002*
Analysis Time Period	*A.M. Peak Hour*

Site Information

Intersection	*Site Access @ Hancock Bridge*
Jurisdiction	*Lee County*
Analysis Year	*2011 w/ proj*

Project Description *Moody Ranch - 020308*

East/West Street: *Hancock Bridge Parkway* | North/South Street: *Site Access Drive*

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	*10*	*2310*	*15*	*25*	*890*	*15*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR	*10*	*2431*	*15*	*26*	*936*	*15*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*1*	*2*	*1*	*1*	*2*	*1*
Configuration	*L*	*T*	*R*	*L*	*T*	*R*
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	*60*	*0*	*75*	*30*	*0*	*45*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR	*63*	*0*	*78*	*31*	*0*	*47*
Percent Heavy Vehicles	*0*	*0*	*0*	*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*		*LR*	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*	*L*	*L*		*R*		*LR*	
v (vph)	*10*	*26*	*63*		*78*		*78*	
C (m) (vph)	*730*	*195*	*28*		*176*		*124*	
v/c	*0.01*	*0.13*	*2.25*		*0.44*		*0.63*	
95% queue length	*0.04*	*0.45*	*7.52*		*2.05*		*3.25*	
Control Delay	*10.0-*	*26.3*	*872.3*		*40.8*		*73.8*	
LOS	*A*	*D*	*F*		*E*		*F*	
Approach Delay	--	--	*412.3*			*73.8*		
Approach LOS	--	--	*F*			*F*		

RECEIVED
OCT 28 2002

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*rlp*
Agency/Co.	*Metro*
Date Performed	*9/10/2002*
Analysis Time Period	*P.M. Peak Hour*

Site Information

Intersection	*Site Access @ Hancock Bridge*
Jurisdiction	*Lee County*
Analysis Year	*2011 w/ proj*

Project Description *Moody Ranch - 020308*

East/West Street: *Hancock Bridge Parkway* | North/South Street: *Site Access Drive*

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	*35*	*1460*	*65*	*65*	*2220*	*45*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR	*36*	*1536*	*68*	*68*	*2336*	*47*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*1*	*2*	*1*	*1*	*2*	*1*
Configuration	*L*	*T*	*R*	*L*	*T*	*R*
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	*30*	*0*	*35*	*20*	*0*	*25*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR	*31*	*0*	*36*	*21*	*0*	*26*
Percent Heavy Vehicles	*0*	*0*	*0*	*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*		*LR*	

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*	*L*	*L*		*R*		*LR*	
v (vph)	*36*	*68*	*31*		*36*		*47*	
C (m) (vph)	*206*	*413*	*43*		*349*		*41*	
v/c	*0.17*	*0.16*	*0.72*		*0.10*		*1.15*	
95% queue length	*0.62*	*0.58*	*2.74*		*0.34*		*4.59*	
Control Delay	*26.1*	*15.4*	*202.3*		*16.5*		*341.1*	
LOS	*D*	*C*	*F*		*C*		*F*	
Approach Delay	--	--	*102.5*			*341.1*		
Approach LOS	--	--	*F*			*F*		

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

HANCOCK BRIDGE PARKWAY @ SKYLLINE DRIVE

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

BACKGROUND

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*rlp*
Agency/Co.	*Metro*
Date Performed	*9/10/2002*
Analysis Time Period	*A.M. Peak Hour*

Site Information

Intersection	*Hancock Bridge @ Skyline Drive*
Jurisdiction	*Lee County*
Analysis Year	*2011 Background*

Project Description *Moody Ranch - Job #020308*

East/West Street: *Hancock Bridge Parkway* | North/South Street: *Skyline Drive*

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	*10*	*2200*	*240*	*10*	*685*	*10*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR	*10*	*2315*	*252*	*10*	*721*	*10*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*1*	*2*	*0*	*1*	*2*	*0*
Configuration	*L*	*T*	*TR*	*L*	*T*	*TR*
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	*110*	*5*	*10*	*10*	*5*	*5*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR	*115*	*5*	*10*	*10*	*5*	*5*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*1*	*1*	*0*
Configuration	*L*		*TR*	*L*		*TR*

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*	*L*	*L*		*TR*	*L*		*TR*
v (vph)	*10*	*10*	*115*		*15*	*10*		*10*
C (m) (vph)	*883*	*174*	*28*		*91*	*115*		*68*
v/c	*0.01*	*0.06*	*4.11*		*0.16*	*0.09*		*0.15*
95% queue length	*0.03*	*0.18*	*13.96*		*0.56*	*0.28*		*0.48*
Control Delay	*9.1*	*26.9*			*52.2*	*39.3*		*66.9*
LOS	*A*	*D*	*F*		*F*	*E*		*F*
Approach Delay	--	--				*55.1*		
Approach LOS	--	--		*F*			*F*	

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*rlp*
Agency/Co.	*Metro*
Date Performed	*9/10/2002*
Analysis Time Period	*P.M. Peak Hour*

Site Information

Intersection	*Hancock Bridge @ Skyline Drive*
Jurisdiction	*Lee County*
Analysis Year	*2011 Background*

Project Description *Moody Ranch - Job #020308*

East/West Street: *Hancock Bridge Parkway* | North/South Street: *Skyline Drive*

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	*30*	*1130*	*35*	*35*	*2005*	*40*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR	*31*	*1189*	*36*	*36*	*2110*	*42*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*1*	*2*	*0*	*1*	*2*	*0*
Configuration	*L*	*T*	*TR*	*L*	*T*	*TR*
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	*40*	*5*	*10*	*25*	*5*	*5*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR	*42*	*5*	*10*	*26*	*5*	*5*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*1*	*1*	*0*
Configuration	*L*		*TR*	*L*		*TR*

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*	*L*	*L*		*TR*	*L*		*TR*
v (vph)	*31*	*36*	*42*		*15*	*26*		*10*
C (m) (vph)	*254*	*576*	*79*		*91*	*36*		*83*
v/c	*0.12*	*0.06*	*0.53*		*0.16*	*0.72*		*0.12*
95% queue length	*0.41*	*0.20*	*2.28*		*0.56*	*2.56*		*0.39*
Control Delay	*21.1*	*11.7*	*93.5*		*52.2*	*233.3*		*54.2*
LOS	*C*	*B*	*F*		*F*	*F*		*F*
Approach Delay	--	--	*82.7*			*83.6*		
Approach LOS	--	--	*F*			*F*		

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

BUILD-OUT

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*rlp*
Agency/Co.	*Metro*
Date Performed	*9/10/2002*
Analysis Time Period	*A.M. Peak Hour*

Site Information

Intersection	*Hancock Bridge @ Skyline Drive*
Jurisdiction	*Lee County*
Analysis Year	*2011 w/ Project*

Project Description *Moody Ranch - Job #020308*

East/West Street: *Hancock Bridge Parkway* | North/South Street: *Skyline Drive*

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	*55*	*2230*	*260*	*10*	*795*	*80*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR	*57*	*2347*	*273*	*10*	*836*	*84*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*1*	*2*	*0*	*1*	*2*	*0*
Configuration	*L*	*T*	*TR*	*L*	*T*	*TR*
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	*145*	*120*	*250*	*70*	*85*	*85*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR	*152*	*126*	*263*	*73*	*89*	*89*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*1*	*1*	*0*
Configuration	*L*		*TR*	*L*		*TR*

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*	*L*	*L*		*TR*	*L*		*TR*
v (vph)	*57*	*10*	*152*		*389*	*73*		*178*
C (m) (vph)	*750*	*166*	*20*		*77*	*0*		*50*
v/c	*0.08*	*0.06*	*7.60*		*5.05*			*3.56*
95% queue length	*0.25*	*0.19*	*19.43*		*42.44*			*19.43*
Control Delay	*10.2*	*28.1*						
LOS	*B*	*D*	*F*		*F*	*F*		*F*
Approach Delay	--	--						
Approach LOS	--	--		*F*				

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*rlp*
Agency/Co.	*Metro*
Date Performed	*9/10/2002*
Analysis Time Period	*P.M. Peak Hour*

Site Information

Intersection	*Hancock Bridge @ Skyline Drive*
Jurisdiction	*Lee County*
Analysis Year	*2011 w/ Project*

Project Description *Moody Ranch - Job #020308*

East/West Street: *Hancock Bridge Parkway* | North/South Street: *Skyline Drive*

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	*120*	*1235*	*110*	*35*	*2065*	*175*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR	*126*	*1300*	*115*	*36*	*2173*	*184*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*1*	*2*	*0*	*1*	*2*	*0*
Configuration	*L*	*T*	*TR*	*L*	*T*	*TR*
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	*50*	*35*	*60*	*50*	*45*	*100*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR	*52*	*36*	*63*	*52*	*47*	*105*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*1*	*1*	*0*
Configuration	*L*		*TR*	*L*		*TR*

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*	*L*	*L*		*TR*	*L*		*TR*
v (vph)	*126*	*36*	*52*		*99*	*52*		*152*
C (m) (vph)	*211*	*488*	*0*		*0*			*46*
v/c	*0.60*	*0.07*						*3.30*
95% queue length	*3.38*	*0.24*						*16.67*
Control Delay	*44.6*	*13.0*						
LOS	*E*	*B*	*F*		*F*			*F*
Approach Delay	--	--						
Approach LOS	--	--						

RECEIVED
OCT 29 2002
COMMUNITY DEVELOPMENT

ATTACHMENT 4

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

AGRICULTURAL USES AT TIME OF ZONING

Certification of Agricultural Exemption

Grazing Lease

Please note that the table in the Grazing Lease contains acreages obtained from the Property Appraiser's records prior to completion of the boundary survey. The boundary survey shows that STRAP Numbers 09-44-24-00-01002.1010 and 10-44-24-00-01504.0000 actually contain approximately 221.9 acres.

RECEIVED
OCT 25 2002
COMMUNITY DEVELOPMENT

CERTIFICATION OF AGRICULTURAL EXEMPTION

I, John Campbell *, certify that I am the Authorized Agent of the property described in this Application, and that an agricultural exemption exists on* the entire 221.9 *acres of the property known as* Moody Ranch *on the date of this application. This agricultural exemption is for the use of this property as pastureland for cattle grazing. The location of the lands having an agricultural exemption is attached.*

Signature

DCI 2002-00037

John Campbell, Director of Land Acquisition & Development
Typed or printed name and title

RECEIVED
OCT 28 2002
ZONING COUNTER

STATE OF FLORIDA
COUNTY OF LEE

The forgoing instrument was certified and subscribed before me this 11th *day of* September, 2002
by John R. Campbell *who is personally known to me or who has produced* _____ *as identification.*

DENISE A. WEIL
MY COMMISSION # DD 098191
EXPIRES: March 7, 2006
Bonded Thru Notary Public Underwriters

Signature of notary public

Denise A. Weil
Printed name of notary public

(SEAL)

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

ATTACHMENT 5

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

LETTER OF AUTHORIZATION
TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Moody Ranch *and legally described in exhibit A attached hereto.*
(street address)

The property described herein is the subject of an application for planned development zoning. We hereby designate John Campbell, Director of Acquisition and Development, Colonial Homes, Inc. *as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Lee County.*

Colonial Homes, Inc.
Name of Corporation

By: _____
Signature

Anthony Persichelli
Printed Name

Senior Vice President
Title

STATE OF Florida)

COUNTY OF Lee)

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 30th *day of* August, 2002 *by*

Anthony Persichelli, Senior Vice President *of* Colonial Homes, Inc. *a* Florida
Printed Name and Title of Officer *Name of Corporation* *Place of Incorporation*

Corporation, on behalf of the corporation. He/she is personally known to me or has produced

_____ *as identification.*

LAURIE SOUSA
MY COMMISSION # DD 120228
EXPIRES: July 7, 2006
Bonded Thru Notary Public Underwriters

Notary Public

LAURIE SOUSA
(Name typed, printed or stamped)

_____
(Serial Number, if any)

RECEIVED
OCT 28 2002
ZONING COUNTER

DCI 2002-00037

EXHIBIT I-A-1
COVENANT OF UNIFIED CONTROL

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Moody Ranch *and legally described in exhibit A attached hereto.*

(street address)

The property described herein is the subject of an application for planned development zoning. We hereby designate John Campbell, Director of Acquisitions and Development, Colonial Homes, Inc. *as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorization of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended covenant of unified control is delivered to Lee County.*

The undersigned recognize the following and will be guided accordingly in the pursuit of development of the project:

1. *The property will be developed and used in conformity with the approved master concept plan including all conditions placed on the development and all commitments agreed to by the applicant in connection with the planned development rezoning.*
2. *The legal representative identified herein is responsible for compliance with all terms, conditions, safeguards, and stipulations made at the time of approval of the master concept plan, even if the property is subsequently sold in whole or in part, unless and until a new or amended covenant of unified control is delivered to and recorded by Lee County.*
3. *A departure from the provisions of the approved plans or a failure to comply with any requirements, conditions, or safeguards provided for in the planned development process will constitute a violation of the Land Development Code.*
4. *All terms and conditions of the planned development approval will be incorporated into covenants and restrictions which run with the land so as to provide notice to subsequent owners that all development activity within the planned development must be consistent with those terms and conditions.*
5. *So long as this covenant is in force, Lee County can, upon the discovery of noncompliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. The County will not issue permits, certificates, or licenses to occupy or use any part of the planned development and the County may stop ongoing construction activity until the project is brought into compliance with all terms, conditions and safeguards of the planned development.*

Colonial Homes, Inc.
Name of Corporation

By: _____
Signature

Anthony Persichelli
Printed Name

Senior Vice President
Title

STATE OF Florida)

COUNTY OF Lee)

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 30th *day of* August, 2002 *by*

Anthony Persichelli, Senior Vice President *of* Colonial Homes, Inc *a* Florida
Printed Name and Title of Officer *Name of Corporation* *Place of Incorporation*

Corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ *as identification.*

_____
Notary Public

LAURIE SOUSA
(Name typed, printed or stamped)

_____
(Serial Number, if any)

LAURIE SOUSA
MY COMMISSION # DD 120228
EXPIRES: July 7, 2006
Bonded Thru Notary Public Underwriters

RECEIVED
OCT 28 2002
ZONING COUNTER

DCI 2002-00037

ATTACHMENT 6

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

PART IV
PROPOSED DEVELOPMENT

A. **Copies of Master Concept Plan**

A.1. __Yes__ Attached are copies of **Exhibit IV-A-1** entitled "Proposed Master Concept Plan" drawn to scale on 24 inch by 36 inch medium. *[34-373(a)(6)]*

A.2. __Yes__ Attached are copies of **Exhibit IV-A-2**. entitled "Proposed Master Concept Plan" drawn to scale on 11 inch by 17 inch medium. *[34-373(a)(6)]*

B. **Vehicular Ingress & Egress, Public Transit**

B.1. __Yes__ The master concept plan indicates the exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. *[34-373(a)(6)a]*

B.2. __Yes__ The proposed development includes plans for subdividing. The master concept plan shows the general location of all proposed internal street rights-of-way or easements *[34-373(a)(6)a]*

B.3. __Yes__ The master concept plan indicates the general location from the proposed internal rights-of-way or easements into multiple-family, commercial and industrial lots. *[34-373(a)(6)a]*

B.4. __Yes__ Proposed access and public transit facilities have been indicated on the master concept plan as required by Sections 34-411(e) and 10-442. *[34-373(a)(4)e]*

C. **Parks, Open Space and Indigenous areas.**

C.1. __Yes__ The general location of proposed parks and recreation areas and facilities, has been shown and identified on the master concept plan. *[34-373(a)(6)e]*

C.2. __Yes__ The general location of indigenous areas to be preserved has been shown and identified on the master concept plan. *[34-373(a)(6)e]*

C.3. __No__ The development is a subdivision consisting solely of conventional single-family units on lots of no less than 6,500 square feet. *[34-373(a)(6)f]*

C.4. __Yes__ Approximately __30%__ percent of the property will be open space. *[34-373(a)(6)f]*

C.5. __Yes__ The minimum open space required by Section 10-329(f)(7) for commercial and industrial lots and outlots has been indicated on the master concept plan. *[34-373(a)(6)f]*

D. **Buffers**

D.1. __Yes__ The master concept plan indicates the types and minimum widths of buffers proposed along the perimeter of the property as well as between the individual development areas where required. *[34-373(a)(6)g]*

D.2. __Yes__ All buffer types shown refer to buffers described in Chapter 10 of the Land Development Code unless clearly noted otherwise. *[34-373(a)(6)g]*

E. **Surface Water Management**

E.1. __Yes__ The property is located within a flood plain or flow way and compensation for impacts to flood storage capacity or flow ways due to filling of the site will be made at the time of local development order or district permitting . *[34-373(b)(1)]*

E.2. __Yes__ A written description of the proposed surface water master plan is submitted as **Exhibit E.2.**

F. **Excavations**

F1. Yes The general location of excavations for on-site fill and wet retention have been indicated on the master concept plan. *[34-373(a)(6)I]*

F.2. X Preliminary calculations for cuts and fills have been made and: ***(See Blasting Discussion in Exhibit IV-F-1.)***

F.3. Yes No excavated materials will be removed from the site.

F.4. N/A Excavated materials to be removed from the site will comply with the definition of . "surplus material" or will not exceed ten percent of the total material excavated.

F.5. N/A Excavated materials to be removed from the premises exceed the definition of "surplus materials" or will exceed ten percent of the total material excavated. Calculations have been submitted as **Exhibit IV-F-5**. *[34—373(a)(6)i]*

F.6. No This application includes "mining" as a requested use and a "general mining permit" has been requested in accordance with section 10-329(f)(7). *[34-373(a)(6)i]*

G. **Subdivisions**

G.1. Yes The proposed development will be divided into lots or parcels. *[34-373(a)(6)b]*

G.2. Yes The uses proposed for each lot or parcel have been indicated and keyed to the proposed list of uses submitted with the application. *[34-373(a)(6)b]*

G.3. Yes The master concept plan indicates the general location, configuration, and approximate dimensions of the lots or parcels (including outparcels), lot coverage, and the minimum proposed setbacks for principal buildings. *[34-373(a)(6)b]*

No Special property development regulations are proposed for this development and are set forth in Exhibit IV-G-4. To the extent a property development is not indicated in the exhibit, the regulations of the Land Development Code will be used.

Yes The property development regulations for the RPD & CPD zoning district will be used. *[34-373(a)(6)b]*

H. **Individual Development Areas** *[34-373(a)(6)c]*

H.1. Yes The boundary of each individual development area within which buildings, parking or other uses will be located has been delineated on the master concept plan indicating:

H.2. Yes Residential uses by type for each development area have been indicated (if applicable) including the maximum number of living units by type.

H.3. N/A Development areas proposed for hotel or motel use have been indicated as well as the number of hotels/motels and the maximum number of rooms by size.

H.4. N/A Development areas proposed to contain health care facilities have been indicated as well as the maximum number of beds.

H.5. Yes Commercial uses by type for each development area have been indicated (if applicable) including the maximum floor area proposed. Where the use includes outdoor areas for display or storage, the outdoor area has been indicated separately from the floor area.

H.6. N/A Industrial uses by type for each development area have been indicated (if applicable) including the maximum floor area proposed. Where the use includes outdoor areas for display or storage, the outdoor area has been indicated separately from the floor area.

H.7. No Parking under the building(s) is proposed and the number of parking stories has been indicated.

H.8. Yes The total number of living stories has been indicated.

H.9. Yes The maximum height of the buildings, including parking stories, has been indicated.

H.10 Yes The general location of service areas for delivery of goods or services has been delineated On the master concept plan.

I **Summary list of uses.**

I.1. Yes A list of all uses, including types and number of units for residential, hotel/motel and

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

assisted [redacted]g facilities as well as square footage of e[redacted]type of commercial and industrial use, proposed for the entire development is attached as **Exhibit IV-I-1.** *[34-373(a)(8)]*

J. **Master list of deviations.** **[34-373(a)(6)j]**

J.1. Yes A list of all deviations requested as well as a written justification for the deviation, has been submitted as **Exhibit IV-J-1.**

J.2. Yes The proposed location for each requested deviation, keyed to the schedule of requested deviations (Exhibit IV-J-1), has been indicated on the master concept plan.

J.3. X Drawings demonstrating the effect of the requested deviations are submitted as **Exhibit IV-J-3.**

J.4. No No deviations are requested.

K. **Traffic Impact Statement** *[34-373(a)(7)]*

K.1. Yes The Traffic Impact statement has been submitted as **Exhibit IV-K-1.**

K.2. No The director has waived the requirement for this minor planned development. The signed waiver is attached hereto as **Exhibit I-F-1.**

L **Phasing Plan**

L.1. N/A The project will be developed in phases OR the Traffic Impact Statement utilized phasing . A description of the phasing plan has been submitted as **Exhibit IV-L-1.** *[34-376(b)(3)]*

M. **Special Concerns**

M.1. No This project includes a private port facility. Attached is a Hazardous Materials Emergency Plan labeled **Exhibit IV-M-1.** *[34-202(b)(4)]*

M-2 No This project includes rezoning of a mobile home park. Attached as **Exhibit IV-M-2** is the information required by section 34-203(d). *[34-203(d)].*

M-3 No This project includes a request to use Bonus Density units. Attached as **Exhibit IV-M-3** is information on the type of bonus density units to be used, the source of the bonus density units, and the effect on the overall project. *[34-202(b)(5)]*

M-4 No The project is a Residential Planned Development located in either a Rural or Outer Island land Use classification. Attached as **Exhibit IV-M-4** is the impact analysis. *[34-442]*

M-5 No This project is subject to the airport hazard regulations. Attached is **Exhibit IV-M-5.** *[34-1001]*

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

ATTACHMENT 7

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

4492017

OR3025 PG3087

RECORDED BY JOANNE FELIX, D.C.

This instrument was prepared by:
J. Thomas Conroy, III
Morrison & Conroy, P.A.
3838 Tamiami Trail North
Suite 402
Naples, Florida 34103
(941) 649-5200
(941)649-8140(fax)

Documentary Tax Pd. $ .70
$ _____ Intangible Tax Pd.
CHARLIE GREEN, CLERK, LEE COUNTY
By Joanne Miller Deputy Clerk

2 yes .70

PERPETUAL INGRESS/EGRESS EASEMENT

This Perpetual Ingress/Egress Easement Agreement is made this 8th day of October, 1998, by and between Amtel Group of Florida, Inc., a Florida corporation (hereinafter referred to as "Amtel") and Orange Grove Center, L.C., a Florida Limited Liability Company (hereinafter referred to as "Orange Grove").

BACKGROUND

A. Amtel is the owner of the property described in Exhibit "A" attached hereto and made a part hereof, which lies in Lee County, Florida, (Parcel "A").

B. Orange Grove is the owner of the property described in Exhibit "B" attached hereto and made a part hereof, which lies in Lee County, Florida, (Parcel "B").

C. Orange Grove desires to construct an access road on Parcel "A" for the purpose of ingress and egress to Parcel "B".

D. Amtel desires the access road to be constructed by Orange Grove for Amtel's future use, and maintained in accordance with this Agreement.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein and in further consideration of Ten Dollars ($10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the parties hereto, intending to be legally bound, do hereby agree as follows:

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

TERMS OF AGREEMENT

1. Adoption of Recitals. The parties hereby acknowledge that the foregoing Recitals are true and correct and the same are hereby adopted as part of this Agreement.

2. Ingress/Egress Easement. The parties hereby acknowledge that a roadway constructed on Parcel "A" shall be used for access to Parcel "B." Amtel does hereby, for itself, its successors and assigns, grant to Orange Grove, its tenants, customers, employees, agents, invitees, licensees, and successors and assigns, an irrevocable, non-exclusive easement and right to utilize the roadway to be constructed on Parcel "A" for such ingress and egress. This non-exclusive easement includes the right of pedestrian and vehicular ingress and egress to Parcel "B" from public streets and over and across Parcel "A".

3. Road Construction. The parties hereby acknowledge that Orange Grove shall construct a roadway, at Orange Grove's expense and meeting governmental specifications and subject to Amtel's approval which shall not be unreasonably withheld, for the purpose of such ingress and egress as is specifically contemplated herein.

4. Maintenance Expenses. Orange Grove, its successors and/or assigns will pay one hundred percent (100%) of the costs of maintenance and repair of the roadway to be constructed on Parcel "A." The roadway shall be maintained in a manner and to the extent customary in Lee County, Florida for roadways serving shopping centers containing Publix grocery stores.

5. General. This Agreement shall be binding upon the respective parties hereto, their successors and assigns, and shall constitute covenants running with the lands described herein and shall inure to the benefit and be binding upon the parties hereto and their respective grantees, heirs, successors, assigns, tenants, agents, employees, guests and invitees. The invalidity, in whole or in part, of any covenants, restrictions or any section, subsection, sentence, clause, phrase, word, or other provision of this Agreement shall not affect the remaining portions thereof. This Agreement shall be governed by the laws of the State of Florida as they may be amended from time to time. This Agreement constitutes the entire understanding of the parties and incorporates all previous understandings of the parties. This Agreement may be executed in counterparts. This Agreement may be only modified by a future writing agreed by the parties or their respective successors and assigns. This Agreement shall be recorded in the Public Records of Lee County, Florida. Should any disagreement arise under this Agreement, the prevailing party in any action to enforce or defend provisions of the Agreement described herein shall be entitled to recover all costs and reasonable attorney's fees incurred before trial, at trial, and appeal, and venue for said action shall lie in Collier County, Florida. The parties further agree to reasonably cooperate among themselves to the extent necessary to effectuate the intent of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 12 day of October, 1998.

Witnesses:

Printed Name: [illegible]

Printed Name: [illegible]

AMTEL GROUP OF FLORIDA, INC., a Florida corporation

By: Chavalit Thangsumphant
Its: President

Printed Name: [illegible]

ORANGE GROVE CENTER, L.C., a Florida limited liability company

By: Richard A. Lauer
Its: Managing Member

Printed Name: [illegible]

By: James A. Nashman
Its: Managing Member

[Acknowledgment on Following Page]

RECEIVED
OCT 28 2002
ZONING COUNTER

DCI 2002-00037

OR3025 P63088

OR3025 P63089

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 8th day of October, 1998, by Chavalit Thangsumphant, who is Chairman and President of Amtel Group of Florida, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me, or has produced N/A (type of identification) as identification. NOTE: If a type of identification is not inserted in the blank provided, then the person executing this instrument was personally known to me.

(Seal) NOTARY PUBLIC OFFICIAL NOTARY SEAL STEVEN P KUSHNER COMMISSION NUMBER CC490167 MY COMMISSION EXPIRES

Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 6th day of October, 1998, by Richard A. Lauer, who is a Managing Member of Orange Grove Center, L.C., a Florida limited liability company, on behalf of the company. He/she is personally known to me, or has produced (type of identification) as identification. NOTE: If a type of identification is not inserted in the blank provided, then the person executing this instrument was personally known to me.

(Seal) KRISTIN M. CONROY MY COMMISSION # CC 693727 EXPIRES: November 3, 2001 Bonded Thru Notary Public Underwriters

Notary Public KRISTIN M. CONROY
My Commission Expires: 11-3-2001

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 15th day of October, 1998, by James A. Nashman, who is a Managing Member of Orange Grove Center, L.C., a Florida limited liability company, on behalf of the company. He/she is personally known to me, or has produced (type of identification) as identification. NOTE: If a type of identification is not inserted in the blank provided, then the person executing this instrument was personally known to me.

(Seal) KRISTIN M. CONROY MY COMMISSION # CC 693727 EXPIRES: November 3, 2001 Bonded Thru Notary Public Underwriters

Notary Public KRISTIN M. CONROY
My Commission Expires: 11-3-2001

RECEIVED
OCT 23 2002
COMMUNITY DEVELOPMENT

KEPPLE ENGINEERING
3806 Exchange Avenue • Naples, Florida 34104 • (941) 403-1780 • Fax (941) 403-1787

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

OR3025 PG3090

EXHIBIT "A"

EASEMENT DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 9; ALSO BEING THE CENTERLINE INTERSECTION OF ORANGE GROVE BOULEVARD AND HANCOCK BRIDGE PARKWAY (SKYLINE DRIVE); THENCE RUN S 88° 55' 40" E ALONG THE SOUTH LINE OF SECTION 9 AND THE CENTERLINE OF HANCOCK BRIDGE PARKWAY (BEARINGS BASED ON THE PLAT OF WATERWAY ESTATES GOLF PARK AS RECORDED IN PLAT BOOK 22, PAGES 161 AND 162 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA), FOR 50.01 FEET; THENCE RUN N 00° 15' 05" E ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF SAID ORANGE GROVE BOULEVARD FOR 79.58 FEET.

THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST (RADIUS = 30.00 FEET, INTERIOR ANGLE = 89° 10' 45", CHORD BEARING AND DISTANCE = S 44° 20' 10" E, 42.12 FEET) FOR 46.69 FEET , THENCE
S 88° 55' 40" E FOR 516.39 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH (RADIUS = 1350 FEET, INTERIOR ANGLE = 21° 05' 05", CHORD BEARING AND DISTANCE = N 80° 31' 48" E, 494.00 FEET) FOR 496.80 FEET, TO THE POINT OF BEGINNING
THENCE ALONG A CURVE CONCAVE TO THE NORTH (RADIUS 1350.00 FEET, ARC 255.79 FEET, CHORD 255.41 FEET, CHORD BEARING N 64° 31' 24" E,
THENCE N 27° 57' 02" W 114.94 FEET,
THENCE S60° 18' 09 W 138.68 FEET,
THENCE S 6° 26' 27" W 65.10 FEET,
THENCE S 67° 49' 08" W 52.58 FEET,
THENCE S 00° 15' 19" W 58.15 FEET,
TO THE POINT OF BEGINNING.

OR3025 Pg3091

LEGAL DESCRIPTION

A parcel of land lying in and being part of the South Half of the Southeast Quarter of Section 9, Township 44 South Range 24 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 9; also being the Centerline Intersection of Orange Grove Boulevard and Hancock Bridge Parkway (Skyline Drive); thence run S 88°55'40" E along the South line of Section 9 and the Centerline of Hancock Bridge Parkway (bearings based on the Plat of Waterway Estates Golf Park as recorded in Plat Book 22, Pages 161 and 162 of the Public Records of Lee County, Florida), for 50.01 feet; thence run N 00°15'05"E along the Southerly extension of the Easterly right-of-way line of said Orange Grove Boulevard for 79.58 feet to the Point of Beginning; thence continue N 00°15'05"E along said Easterly right-of-way line for 393.12 feet; thence S 89°43'55"E (passing thru the Southwest corner of a Drainage Easement for Ridgeway Subdivision as shown on a drawing for Recreation Area #1, Tropic Terrace, recorded in O.R. Book 771, Page 399, Lee County Public Records at 0.13 feet) along the Westerly extension of and the Southerly line of said Drainage Easement for 240.52 feet; thence S 75°28'07"E along the Southerly line E of said Recreation Area #1 as described in O.R. Book 1780, Page 3186, Lee Bounty Public Records, for 72.45 feet; thence N 34°20'20"E for 21.55 feet; thence S 89°43'55"E for 710 feet; thence S 00° 15'19"W leaving said Southerly line of Recreation Area #1 for 346.77 feet to a Point on a Curve on the Northerly right-of-way line of Hancock Bridge Parkway; thence Westerly along the Arc of a Curve concave to the North (Radius = 1,350 feet, Interior Angle = 21° 05'05", Chord Bearing and Distance = S 80°31'48"W, 494.00 feet) for 496.80 feet to a Point of Tangency; thence N 88°55'40"W for 516.39 feet to a Point of Curvature; thence Northwesterly along the Arc of a Curve, concave to the Northeast (Radius = 30.00 feet, Interior Angle = 89°10'45", Chord Bearing and Distance = N 44°20'10"W, 42.12 feet) for 46.69 feet to the Point of Beginning, containing 9.84 Acres more or less.

Subject to easements, restrictions and reservations of record. The above described is derived from that recorded in O.R. Book 2501, Page 1032 of the Public Records of Lee County, Florida.

98 OCT 20 AM 9:10

CHARLIE GREEN, CLERK
LEE COUNTY, FL

RECEIVED
OCT 23 2002
COMMUNITY DEVELOPMENT

Exhibit "B"

ATTACHMENT 8

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

Comment: 16a4) Water Table/Natural Features. How existing natural features will be preserved including an estimate of the ranges of existing and post development water table elevations, where appropriate. [34-373 (b)(1)d.]

Exhibit II-E-2 does not address this information. Please revise and provide the information required by this section.

Response: **It is assumed that the reviewer was referring to Exhibit IV-E-2. Exhibit IV-E-2 has been revised to provide the requested information and is provided as Attachment 8. On the larger parcel, control elevations have been set to the AWSWT elevations of onsite wetlands (approximately 4.1 NGVD) to maintain wetland hydrology. On the northern parcel, which has no onsite wetland systems, control elevations have been estimated at 2.5 NGVD based on a recently approved permit with a basin on-site. This elevation should not have a negative impact on ground water elevations given its proximity to the canal, which has a mean high water of approximately 1 to 1.1 NGVD. During storm events, the surface water management system is designed to recover to the control elevation in accordance w/ SFWMD criteria. The General Overview of the SWM Plan and the Conceptual Surface Water Management Plan have been revised to reflect the requested information. A copy of the Conceptual Surface Water Management Plan is provided as Attachment 8.**

You may contact Chip Block at 239-478-8371 if you have any questions concerning this portion of the checklist.

Comment: 1) The request for deviation number one is somewhat unclear. I don't believe the code sections cited will achieve what I believe the applicant is asking for. Recent changes to the LDC now allow back out to some degree in units that have separate garages. I would advise the applicant to meet with staff to determine just exactly what is desired.

Response: **This deviation request has been withdrawn.**

Comment: 2) I believe the applicant can withdraw deviation request number two as Development Review Staff normally looks at the Development in whole for this requirement instead of each individual tract.

Response: **It has been the Applicant's experience that staff has applied this to individual tracts. If the staff's position has changed, we will withdraw this deviation.**

Comment: 3) The diagram provided doesn't really depict the applicant intent. This is a frequent request and we will approve it with the condition that the lake 4:1 slope intersects the bulkhead at the control elevation.

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

Response: **Acknowledged**

Comment: 4) We normally require a sample drawing for deviation request number 4, but we are willing to defer the drawing approval to Development Order time if the applicant is.

Response: **Acknowledged**

Comment: 5) I believe Deviation number 6 can be withdrawn as there is now a standard for unpaved parking lots for Sales Offices.

Response: **Deviation 6 has been withdrawn. Please refer to the revised List of Deviations provided as Attachment 9.**

Comment: 6) Deviation number 6 can be withdrawn. If deviation number two is approved and/or the back out scenario is approved under the new LDC changes, this request would not be needed.

Staff defers all other deviation comments to the applicable reviewer.

I did notice that the internal road connection to Skyline Dr. will need a deviation for connection separation from the school entrance and Randag Dr.

Response: **The connection separation between the Moody Ranch connection onto Skyline Drive and the school entrance is approximately 330 feet. The separation between the Moody Ranch connection onto Skyline Drive and Randag Drive is over 1,000 feet.**

Comment: I would also advise the applicant if the project is ever proposed to be gated, that they show the gates on the MCP now. Doing that now may offset several legal issues later when they decide to put in the gate.

Response: **General locations of gates are now shown on the revised Master Concept Plan.**

Sincerely,

WilsonMiller, Inc.

Douglas J. Widmer, AICP

Attachment 1

Moody Ranch
PROPERTY DEVELOPMENT REGULATIONS
April 23, 2002

RESIDENTIAL PLANNED DEVELOPMENT													
	Minimum Lot			Minimum Setback (ft)									
					Rear (ft)			Front (ft)					
LAND USES	Area (sq ft)	Min Width (ft)	Min Depth (ft)	Side Including. Corner Lots (ft)*	Lots	Wetland	Acc	Front Entry Garage	Bldg or Side Entry Garage	Water Body (ft)	Max Building Height (ft)	Min Bldg Separation (ft)	Max Lot Coverage (%)**
Single Family Detached	4,000	40	100	5	20	20	5	20	12	25	35 or 2 stories	10	65
Two Family Attached	3,500	35	100	0 or 10	20	20	5	20	12	25	35 or 2 stories	10	65
Townhouse	2,000	25	80	0 or 10	20	20	5	20	15	25	35 or 2 stories	20	n/a
Multi-Family	10,000	100	100	10	20	20	5	20	20	25	60 or 4 stories	20	70
Clubhouse	20,000	80	100	10	20	20	5	n/a	20	25	45 or 2 stories	20	55

* Applies to lots of all widths and to corner lots. Each lot, including corner lots, will have only one front yard.
** As defined by LDC, Chapter 34.

COMMERCIAL PLANNED DEVELOPMENT		
	PRINCIPAL USES	**ACCESSORY USES**
MINIMUM LOT OR PARCEL AREA	10,000 sq ft	NA
MINIMUM LOT WIDTH	75 ft	NA
MINIMUM BUILDING SETBACKS		
Hancock Bridge Parkway	35 ft or BH whichever greater	20 ft
Internal Frontage Drives	15 ft	20 ft
Waterfront	**25 ft**	0 ft to bulkhead or riprap at top of bank
MINIMUM DISTANCE		
Between Structures which are part of an architecturally unified group	10 ft.	10 ft *
Between All Other Structures	20 ft	10 ft
MAXIMUM HEIGHT		
Retail Buildings	50 ft	35 ft
Office Buildings	80 ft	80 ft
Boat Dry Storage		
Architectural features	**n/a**	100 ft
MAX. LOT COVERAGE *	**60%**	60%

*As defined by LDC, Chapter 34.

Attachment 2
OPEN SPACE AND INDIGENOUS VEGETATION
Moody Ranch
July 09, 2002

		Open Space			Indigenous Vegetation		
		Required		Provided	Required		Provided
	Acres	% Open Space	Acres	Acres	% Indig.	Acres	Acres
RESIDENTIAL PLANNED DEVELOPMENT							
Residential Tracts with lots greater than 6,500 sq ft *	54.0	n/a	n/a	0	0	0	0
Balance of Development	163.4	40%	65.36	65.36	50%	32.68	32.68
TOTAL	217.4		65.36	65.36	50%	32.68	32.68
COMMERCIAL PLANNED DEVELOPMENT							
CPD	4.5	30%	1.35	1.35	50%	.68	.68*
TOTAL PROJECT	221.9		66.71	66.71		33.36	33.36

* This acreage will be provided within the Residential Planned Development.

Attachment 3

Moody Ranch
PERMITTED LAND USES
June 3, 2002

RPD - PERMITTED LAND USES

Tract I
Residential 1A (R-1A)

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Dwelling Units
  - Single Family, detached
- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention
- Fences and Walls
- Home Occupation, as limited by the LDC
- Model Homes, Model Units and Model Display Center, including accessory parking lots
- Real Estate Sales and Rental Office—limited to sales of lots, homes or units within the development
- Recreation Facilities, Personal and Private On-Site.
- Residential accessory uses, including but not limited to:
  - Private garages, carports and parking areas
  - Private swimming pools and enclosures and Private tennis courts
- Signs
- Temporary uses—limited to a sales center and a construction office

Tracts C, D, F, H and J
Residential 1 (R-1)
All uses permitted in the R-1A District plus Townhouse and Two family attached

Tracts A, B and G
Residential 2 (R-2)
All uses permitted in the R-1 District plus Multi-Family Buildings .

Tract E
Recreational Facilities, Private On-site or Off-site

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Club, Private including but not limited to the following ancillary uses:
  - Food and Beverage Service
  - Pro Shop and Specialty Retail, Group I
  - Locker Rooms
  - Health Club and Spa
  - Rental or leasing establishment, Group I (limited to bicycles, tennis rackets and other small sports equipment for use within the development.)
- Entrance Gates and Gatehouses

- Essential Services
- Essential Service Facilities, Group II
- Excavation, Water Retention
- Fences and Walls
- Project Maintenance Facility
- Recreational Facilities for use by the residents of the development and their guests.
- Signs, including the existing billboard
- Temporary uses—limited to Real Estate Sales and Rental Office limited to sales of lots, homes or units within the development and a Construction Office

CPD - PERMITTED LAND USES

Tract K

- Accessory Uses
- Administrative Offices
- Animal Clinic - outside kennels are prohibited
- ATM (automatic teller machine)
- Auto Parts Store
- Banks and Financial Establishments, all Groups
- Boat Storage, Dry with accessory bait and tackle shop
- Business Services, Group I
- Clothing Stores
- Daycare Center, Child and Adult
- Department Store
- Drive-through facility accessory to any permitted use
- Drug Store
- Essential Services
- Essential Service Facilities, Group I
- Fences and Walls
- Gift and Souvenir Shop
- Hardware Store
- Health Care Facility, Group III
- Hobby, Toy and Game Shop
- Hospice
- Offices, Medical
- Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
- Real Estate Sales and Rental Office
- Rental and Leasing Establishments, Group II - outside storage is prohibited
- Restaurants, Standard - Groups I, II & III
- Shopping Center
- Signs, in compliance with the LDC
- Social Services, Group I only
- Specialty Retail Shops, Groups I-IV
- Storage, Indoor only and only as an ancillary use
- Studios
- Temporary uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses

Conservation Areas (Wetland and Upland Conservation Areas)

- Interpretive centers and Signage, rain shelters, gazebos
- Nature and foot trails including boardwalks and jogging paths
- Paths, boardwalks and bridges to provide access from the uplands to the wetlands
- Water Management Facilities
- Wildlife Management
- Mitigation and Restoration Activities

PROTECTED SPECIES ASSESSMENT

and

ENVIRONMENTAL CONSIDERATIONS REPORT

For

MOODY RANCH

COLONIAL HOMES
12220 Towne Lake Drive
Suite 55
Fort Myers, Florida 33913

June 2002

Prepared By:

W. Dexter Bender & Associates, Inc.
2052 Virginia Avenue
Fort Myers, Florida 33901
(941) 334-3680

- Ver: lo7-
CA#43
- -

INTRODUCTION

The 221± acre subject parcel is located west of Moody Road (approximately 2600' of road frontage) and south of Hancock Creek Canal (with approximately 5650 linear feet of shoreline along Hancock Creek Canal and Moody Canal). The property location is shown on the attached map.

A vegetation map, soil map and protected species assessment map are provided as attachments to this report.

VEGETATION

Field observations, in conjunction with the Lee County Soil Survey and infrared aerial photographs, were used to develop a map of the vegetative communities on site. The table below displays the nine (9) distinct vegetation associations found on the subject parcel. These vegetative communities were identified and classified utilizing the Florida Land Use Cover and Forms Classification System (FLUCCS). A description of each FLUCCS association is also included. The attached vegetation map provides the location of the vegetative communities on site.

FLUCCS CODE	DESCRIPTION	ACREAGE
211	Improved Pasture	158.5
211H	Improved Pasture – Hydric	10.5
428	Cabbage Palm	0.8
428H	Cabbage Palm – Hydric	0.2
434	Pine/Oak/Cabbage Palm	34.8
434H	Pine/Oak/Cabbage Palm – Hydric	6.0
451	Exotic Palms	2.4
510D	Drainage Ditches	2.6
742	Borrow Areas	6.1
TOTAL		221.9±

VEGETATIVE DESCRIPTIONS

The following is a brief description of the nine (9) vegetative communities found on site. Most of the habitats described below are currently being utilized as active pasture and have

been altered to varying degrees (via burning, clearing, planting of pasture grasses, etc.) to create more suitable conditions for livestock grazing.

211 – Improved Pasture (158.5 acres)
This vegetative community is dominated by Bahia grass (*Paspalum notatum*) and other pasture grass species with scattered cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), sedges (*Cyperus spp.*) and various upland weeds.

211H – Improved Pasture – Hydric (10.5 acres)
This vegetative community is active pasture that is dominated by hydrophytic vegetation such as maidencane (*Panicum hemitomon*), cabbage palm, red maple (*Acer rubrum*), cattail (*Typha sp.*), golden canna (*Canna flaccida*), broom sedge (*Andropogon virginicus*) and sparse Brazilian pepper.

428 – Cabbage Palm (0.8 acres)
Cabbage palms dominate the canopy of this forested upland habitat. American beautyberry (*Callicarpa americana*), poison ivy (*Toxicodendron radicans*), wild coffee (*Psychotria nervosa*) and caesarweed (*Urena lobata*) provide the groundcover.

428H – Cabbage Palm - Hydric (0.2 acres)
Cabbage palms dominate the canopy of this forested wetland habitat with scattered laurel oak (*Quercus laurifolia*) and slash pine (*Pinus elliottii*) also present. Myrsine (*Rapanea punctata*), swamp fern (*Blechnum serrulatum*), American beautyberry, philodendron, poison ivy and wild coffee comprise the groundcover.

434 – Pine/Oak/Cabbage Palm (34.8 acres)
Slash pine, live oaks (*Quercus virginiana*) and cabbage palms all provide significant coverage within the canopy of this habitat. Bahia grass, caesarweed and American beautyberry are the most prominent groundcover species.

434H – Pine/Oak/Cabbage Palm – Hydric (6.0 acres)
Slash pine, live oak and cabbage palms all provide significant coverage within the canopy of this forested wetland habitat. Swamp fern is the dominant groundcover species.

451 – Exotic Palms (2.4 acres)
Planted exotic palm trees form a dense canopy in these areas.

510D – Drainage Ditches (2.6 acres)
These manmade ditches are dominated by torpedo grass (*Panicum repens*) in the bottom of the ditch with Brazilian pepper and melaleuca (*Melaleuca quinquenervia*) lining the ditch banks.

740 – Disturbed Land (6.1 acres)
Bahia grass, ragweed (*Ambrosia artemisiifolia*), caesarweed, and Brazilian pepper are the dominant species within this cleared area.

742 – Borrow Areas (8.0 acres)
These open water areas are the result of past excavation.

The following table shows which protected species could occur in each habitat:

FLUCCS CODE	DESCRIPTION	Species Name
211	Improved Pasture	
211H	Improved Pasture – Hydric	Florida Sandhill Crane (*Grus canadensis pratensis*) Florida Panther (*Felis concolor coryi*)
428	Cabbage Palm	Eastern Indigo Snake (*Drymarchon corais couperi*) Audubon's Crested Caracara (*Polyborus plancus audubonii*) Simpson's Stopper (*Myrcianthes frangrans* var. *simpsonii*) Florida Black Bear (*Ursus americanus floridanus*) Florida Panther (*Felis concolor coryi*)
428H	Cabbage Palm - Hydric	Eastern Indigo Snake (*Drymarchon corais couperi*) Audubon's Crested Caracara (*Polyborus plancus audubonii*) Simpson's Stopper (*Myrcianthes frangrans* var. *simpsonii*) Florida Black Bear (*Ursus americanus floridanus*) Florida Panther (*Felis concolor coryi*)
434	Pine/Oak/Cabbage Palm	Florida Panther (*Felis concolor coryi*)
434H	Pine/Oak/Cabbage Palm - Hydric	Florida Panther (*Felis concolor coryi*)
451	Exotic Palms	
510D	Drainage Ditches	American Alligator (*Alligator mississippiensis*) Roseate Spoonbill (*Ajaia ajaja*) Limpkin (*Aramus guarauna*) Little Blue Heron (*Egretta caerulea*) Reddish Egret (*Egretta rufescens*) Snowy Egret (*Egretta thula*) Tricolored Heron (*Egretta tricolor*) Everglades Mink (*Mustela vison evergladensis*)

742	Borrow Areas	

SURVEY METHODOLOGY

There are several protected plant and wildlife species that could potentially inhabit the vegetative associations found on the subject parcel. In order to provide at least 80% coverage of the various FLUCCS communities, meandering transects with biologists spaced adequately to ensure visual overlap were walked across the entire parcel. The distance between biologists varied between 30 and 100 feet based on the visibility within each habitat. Any sighting of a protected species or evidence of protected species utilization was noted on an aerial or, in the case of gopher tortoise burrows, marked with a hand-held GPS unit. The attached protected species assessment map provides the locations of all protected species sightings during the survey.

RESULTS

Gopher Tortoise:

A total of 14 active and inactive gopher tortoise burrows were identified during the course of the survey. Because a single tortoise can have several burrows, a conversion factor for the number of tortoises per burrow is used to calculate the density of tortoises per acre. This factor can vary depending on the quality of a given habitat.

Although some habitats are found in several locations throughout the site, gopher tortoise burrows were not identified in each individual location. For instance, FLUCCS 211 is found in many locations on the subject property. However, because of varying degrees of habitat quality, gopher tortoise burrows were only identified in one of these areas. Subsequently, only the FLUCCS 211 polygon containing gopher tortoise burrows is included in the density calculations. The following list represents the gopher tortoise density (based on Lee County methodology) for each of the habitats that contained active or inactive burrows:

FLUCCS	Acreage	Number of Burrows	Conversion Factor	Number of Tortoises	Density (Tortoises/acre)
211	45.2	14	0.614	8.6	0.19
TOTALS	**45.2**	**14**		**8.6**	

The formula used to derive these numbers is as follows:

Dsq' = N/[L (lv+rv)] and Dac = Dsq' * 43,560

Where Dac = Density/acre, Dsq'= Density/ sq. ft., N=number of tortoises, L=length of transect (ft.), lv=left visibility (ft.), rv=right visibility (ft.)

FLUCCS 211 Dsq'=8.6/[49,000(20+20)]=8.6/1,960,000=0.0000044;
Dac=0.0000044*43,560= 0.19

A gopher tortoise management plan will be submitted prior to submittal of the first Development Order.

Wading Bird Species
Several species of wading birds were observed in the borrow areas (FLUCCS 742) during the survey. These species include great blue heron, tricolor heron, great egret, snowy egret, glossy ibis, white ibis, wood stork and little blue heron.

American Alligator
American alligators were observed in the borrow area (FLUCCS 742) habitat.

No other protected species or evidence of protected species utilization was observed during the course of this survey. In addition to the on site field inspection, a search of the Florida Fish and Wildlife Conservation Commission (FWC) protected species database revealed no known protected species within the project limits.

Environmentally Sensitive Lands

The entire site is currently being utilized as active pasture and the habitats have been altered to varying degrees (via burning, clearing, planting of pasture grasses, etc.) to create more suitable conditions for livestock grazing. The FLUCCS 211H, FLUCCS 428H and FLUCCS 434H habitats are jurisdictional wetlands and the FLUCCS 510D and FLUCCS 742 habitats are other surface waters. The surveyed wetland lines as shown on the vegetation map have been field verified by South Florida Water Management District (SFWMD) Staff.

The applicant has minimized impacts to the higher quality wetland and upland communities onsite by designing the site to utilize the habitats that have been most disturbed by agricultural activities for development while preserving the more ecologically significant areas. This planning has resulted the preservation of the following habitats:

FLUCCS Code	Area
Upland	
211 - Improved Pasture	0.5 ac.
434 - Pine/Mesic Oak	6.3 ac.
428 - Cabbage Palm	0.3 ac.
Wetland	

211H - Improved Pasture - Hydric	2.0 ac.
434H - Pine/Mesic Oak - Hydric	4.6 ac.
428H - Cabbage Palm - Hydric	0.2 ac.
742 - Borrow Areas	0.4 ac.

The applicant is proposing the preservation of 7.1 acres of upland and 7.2 acres of wetland on the project site. It is anticipated that these areas will be enhanced via such activities as exotic removal, supplemental planting, etc. during the SFWMD and COE permitting processes.

October 24, 2002

Mr. Alvin Block, AICP
Senior Planner
Department of Community Development, Zoning Division
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: Moody Ranch RPD/CPD – Sufficiency Response 1
DCI2002-00037

Dear Mr. Block:

Please find below our responses to the Staff sufficiency questions for the referenced RPD/CPD.

Environmental Sciences Planned Development Sufficiency Checklist

Comment: 1a) Aerial Photograph. An aerial photograph (at a maximum scale of 1:200 for field verification) with the site clearly delineated. (34.373 (a) (4) d.)

Please submit 1:200 scale aerials for the site. ES staff use these to do field verification. The 1:900 scale aerial that was submitted is not sufficient for fieldwork

Response: A 1:200 aerial is provided as Attachment 1.

Comment: 2) Protected Species Survey A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined in LOC Chapter 10) and Major Planned Developments - [34-373 (b) (2)]

How many listed wading birds and American alligators were observed?

Were any wading bird or alligator nests found?

DCI 2002-00037

Response: Wading bird species observed included:

great egret
little blue heron
cattle egret
wood stork
great blue heron
snowy egret
tri-colored heron

RECEIVED
OCT 28 2002
ZONING COUNTER

Quantities for each species were not recorded.

One American alligator was observed.

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

No alligator or wading bird nests were observed.

Comment: 3) Protected Species Management Plan. Protected species preserve areas must be indicated on the Master Concept Plan; a final management plan as required by WC Section 10-474 is not required until time of local development order (10-474].

Please revise the Master Concept Plan to delineate a gopher tortoise preserve.

Response: The applicant will pursue an off-site relocation permit for the gopher tortoises. Therefore, there will be no on-site gopher tortoise preserve.

Comment: 5) Open Space. The percentage of open space must be clearly stated on The Master Concept Plan unless the proposed development consists solely of conventional single family dwelling units on lots of no less than 6,500 square feet [3 4-.373 (a) (6)11 ; 34-373 (a) (8) iii.)

The open space table Indicates the minimum 6,500 sf single-family lots will be allowed 65% lot coverage. The LDC standard for lot coverage is a maximum 40%. If 65% lot coverage is desired, then the single family lots must be Included in the open space calculation. Please revise the open space table to either limit single family lot coverage to 40% or include the single family lots in the open space calculation.

Response: Although the 6,500 square foot lots are a minimum, it is likely that most of the lots used to calculate the 54 acres of lots having this minimum will likely exceed 6,500 square feet. The total number of 6,500 square foot lots that could be placed on 54 acres is 362. Assuming that each lot is 6,500 square feet and using the maximum lot coverage of 45% (LDC Sec. 34-715), this would yield a total of 1,058,508 square feet of coverage. Using a maximum lot coverage of 65%, the total coverage would be 1,528,956 square feet. This is a difference of 470,448 square feet, or 10.8 acres. This would yield a need for an additional 4.32 acres of open space using the county's open space requirement of 40%. The open space table has been revised to show indigenous acres and the amount of open space required and provided. A total of 66.71 acres of open space is required and a total of 71.03 acres will be provided. The revised table is provided with the Master Concept Plan in Attachment 2.

Comment: 6) Parks, Recreation Areas and Indigenous Areas. The general location of proposed parks, recreation areas and facilities as well as indigenous areas to be preserved must be shown on the Master Concept Plan. [C34-373(a)(6)e]

Please revise the Master Concept Plan to delineate all of the required indigenous open space. The open space table states 33.36 acres of indigenous and native tree preserve required [this amount may change pending maximum lot coverage;

see comment 5]. Only 14.5 acres of Conservation Area are shown, and portions of these areas are improved pasture (FLUCCS 21 1) which does not meet the LDC indigenous definition or native tree preservation.

Response: **Indigenous areas are shown on the revised Master Concept Plan. These areas, which include indigenous vegetation credits, consist of 26.67 acres.**

The response to Comment 5 above shows that we will need an additional 2.16 acres of indigenous area, for a total of 35.52 acres (4.32 additional open space acres x 50%). The remaining 8.85 acres of indigenous vegetation will be provided through site plan refinement and will be met at the time of Development Order submittal.

The Applicant understands the value of the vegetation that exists on the property. The Applicant intends to save as many trees as possible through refinement of the overall site plan, and by careful placement of structures on individual lots and parcels. The Applicant also plans on transplanting trees whenever feasible.

The revised Master Concept Plan is provided as Attachment 2.

Comment: 8) Design Standards: Environmentally Sensitive Areas. Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees and threatened or endangered native vegetation. (34-411(g))

Two of the proposed lakes along Hancock Bridge Parkway are partially located where the removal of oak/pine/sabal palm forest will need to be removed to construct the lake.

Response: **The lakes have been designed to avoid as much native habitat as possible. The majority of the lakes are located within the area that is currently active cattle pasture. The Applicant was able to adjust one of the lakes to avoid an indigenous area. Due to the site's location within a floodplain, storage must be maintained on site. The current land plan is a balance of avoidance of wetlands, enough development to make the project financially feasible and adequate water management to meet SFWMD criteria.**

Comment: 11) Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. f34-373(a)(9).]

Please label the lakes on the Master Concept Plan where Deviation 3 applies.

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

Response: **The Master Concept Plan has been revised to designate the lakes where Deviation 3 applies. The Master Concept Plan is provided as Attachment 2.**

LCDOT Sufficiency Checklist

Comment: 1) The assumption of zero growth for traffic volumes on U.S. 41, Hancock Bridge Parkway, and Del Prado Boulevard may be unreasonable. The influence of the Midpoint Memorial Bridge/Veterans Parkway and the Variable Pricing Program have induced a major change in travel patterns since 1992 resulting in the decrease in comparison of AADT.

Response: **Table 2A has been revised in order to reflect the traffic data in the 2001 Lee County Traffic Count Report for the last two years rather than nine years in order to obtain a more appropriate growth rate for U.S. 41, Hancock Bridge Parkway, and Del Prado Boulevard. In addition to Table 2A, Figure 4 and the HCS Capacity Analyses for Hancock Bridge Parkway's intersection with U.S. 41 have also been revised based on the new growth rates. All of the revised materials can be found in the Appendix provided as Attachment 3.**

Comment: 2) Consistent with AC-13-17 and Table 1A, intersection analyses should be provided at the intersections of Hancock Bridge Parkway at Skyline Drive, Hancock Bridge Parkway and the project entrance. Hancock Bridge Parkway at Moody Road and Moody Road at Pondella Road.

Response: **Based on the requirements contained within AC-13-17, intersection analysis is required at all intersections within the project's area of influence. Therefore, turning movement counts were performed on Hancock Bridge Parkway at its intersections with Moody Road and Skyline Drive. In addition, intersection capacity analysis has been completed at these intersections, as well as at the intersection of Hancock Bridge Parkway and the site access location. However, intersection analysis has not been completed at the intersection of Moody Road and Pondella Road. Neither roadway link on Pondella Road to the east or west of Moody Road is significantly impacted by the proposed development. Therefore, the area of influence of this project ends before the intersection of Pondella Road and Moody Ranch.**

Attached in the Appendix provided as Attachment 3 is a revised Figure 1 reflecting the area of influence, as well as the turning movement counts and the HCS 2000 data sheets for the additional intersections analyzed. Based on the capacity analyses performed, roadway improvements will be required as a result of this development. The northbound and southbound approaches to Hancock Bridge Parkway on Skyline Drive are shown to operate with LOS deficiencies in the 2011 background traffic conditions without the development traffic. Therefore, with the addition of the Moody Ranch development traffic, signalization may be necessary at this

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

intersection. The intersection of Skyline Drive and Hancock Bridge Parkway will be analyzed in depth at the Development Order stage when a more defined development scenario is available.

Comment: 3) We have concerns with the intersection analysis for U.S. 41 at Hancock Bridge Parkway that should be addressed. The intersection count used is from January 27, 1999 and more than one year old. The intersection analysis for 2011 background traffic shows a northbound approach LOS "D". This is inconsistent with the existing condition during the P.M. peak hour, where substantial northbound queues form on a daily basis.

Response: **A P.M. Peak Hour Turning Movement count has been performed at the Hancock Bridge Parkway/U.S. 41 intersection. The P.M. peak hour capacity analyses were then revised to reflect the new counts. Based on the revised HCS Capacity Analysis at the intersection of Hancock Bridge Parkway and U.S. 41, several turning movements are expected to fail under the 2011 background traffic conditions. It appears that this intersection will likely experience operational deficiencies until U.S. 41 is widened to six lanes in this general vicinity. However, at this time, there are no FDOT scheduled improvements to U.S. 41 in this area. However, the Lee County DOT is currently analyzing this intersection as a possible "queue-jump" location. Regardless, unless improvements are completed at this intersection, there will be operational deficiencies at this intersection whether the Moody Ranch development traffic is added to the roadway network or not.**

T.I.S. Checklist

Comment: 3) Site Plan. The TIS must contain a drawing showing the project's proposed access point(s) and location of all other access point(s) on both sides of all streets being accessed within 660 feet for project entrances on arterial streets, within 330 feet for project entrances on collector streets, & within 125 feet for project entrances on local streets.

Figure 3 appears to show some project distributed to a parcel on the east side of Moody Rd. but the Master Concept Plan shows all the project being to the west of Moody Rd.

Response: **Figure 3 has been revised to reflect no development on the east side of Moody Road associated with the Moody Ranch, and is attached in the Appendix provided as Attachment 3.**

Comment: 5) Directional Splits. The TIS must contain a drawing showing the percentage, number of trips, and the direction of travel for trips entering and exiting the project at each proposed access point.

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

Figure 2 doesn't appear to show any project traffic assigned to Moody Rd. or to Skyline Dr.

Response: **Figure 2 has been revised to reflect percentages of the project traffic on Skyline Drive and Moody Road to the south of Hancock Bridge Parkway. Tables 1A and 2A have also been revised to reflect these revisions. These documents have been revised and attached to the Appendix provided as Attachment 3.**

Comment: 9) Necessary Improvements. When the Level of Service analysis for any project shows that the LOS on links or at any intersection falls below the minimums adopted in THE LEE PLAN, the TIS must contain a recommendation and analysis of the improvements that are needed to meet or exceed the prescribed LOS standard.

The HCS Summary Sheet for the Hancock Bndge/U.S.41 intersection shows some of the movements failing in 2011 with the addition of project traffic.

Response: **The Hancock Bridge Parkway/U.S. 41 intersection shows failing movements under the 2011 background traffic conditions. Currently, FDOT does not indicate any roadway improvements to U.S. 41 in this area. However, Lee County DOT is reviewing this intersection as a possible location for a "queue jump." Regardless, unless improvements are completed at this intersection, there will be operational deficiencies at this intersection whether the Moody Ranch development traffic is added to the roadway network or not.**

Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

Comment: 1) Initiation of Application-Legal Requirements. Ownership. Except for Condominiums, Timeshare Condominiums, or Subdivisions, where there is more than one owner, either legal or equitable, all such owners must jointly initiate the application or petition. [34-201(a)(1)a]

Please refer to the following comments. In addition, please review the language for the Agricultural exemption and correct any typographical errors. This form having been executed by Mr. Campbell is also subject to the correction of the authorizations and discussion in the following questions/comments.

Response: **The form has been revised and is provided as Attachment 4.**

Comment: 1a) The application was signed by the owner of the property or an authorized representative. (34-201(a)(1)a 1.]

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

The property owner, Colonial Homes, Inc. has not provided proper authorization for this case to have been filed. The submitted documents and authorizations have not been properly executed. Mr. John Campbell has not been properly authorized to sign most of these documents. The appropriate corporate officer of the property owner must authorize Mr. Campbell to sign the application documents. Please submit new documentation that provides this authorization.

Response: **Revised authorizations were reviewed and approved as to form by Mr. John Fredyma, Assistant County Attorney. These are provided in Attachment 5.**

Comment: 1a1) If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)b]

Refer to the above noted comments.

Response: **Revised authorizations were reviewed and approved as to form by Mr. John Fredyma, Assistant County Attorney. These are provided in Attachment 5.**

Comment: 1c) The fee owner is a corporation, and a duly authorized corporate official initiated the application. [34-201(a)(1)a.3.]

Please refer to the comments in item 1a) above.

Response: **Revised authorizations were reviewed and approved as to form by Mr. John Fredyma, Assistant County Attorney. These are provided in Attachment 5. These were signed by Mr. Anthony Persichelli, Senior Vice President of Colonial Homes, Inc.**

Comment: 5) Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. [34-201(b) (2)]

Although the application is the County form, Part IV has not been correctly filled out. Please redo this portion of the application to indicate, by answering Yes or No, if each item has been submitted or is a part of the proposed development. Using an X to mark each one does not provide staff the information if the item relates to this project.

Response: **A revised copy of Part IV is provided as Attachment 6.**

Comment: 6) All applications requiring a public hearing must include the following: [34-202(a)] Please refer to the following comments.

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

Comment: 6a) Legal description. The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]

Staff continues to review this item and at this time this item will remain insufficient until the Legal Description and survey or boundary drawing have been found sufficient for public hearing.

Response: Acknowledged.

Comment: 6d) Confirmation of Ownership. If at any time during the review process the director concludes there is a question regarding ownership of the property the director may require a title insurance policy, attorney's opinion of title, or ownership and encumbrance report. [34-202(a) (3)]

Until the application demonstrates that the property Owner has provided sufficient and correctly executed authorizations, this Item will remain insufficient.

Response: Revised authorizations were reviewed and approved as to form by Mr. John Fredyma, Assistant County Attorney. These are provided in Attachment 5.

Comment: 8) Covenants. Any applicant for a rezoning or master concept plan confirmation under the planned development regulations must submit documentation corroborating unified control over the subject property. [34-373(a) (3) & 34-374(a)]

This item will remain insufficient until the correct authorizations have been executed and submitted.

Response: Revised authorizations were reviewed and approved as to form by Mr. John Fredyma, Assistant County Attorney. These are provided in Attachment 5.

Comment: 9b) Map of Roads. A map showing 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 abutting property. [34-373(a)(4)b]

A map, as required by this section does not appear to have been provided. Please provide this map indicating the location of the nearby collector and arterial roads and abutting easements and private roads.

Response: According to the Lee Plan Map 3B, Future Functional Classification Map, the only arterial or collector near the site is Hancock Bridge Parkway, which is shown on the Master Concept Plan. Local streets that will serve the property are also shown. Easements are depicted on the Survey provided.

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

In accordance with the LDC Definition of "abutting," the only property that is separated by less than 25 feet from a street or canal is the western boundary of the parcel adjacent to the Publix property. There is a perpetual ingress/egress easement that extends onto the Publix property, which is shown on the survey as O.R. 3025, Pages 3087 – 3091. The Perpetual Ingress/Egress Easement Agreement is provided as Attachment 7.

Comment: 9c) Zoning and Land Use Map. A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercia4 office building, etc.) surrounding the tract or parcel to a distance of 500 feet. [34-373(a) (4) c.]

Please revise the Master Concept Plan to correct the zoning of the abutting property to the north. The noticed district of RS does not exist. Please provide the correct zoning district.

Response: The Master Concept Plan has been revised to reflect the correct zoning district.

Comment: 9d) Aerial Photograph. An aerial photograph with the site clearly delineated. [34-373 (a) (4) d.]

Please submit an aerial at the same scale as the proposed Master Concept Plan.

Response: A 1:200 scale aerial has been provided as Attachment 1.

Comment: 9e6) Archeological/Historic Sites. The nature and location of any known or recorded historical or archeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey [34-373 (a) (4) g]

Please provide a map drawn to the correct scale to provide the information required by this Section.

Response: As required by Section 34-373(a)4g, we provided a copy of a portion of the Lee County Historical Site Survey Map showing the project boundaries. Since the scale noted on the original map is 1:24,000, it would be difficult to provide more detail than to show a generalized area southeast of Hancock Bridge Parkway that is within the Sensitivity Level 2 zone. In addition, a letter was obtained from the Division of Historical Resources stating that the Florida Master Site File lists no previously recorded archaeological sites, twenty-two historical standing buildings, and no field surveys in Sections 9 & 10, Township 45S, Range 24E. As seen in the Cultural Resource Report attached to this letter, none of the twenty-two standing structures within these sections were located within the project boundaries.

RECEIVED
OCT 23 2002
COMMUNITY DEVELOPMENT

As required by LDC Section 22-106, a Certificate to Dig will be obtained prior to or in conjunction with the issuance of a final development order within these areas.

Comment: 9e7) Archeological Sensitivity. The location of any part of the site which is located within the level I or level 2 zones of archeological sensitivity pursuant to LDC chapter 22. [34-373 (a) (4)g & 22-106]

Please provide a map drawn to the correct scale to provide the information required by this Section.

Response: Please see the response to Comment 9e6) above.

Comment: 9f) Easements/Rights-of-Ways. A map showing the exact location of existing easements and rights-of-way. The boundary sketch or Master Concept Plan may substitute for this map if the information is contained therein. [34-373 (a) (4)f]

This Item will remain insufficient until the boundary survey or drawing has been found to be sufficient.

Response: Please reference the response to Comment 9b) above.

Comment: 11) Master Concept Plan. All applications must be accompanied by a graphic illustration (Master Concept Plan) of the proposed development [34-373 (a) (6)]

Please refer to the following comments.

Comment: 12d) Other Master Concept Plan Parcel Requirements. Where the subject property is to be divided into lots or parcels, the Master Concept Plan must indicate the following: [34-373(a)(6)c.]

Please refer to the following comments.

Comment: 12d1) Parcels/Lots The general location, configuration, and approximate dimensions of each lot or parcel (Including outparcels). [34-373 (a) (6)c.]

The proposed Plan fails to provide the general location, configuration, and approximate dimensions of each lot or parcel, as required by this section.

Response: The Master Concept Plan depicts the general locations and parcel configurations that are designated for single-family dwellings. A maximum of 500 units are proposed. The approximate dimensions of the lots will be a minimum of 40 feet by 100 feet, as shown on Attachment 1 of the Master Concept Plan. The specific sizes and configurations of the single family lots have not yet been determined for the single family parcels.

RECEIVED
OCT 23 2002
COMMUNITY DEVELOPMENT

The Master Concept Plan also depicts the general locations and parcel configurations that are designated for multi-family dwellings, which will include two-family attached, townhouses and/or mid-rise condominiums.

The maximum numbers of units of each type are:

Two-family attached: 400 Units
Townhouse: 500 Units
Mid-rise condominiums: 600

The total number of dwelling units on-site will not exceed 1,000.

A revised Exhibit IV-I-1 of the Application for Planned Development is provided as Attachment 6.

The approximate dimensions of the individual sites are as follows:

Mid-rise condominium sites will be a minimum of 100 feet by 100 feet, as shown on Attachment 1 of the Master Concept Plan.

Two-family attached sites will be a minimum of 35 feet by 100 feet, as shown on Attachment 1 of the Master Concept Plan.

Townhouse sites will be a minimum of 25 feet by 80 feet, as shown on Attachment 1 of the Master Concept Plan.

The Clubhouse area will contain up to 35,000 square feet. The minimum site lot dimensions are 80 feet by 100 feet. The site will be up to 3.52 acres.

The commercial area is 4.5 acres and will contain up to 45,000 square feet. The minimum lot or parcel area will be 10,000 square feet. The minimum lot width will be 75 feet.

The revised Master Concept Plan's Attachment 1 is provided with the Master Concept Plan in Attachment 2 of this document.

Comment: 12e) Development Areas. Individual development areas (I.e. residential, retail, office, manufacturing, mixed use-listed, etc.) must be identified with detail showing the following: [34-373(a)(6)d.]

Please refer to the following comments.

Comment: 12e2) Height. The maximum height, in feet and number of habitable stories, of any proposed buildings or structures. If parking under the buildings is proposed, the number of stories proposed for parking must be indicated and included in the total maximum height of the buildings. [34-373(a)(6)d.ii.]

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

The maximum building height for each of the requested uses has not been provided. An example, is that the proposed dry boat storage does not have maximum permitted building height as required. Please provide this information on the attached Commercial Property Development Regulations.

Response: **The maximum height for the residential uses is provided in both feet and number of stories on the Tract Information Table on the Master Concept Plan. Attachment 1 of the Master Concept Plan has been amended to show the maximum height of the proposed dry storage facility to be 35 feet. This is included with the revised Commercial Property Development Regulations provided with the Master Concept Plan in Attachment 2.**

Comment: 12e3) Residential Dwelling Units. If residential is proposed the maximum number of dwelling units by type. [34-373 (a) (6) d.iii.]

The Master list of uses identifies the expected number of dwelling units per type. This list does not provide for the number of units for each dwelling unit type requested in this application. Please review the proposed Schedule of Uses with the intensity of development proposed and make sure each addresses the proposed development.

Response: **The following is a breakdown of the maximum number of dwelling units by type:**

Single-family: Up to 500 units
Two-family attached: Up to 400 units
Townhouse: Up to 500 units
Mid-rise condominiums: up to 600 units

The total number of units will not exceed 1,000.

A revised Exhibit IV-I-1 of the Application for Planned Development is provided as Attachment 6.

Attachment 3 to the Master Concept Plan has been revised to reflect the maximum number of dwelling units by type. This is included with the Master Concept Plan provided in Attachment 2.

Comment: 12e6) Commercial, Industrial. If commercial or industrial is proposed, the type(s) and the total floor area of each type. [34-.373 (a) (6) d. vi]

The Master Concept Plan does not provide the proposed intensity of the commercial portion of this development. Please revise the Plan to provide this required information.

RECEIVED
OCT 28 2002
COMMUNITY DEVELOPMENT

Response: **The commercial portion of the site will contain up to 45,000 square feet of commercial uses. The Master Concept Plan has been revised to reflect this intensity.**

Comment: 12f) Service Areas. The general location of service areas for deliver, of goods or services must be shown for all developments that are not residential subdivisions. [34-373 (a) (6) e.]

The Master Concept Plan does not provide this required information. Please revise the Plan to provide this information.

Response: **The Master Concept Plan has been revised to show the general location of the service area.**

Comment: 12j) Public Transit. Proposed access and facilities for public transit, in accordance with sections 34-411(e) and 10-442. [34-373 (a) (6),]

The Master Concept Plan does not provide the information required by this Section. Please revise the Plan to provide this information.

Response: **The developer will work with LeeTran to determine appropriate location(s) for mass transit facilities.**

Comment: 14) Schedule of Uses. A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property must be provided including the following: [34-373 (a) (8)]

Please refer to the following.

Comment: 14b) Units by Uses. The number of units (gross square feet for commercial Industrial uses, number of units for residential or motel/hotel uses, number of beds for institutional type uses, etc.) for each proposed use. [34-373(a) (8) ii]

As discussed earlier in this checklist, staff does not find the intensity of development for all uses. Please check your application and make sure that all uses have been addressed. One specific example is that the proposed Schedule of Uses includes two-family attached, but then does not provide the intensity of this use in Exhibit IV-I-1.

Response: **The Schedule of Uses has been revised and is included with the Master Concept Plan provided as Attachment 2.**

Comment: 16a) Surface Water Management System Description. A written description of the proposed surface water management system that Includes: [34-373 (b)(1)]

Please refer to the following comments.

DCT 2002-00037

RECEIVED
JAN 15 2003
ZONING COUNTER

Attachment 1

Moody Ranch
PROPERTY DEVELOPMENT REGULATIONS
January 6, 2003

RESIDENTIAL PLANNED DEVELOPMENT													
	Minimum Lot			Minimum Setback (ft)									
					Rear (ft)			Front (ft)					
LAND USES	Area (sq ft)	Min Width (ft)	Min Depth (ft)	Side Including . Corner Lots (ft)*	Lots	Wetland	Acc	Front Entry Garage	Bldg or Side Entry Garage	Water Body (ft)	Max Building Height (ft)	Min Bldg Separation (ft)	Max Lot Coverage (%)**
Single Family Detached	4,000	40	100	5	20	20	5	20	12	20	35 or 2 stories	10	55
Two Family Attached	3,500	35	100	0 or 5	20	20	5	20	12	20	35 or 2 stories	10	55
Townhouse	2,000	25	80	0 or 10	20	20	5	20	15	20	35 or 2 stories	10	55
Multi-Family	10,000	100	100	10	20	20	5	20	20	20	60 or 4 stories	10 or 20***	55
Clubhouse	20,000	80	100	10	20	20	5	n/a	20	20	45 or 2 stories	20	55

* Applies to lots of all widths and to corner lots. Each lot, including corner lots, will have only one front yard.
** As defined by LDC, Chapter 34.
*** 10 feet for 1 story building, 20 feet for 2 story buildings and higher

2
3
-000-001

COMMERCIAL PLANNED DEVELOPMENT		
	PRINCIPAL USES	**ACCESSORY USES**
MINIMUM LOT OR PARCEL AREA	10,000 sq ft	NA
MINIMUM LOT WIDTH	75 ft	NA
MINIMUM BUILDING SETBACKS		
Hancock Bridge Parkway	35 ft or BH whichever greater	20 ft
Internal Frontage Drives	15 ft	20 ft
Waterfront	25 ft	0 ft to bulkhead or riprap at top of bank
MINIMUM DISTANCE		
Between Structures which are part of an architecturally unified group	10 ft.	10 ft *
Between All Other Structures	20 ft	10 ft
MAXIMUM HEIGHT		
Retail Buildings	50 ft	35 ft
Office Buildings	80 ft	80 ft
Boat Dry Storage	35 ft	35 ft
Architectural features	n/a	100 ft
MAX. LOT COVERAGE *	55%	55%

*As defined by LDC, Chapter 34.

RECEIVED
JAN 15 2003
ZONING COUNTER
DCI 2002-00037

WilsonMiller
New Directions In Planning, Design & Engineering

DCI 2002-00037

January 9, 2003

Mr. Alvin "Chip" Block, AICP
Senior Planner
Department of Community Development, Zoning Division
P.O. Box 398
Fort Myers, Florida 33902-0398

RECEIVED
JAN 15 2003
ZONING COUNTER

RE: Moody Ranch RPD/CPD
Case Number: DCI2002-00037

Dear Mr. Block:

Thank you for your letter dated November 15, 2002 outlining the items needed to deem the application sufficient for review. The following responses follow in the same order as your letter requesting additional information.

Environmental Sciences Planned Development Sufficiency Checklist

Comment: ***6) Parks, Recreation Areas and Indigenous Areas. The general location of proposed parks, recreation areas and facilities as well as indigenous areas to be preserved must be shown on the Master Concept Plan. [34-3 73 (a) (6) e]***

The open space must be calculated on the entire project. The proposed lot coverage exceeds the standard lot coverage, therefore open space must be calculated on the entire project. Residential open space must be 40% common open space which may be reduced to 30% common when the remaining 10% open space is provided on individual lots per LDC Section 34-935(g)(1), and fifty percent of the required open space must be provided as indigenous preservation. Please revise the MCP to meet this requirement.

Response: As provided in the Sufficiency Response dated October 28, 2002 on page 2, it is most likely that most of the lots used to calculate the 54 acres of lots under 6,500 square feet will exceed this minimum square footage.

LDC Section 34-373 (a)(6)(g) requires that the Master Concept Plan show, "The percentage of open space, unless the proposed development consists solely of conventional single family dwelling units on lot of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c)."

The intent of LDC Section 34-373(a)(6)(g) clearly indicates that conventional single-family homes on lots under 6,500 square feet are not required to set aside open space. Furthermore, other planned developments within Lee County have calculated open space by estimating the percentage of 6,500 square foot single-

family lots at the planned development stage and not counting them lots for open space requirements.

The Applicant has agreed to decrease the requested lot coverage from 65% to 55%. Please refer to the attached revised property development regulations.

The Applicant understands that Staff is requesting assurances that sufficient open space is provided. The Applicant is agreeable to the following condition that would monitor the amount of open space throughout the development order phase. "Development Orders within the Moody Ranch development will provide an ongoing tabulation of the required open space on the project."

The project meets the LDC standards regarding the calculation of open space on the entire project (LDC 10-414(c).)

The Open Space Table has been provided as Attachment Two of the Master Concept Plan as required by LDC Section 34-414 (c) (2) and no lot, tract or parcel will have less than 10% open space as required by LDC Section 34-414 (c)(3). As discussed above, Attachment 2 to the Master Concept Plan shows a total of 71.03 acres of open space provided within Moody Ranch with 35.52 acres designated as indigenous.

The commercial portion of the project contains 4.5 acres and 0.68 acres are set aside for open space. Approximately 25% of the subject property will be reserved for single-family units on lots that are under 6,500 square feet in size. This means that 163.4 acres will be subject to the 40% open space residential standards outlined in LDC Section 10-415. This translates to 65.36 acres of residential open space. The required associated indigenous combining the commercial and residential portions of the projects equate to 33.36 acres.

Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

Comment: ***12d1) Parcels/Lots. The general location, configuration, and approximate dimensions of each lot or parcel (including outparcels). [34-3 73 (a) (6) c.]***

Staff acknowledges the applicant's October 28, 2002 response to this item. Since other areas of the application need some clarification, staff wanted to emphasize that this item requires more specificity than currently provided on the Master Concept Plan. The Plan does not currently provide the general location and configuration of lots within this development. Please revise the Master Concept Plan to provide this information.

Response: The Schedule of Uses provided as Attachment 3 of the Master Concept Plan allows for a variety of residential uses along with property development regulations that show minimum setbacks and maximum heights for each

RECEIVED
JAN 15 2003
DCI 2002-00037
ZONING COUNTER

residential land use. The Master Concept Plan has also been revised to show lot typicals showing the minimum lot size and setback for each residential housing type. The residential pods, commercial pod and the internal roadways are depicted on the Master Concept Plan. In addition, the Applicant is also willing to agree to a site condition that limits the height of structures within 50 feet of the project property boundary along Tracts B, C, D, J, H and I to 35 feet in height.

The residential product types have not been finalized for each development pod and at this time and it is impossible to provide the exact residential product type for each residential pod. The market will determine the ultimate residential product type mix for each pod.

Comment: ***12d4) Uses. The proposed use of each lot or parcel (including outparcels) keyed to the list of proposed uses submitted with the application. If the property development regulations for a specific zoning district will be used, reference to the specific district will be sufficient. [34-3 73 (a) (6) c.]***

This item had been intended to be found insufficient the last time with the following comment: "If the applicant can provide more specificity concerning the location of the different uses within each of the development areas and what types of uses are proposed for each individual area, this would be helpful to staff and the public to determine the compatibility of the project with the adjoining land uses."

Since this was omitted in error, staff asks the applicant to respond to this by amending the Plan to provide greater detail where each of the uses would be located within the development.

Response: The Schedule of Uses on the Master Concept Plan allow for a variety of residential uses along with property development regulations that show minimum setbacks and maximum heights for each residential land use. The Master Concept Plan has also been revised to show lot typicals showing the minimum lot size and setback for each residential housing type. The residential pods, commercial pod and the internal roadways are depicted on the Master Concept Plan. In addition, the Applicant is willing to agree to a site condition that limits the height of structures within 50 feet of the project property boundary along Tracts B, C, D, J, H and I to 35 feet in height.

The residential product types have not been finalized for each development pod and at this time and it is impossible to provide the exact residential product type for each residential pod. The market will determine the ultimate residential product type mix for each pod.

Comment: ***12f) Service Areas. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions. [34-3 73 (a) (6)e.]***

The proposed development includes other uses in the residential areas other than a residential subdivision. Please provide the general location of service areas for these other uses as required by this Section.

Response: The general location of the service areas for the commercial area and the Club area are shown on Tracts "E" and "K" on the Master Concept Plan.

Comment: ***20) Contact. The Zoning Planner may be contacted regarding any questions on the Planned Development Sufficiency Checklist.***

You may contact Chip Block at 239-478-8371 if you have any questions concerning this portion of the checklist.

Response: Acknowledged.

Comment: **4)General Legal Submittal Requirements for all Applications. All properties within a single application must be abutting.**
Please submit written verification that this requirement has been waived.

Response: Please refer to Exhibit II-F-1 that was provided in the initial planned development request. The waiver was approved on July 11,2002.

Comment: 6) All applications requiring a public hearing must include the following:[34-201(b)(1)]

See below

6a) Legal description. The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]
6)a1) The legal description must be sufficiently detailed so as to locate the property on county maps or section aerial photographs. 34-202(a)(1)]

The property contains an RPD portion and a CPD portion. These areas should be uniquely described.

Response: Please refer to the attached legal descriptions.

Comment: **6a3) If the application includes multiple abutting parcels or consist of other than one or more undivided platted lots, the legal description must specifically describe the perimeter of the total property by metes & bounds with accurate bearings and distances for every line, but need not describe each individual parcel. [34-202 (a)(1)]**
See above as to RPD and CPD.

Response: Please refer to the attached legal descriptions.

Comment: **6c) Boundary Survey. A boundary survey meeting the minimum technical standards for land surveying in the state, as set out in Chapter 61G 17-6 FAC, is required for property encompassing 10 or more acres and for all Planned Developments. [34-202(a)(2)]**
The boundary survey notes that it is subject to easements, reservations, and rights-of-way of record. All such encumbrances should be shown on the survey. The survey notes that it is based upon title commitment OPM-1137450; please provide a copy of this document. Please delinate easements encumbering the property on the master concept plan.

Response: A copy of the Title Commitment is attached. The boundary survey has been based on the Title Commitment and reflects all easements, reservations and rights-of-way of record to the best of the surveyors knowledge. However, the survey note, "subject to easements, reservations, and rights-of-way of record" cannot be removed for potential liability reasons.

Comment: **6c2) The boundary survey must show the location of existing structures on the property. [34-202(a))2)**

The application indicates that the property is not vacant but the survey notes that improvements are not shown. Location of existing structures is required.

Response: Please refer to the attached revised Boundary Survey.

Comment: **6c3) If the property encompasses 10 or more acres the survey must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment). [34-202(a)(2)]**
State plan coordinates, two for each parcel, preferably on opposing corners, are required.

Response: The State plane coordinates have been added to the revised boundary survey.

Comment: **7) Miscellaneous Items. Applicability and sufficiency of items subject to receipt and review of subsequent submittals.**

Response: Acknowledged.

Please let me know if you have any questions or would like to meet with the Project Team. As always, your time and assistance are greatly appreciated.

Sincerely,
WilsonMiller, Inc.

Carron Day
Regional Manager
Development Planning & Approvals

Cc: John Campbell
Bruce Anderson
Project Team

RECEIVED
JAN 15 2003
ZONING COUNTER
DCI 2002-00037

LEE COUNTY
SOUTHWEST FLORIDA

LEE COUNTY
RECEIVED
03 MAR -6 AM 9:10
COM. DEV/
PUB. WRKS. CNTR.
FLOOR

DEPARTMENT OF TRANSPORTATION

Memo

To: Alvin "Chip" Block
Development Services Principal Planner

From: Andrew J. Getch, P.E.
LCDOT Senior Engineer AG

Date: March 5, 2003

Re: Moody Ranch RPD
DCI2002-00037

LCDOT staff has reviewed the Application for Public Hearing for this case. The request is to change from AG and CPD to RPD and CPD. We have the following comments on the rezoning:

The Traffic Impact Analysis by the Metro Transportation Group shows a projected level of service "F" on U.S. 41 at buildout in 2011 from North Key Drive to Hancock Bridge Parkway. The widening of this portion of U.S. 41 would address the projected level of service problem. Currently, the widening of U.S. 41 is on the Lee County Metropolitan Planning Organization (MPO) 2020 financially feasible plan. However, six-laning of U.S. 41 is not on the 2010 MPO financially feasible plan or in the current Florida Department of Transportation Improvement Program. Staff has performed preliminary evaluations of a "queue-jump" at the intersection of Hancock Bridge Parkway and U.S. 41 as a long-term improvement and will also be evaluating possible interim improvements to this segment of U.S. 41.

The intersection analyses show a level of service "F" for the unsignalized intersection of Hancock Bridge Parkway and Skyline Drive and the proposed connection to an existing median opening on Hancock Bridge Parkway. The analysis indicates the level of service "F" at both intersections will result from long delays for traffic waiting on the side streets to turn onto Hancock Bridge Parkway. The left turning movements from Hancock Bridge Parkway appear to operate at an acceptable level of service. Should a traffic signal become warranted at the project entrance onto Hancock Bridge Parkway, it would meet the definition of a site-related improvement and the developer should be responsible for the cost of installation.

The unincorporated Bikeways/Walkways Facilities Plan shows a future eight-foot wide off-road bicycle facility on both sides of Hancock Bridge Parkway. Based on the Land Development Code Section 10-256, these facilities along the project frontage will be required as site-related improvements at the time of local development order.

We recommend the following condition:

The full median openings indicated on the Master Concept Plan are subject to any future operational decision by the County to install a traffic signal, modify, or remove the median opening. If installation of a traffic signal is deemed to be appropriate by the County at the project entrance, the full cost of the traffic signal improvement will be the responsibility of the developer.

AJG/mlb

cc: John Davis
Zoning File

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Joan Henry, Asst. County Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Stephanie Keyes, Lee County School District
Roland Ottolini, Natural Resources
Jerry Murphy, Zoning

FROM: Alvin Block, AICP

DATE: 03/19/2003

PROJECT NAME: MOODY RANCH

CASE #: DCI2002-00037

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 03/29/2003

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 03/21/2003

WilsonMiller
4571 Colonial Boulevard, Suite 100
Ft. Myers, Florida 33912-1062
Phone No. 941/939-1020
Fax No. 941/939-7479 (Admin/Eng.)
Fax No. 941/939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

Date: March 19, 2003
PIN: 03657--000--001--
File Designator: PCOR
Project Name: Moody Ranch
Ref:

TO: Lee County Department of Community Development

1500 Monroe Street

Ft. Myers, FL 33902-0398

Attn: Chip Block

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ UPS-Overnight Express, the following items:

☐ Prints ☐ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☒ Other:

Copies	Date	Drawing File No.	Description/Sheet Numbers
1	3/19/03		Property Development Regulations

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ For your use ☒ As requested ☐ For review and comment ☐ FOR BIDS DUE
☐ ☐ PRINTS RETURNED AFTER LOAN TO US

DCI 2002-00037

RECEIVED
MAR 19 2003
COMMUNITY DEVELOPMENT

COPY TO:

SIGNED _____
Bernadette Rashford for Carron Day
If enclosures are not as noted, kindly notify us at once.

Original to Client Project File

5/15/00-12485 Ver: 01I-PCase
CA #43
Z5555-555-555--0000

Attachment 1

Moody Ranch
PROPERTY DEVELOPMENT REGULATIONS
March 10, 2003

RESIDENTIAL PLANNED DEVELOPMENT													
	Minimum Lot			Minimum Setback (ft)									
					Rear (ft)			Front (ft)					
LAND USES	Area (sq ft)	Min Width (ft)	Min Depth (ft)	Side Including . Corner Lots (ft)*	Lots	Wetland	Acc	Front Entry Garage	Bldg or Side Entry Garage	Water Body (ft)	Max Building Height (ft)	Min Bldg Separation (ft)	Max Lot Coverage (%)**
Single Family Detached	4,000	40	100	5	20	20	5	20	12	20	35 or 2 stories	10	45
Two Family Attached	3,500	35	100	0 or 5	20	20	5	20	12	20	35 or 2 stories	10	45
Townhouse	2,000	25	80	0 or 10	20	20	5	20	15	20	35 or 2 stories	10	45
Multi-Family	10,000	100	100	10	20	20	5	20	20	20	60 or 4 stories	10 or 20***	45
Clubhouse	20,000	80	100	10	20	20	5	n/a	20	20	45 or 2 stories	20	45

* Applies to lots of all widths and to corner lots. Each lot, including corner lots, will have only one front yard.
** As defined by LDC, Chapter 34.
*** 10 feet for 1 story building, 20 feet for 2 story buildings and higher

MAR 19 2003
DEVELOPMENT

DCI 2002-00037

COMMERCIAL PLANNED DEVELOPMENT		
	PRINCIPAL USES	**ACCESSORY USES**
MINIMUM LOT OR PARCEL AREA	10,000 sq ft	NA
MINIMUM LOT WIDTH	75 ft	NA
MINIMUM BUILDING SETBACKS		
Hancock Bridge Parkway	35 ft or BH whichever greater	20 ft
Internal Frontage Drives	15 ft	20 ft
Waterfront	25 ft	0 ft to bulkhead or riprap at top of bank
MINIMUM DISTANCE		
Between Structures which are part of an architecturally unified group	10 ft.	10 ft *
Between All Other Structures	20 ft	10 ft
MAXIMUM HEIGHT		
Retail Buildings	50 ft	35 ft
Office Buildings	80 ft	80 ft
Boat Dry Storage	35 ft	35 ft
Architectural features	n/a	100 ft
MAX. LOT COVERAGE *	55%	55%

*As defined by LDC, Chapter 34.

2002100037

MAR 19 2003

COMMUNITY DEVELOPMENT

3/10/2003- 21553 Ver: 06!- CDAY
CA#43
03657-000-001- PWRK- 6086

Attachment 2
OPEN SPACE AND INDIGENOUS VEGETATION
Moody Ranch
March 17, 2003

		Open Space			Indigenous Vegetation		
		Required		Provided	Required		Provided
	Acres	% Open Space	Acres	Acres	% Indig.	Acres	Acres
RESIDENTIAL PLANNED DEVELOPMENT							
Residential Tracts with lots greater than 6,500 sq ft *	54.0	n/a	n/a	4.32	n/a	2.16	2.16
Balance of Development	163.4	40%	65.36	65.36	50%	32.68	32.68
TOTAL	217.4		65.36	69.68	50%	34.84	34.84*
COMMERCIAL PLANNED DEVELOPMENT							
CPD	4.5	30%	1.35	1.35	50%	.68	.68**
TOTAL PROJECT	221.9		66.71	71.03		35.52	35.52

* This total includes approximately 21.39 acres in "Conservation Area" and the balance is other indigenous vegetation.
** This acreage may be provided within the Residential Planned Development.

RECEIVED
MAR 19 2003
CC

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

July 30, 2003

WilsonMiller, Inc.
Carron Day, AICP
4571 Colonial Blvd.
Ft. Myers, FL 33912

Re: Agenda Schedule for Moody Ranch
Case No. DCI2002-00037

Dear Mrs. Day:

Your zoning request has been scheduled before the Board of County Commissioners to take final action after reviewing the Hearing Examiner's recommendation.

DATE & TIME: August 18, 2003, Meeting commences at 9:30 a.m.

LOCATION: Commissioners' Meeting Room
2120 Main Street
Ft. Myers, Florida

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Mrs. Jessica M Smith

Jessica M. Smith
Administrative Assistant

cc: Colonial Homes, Inc., John Campbell
Dex Bender & Associates c/o Tyler King
Young, VanAssenderp, Varnadoe & Anderson c/o Bruce Anderson
Metro Transportation c/oTed Treesh
WilsonMiller, Inc. c/o John Wojdak
Alvin "Chip" Block, AICP, Senior Planner
Zoning File

U:\200307\DCI20020.003\7\BCC Applicant Ltr.wpd

MEMORANDUM

From The
Department Of
Community Development
Development Services Division

Date: August 5, 2003

To: DCI2003-00037-Moody Ranch

From: Jessie Smith

RE: Notice of Public Hearing - August 18, 2003 BCC
Lee County Board of County Commissioners Meeting

I, Jessica Smith, Administrative Assistant, Development Services Division, do hereby certify that I have mailed **notices to the participants** in regard to the above referenced meeting, in the attached style, pursuant to the list marked and attached hereto and made a part of the certification.

NOTICE TO PARTICIPANT

CASE NUMBER:	DCI2002-00037
NAME:	Moody Ranch
REQUEST:	copy from agenda
LOCATION:	The subject property is located at 865 Moody Road (located west of U.S. 41 and north of the Caloosahatchee River. The property is located west of Moody Road, east of Orange Blvd., and north of Skyline Drive. Hancock Bridge Parkway bisects the property) in S09 & 10-T44S-R24E, Lee County, FL.
PROPERTY OWNER'S REPRESENTATIVE:	Ms. Carron Day 239-939-1020

Notice is hereby given that the Lee County Board of Commissioners will hold a public hearing at 9:30 a.m. on August 18, 2003, to review the written recommendation made by the Hearing Examiner and make a final decision in the above-referenced case. This hearing will be held in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers, FL.

The law states that, as a participant, you have the right to appear and address the Board on this case. However, the law strictly limits all testimony before the Board to statements challenging the correctness of findings and conclusions contained in the record, or statements alleging the discovery of relevant new evidence which was not known by the speaker at the time of the Hearing Examiner's hearing and not otherwise disclosed in the record. Statements will be limited to five (5) minutes or as the Board may otherwise allow.

Additional copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Development Services Division, 1500 Monroe St., Ft. Myers, FL. Call 479-8585 additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jessica Smith at 479-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

WilsonMiller, Inc.
Carron Day, AICP
4571 Colonial Blvd.,
Ft. Myers, FL 33912

Mr. Wilbur C. Andrews Jr.
80 Skyline Drive
North Fort Myers, FL 33903

Tim Berti
12770 Treeline Court
North Fort Myers, FL 33903

Stephen Buckley
788 Overiver Drive
North Fort Myers, FL 33903

Mrs. Sharon Candiano
5215 SW 23rd Avenue
Cape Coral, FL 33914

Mr. Ken Clark
355 Anchor Way
North Fort Myers, FL 33903

Mrs. JoAnn Crane
4705 Gulf Avenue
North Fort Myers, FL 33903

Mr. Steve Crosy
60 Aqua Lane
North Fort Myers, FL 33903

Mrs. Linda Cunningham
24 Lagoon Street
North Fort Myers, FL 33903

Maury Denneler
86 Skyline Drive
North Fort Myers, FL 33903

Lincoln (William) Dexter
94 Skyline Drive
North Fort Myers, FL 33903

Mr. Robert DiBonnaventure
12980 Treeline Court
North Fort Myers, FL 33903

David L. Estes III
4703 Randag Drive
North Fort Myers, FL 33903

Evelyn Evans
1649 Swan Terrace
North Fort Myers, FL 33903

Mr. Bruce D. Firestone
12711 Treeline Court
North Fort Myers, FL 33903

Mr. George Hedlund
63 Wolcott Drive
North Fort Myers, FL 33903

Robert Hemenway
4325 S. Atlantic Circle
North Fort Myers, FL 33903

Jack A. Hess
12600 Apopka Court
North Fort Myers, FL 33903

Mr. Gary Horton
63 Aqua Lane
North Fort Myers, Fl 33903

John & Joan M. Humphrey
60 Lagoon Drive
North Fort Myers, FL 33903

George Kahrs
4425 N. Pacific Circle
North Fort Myers, FL 33903

Mr. Jerry Kuhn
4700 Randag Drive
North Fort Myers, FL 33903

Pam Kuhn
31 Lagoon Street
North Fort Myers, FL 33903

Frank Land
3426 Fowler Street
Fort Myers, FL 33901

John A. Long
55 Lagoon Drive
North Fort Myers, FL 33903

George Marshall
50 Skyline Drive
North Fort Myers, FL 33903

Marie Marshall
50 Skyline Drive
North Fort Myers, FL 33903

John Moll
56 Aqua Lane
North Fort Myers, FL 33903

Robert Murray
787 Overiver Drive
North Fort Myers, FL 33903

Douglas R. Myers
52 Aqua Lane
North Fort Myers, FL 33903

Sheldon Nitenson
756 Overiver Drive
North Fort Myers, FL 33903

Jim Johnson
950 Moody Road #119
North Fort Myers, FL 33903

Deborah Rambo
700 Moody Road
North Fort Myers, FL 33903

Mark A. Rambo
700 Moody Road
North Fort Myers, FL 33903

Dennis Rehak
52 Lagoon drive
North Fort Myers, FL 33903

Constance Roggero
1541 White Shellway
North Fort Myers, FL 33903

Edward A. Roggero
1541 White Shellway
North Fort Myers, FL 33903

Robert Scarpantonio
66 Lagoon Drive
North Fort Myers, FL 33903

Edward Schafft
739 Overiver Drive
North Fort Myers, FL 33903

Bert Seidman
84 Skyline Drive
North Fort Myers, FL 33903

Robert Shannon
4525 Forest Glen Drive
North Fort Myers, FL 33903

Mrs. Karen Skinner
12981 Treeline Court
North Fort Myers, FL 33903

Lenny Skinner
12981 Treeline Court
North Fort Myers, FL 33903

Scott Sorensen
77 Aqua Lane
North Fort Myers, FL 33903

Mr. Jerald L. Wallace
12501 Popash Court
North Fort Myers, FL 33903

Deena S. Westberry
1686 Lakeview Blvd
North Fort Myers, FL 33903

Michael Whitener
30 Lagoon Street
North Fort Myers, FL 33903

Stephen Woods
4629 Forest Glen Drive
North Fort Myers, FL 33903

COLONIAL HOMES INC
12220 TOWN LAKE DR STE 55
Fort Myers, FL 339013

MR. GORDON MEIERS
INK ENGINEERING, INC.
3660 CENTRAL AVE Suite B
Fort Myers, FL 33901

Mr. Tyler King
DEX BENDER & ASSOCIATES
2052 Virginia Ave
Fort Myers, FL 33901

Mr. Bruce Anderson
Young, van Assenderp, Varnadoe &
801 Laurel Oak Drive Suite 300
Naples, FL 34108

Mr. Ted Treesh
Metro Ground
12651 McGregor Blvd Suite 4-403
Fort Myers, FL 33919

John Wojdak
Wilson Miller Inc.
4571 Colonial Blvd
Fort Myers, FL 33921

WilsonMiller
4571 Colonial Boulevard
Ft. Myers, Florida 33912-1062
Phone No. (239) 939-1020
Fax No. (239) 939-7479 (Admin/Eng.)
Fax No. (239) 939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

Date: May 21, 2003
PIN: 03657--001--000—RB000
File Designator: Pcor
Project Name: Moody Ranch
Ref: DCI2002-00037

TO: Mr. Chip Block
Lee County Community Development
1500 Monroe Street
Ft. Myers, Florida 33902

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ Overnight Express, the following items:

☐ Prints ☒ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☐ Other:

Copies	Date	Drawing File No.	Description/Sheet Numbers
1	5/21/03		Moody Ag Affidavits for two (2) parcels

These are transmitted as checked below:

☐ For approval ☐ For your use ☐ As requested ☐ For review and comment ☐ For Bids Due
☐ ☐ Prints Returned After Loan To Us

RECEIVED
MAY 21 2003
COMMUNITY DEVELOPMENT

COPY TO: Joan Henry, County Attorney's office w/encl.
Bruce Anderson w/encl.

SIGNED Carron Day
Carron Day
If enclosures are not as noted, kindly notify us at once.

Original to Client Copy to Project File

5/21/2003- 27388 Ver: 01!- CDAY
CA#43
03657-001-000- PCOR- 7050

RECEIVED
MAY 21 2003
COMMUNITY DEVELOPMENT

AFFIDAVIT

DCI2002-00037

STATE OF FLORIDA)
COUNTY OF LEE)

BEFORE ME, the undersigned authority, on this 20th day of May, 2003, personally appeared Anthony Persichilli who is personally know to me and who did take an oath, who deposes and says as follows:

1. **That I am the owner of the following described property, to wit:**
   See attached Exhibit "A"
   Parcel No. 09-44-24-00-01002.1010

2. **That the above described property was used for bona fide agricultural purposes, to with cattle grazing at the time of the Lee County Board of County Commissioners review and consideration of the rezoning of the property described on the attached Exhibit "A" scheduled to be heard on May 22, 2003.**

3. **The agricultural use of the property is an existing bona fide agricultural use.**

4. **The agricultural use is being conducted on 23.84 acres. The 23.84 acres of the total 45.84 acres as described on the attached Exhibit "A" is being used for cattle grazing.**

5. **Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has heard read to him, the full facts of this affidavit and understands its meaning and context.**

FURTHER AFFIANT SAYETH NAUGHT.

Colonial Homes
By Anthony Persichilli
Its Division President

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)

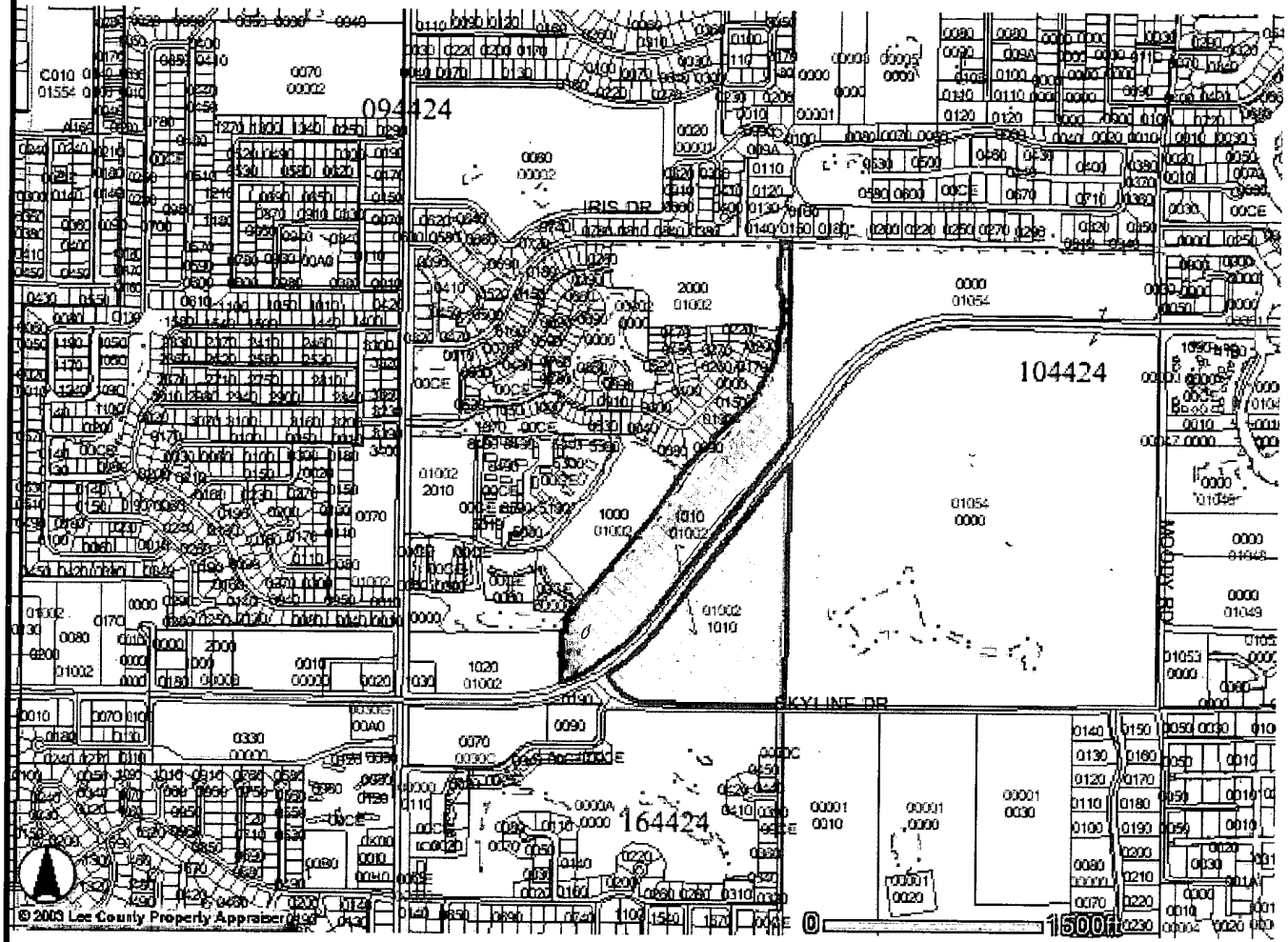
PEGGY FRESHOUR
MY COMMISSION # CC 916869
EXPIRES: March 7, 2004
Bonded Thru Notary Public Underwriters

Signature of Notary

Commission No.

(Print, type or stamp commissioned name of Notary Public)

09-44-24-00-01002.1010



AG: 23.84

MKT: 22

RECEIVED

MAY 21 2003

COMMUNITY DEVELOPMENT

DCI 2002-00037

AFFIDAVIT

RECEIVED
MAY 21 2003
DCI 2002-00037
COMMUNITY DEV...

STATE OF FLORIDA)
COUNTY OF LEE)

BEFORE ME, the undersigned authority, on this 20th day of May, 2003 personally appeared Anthony Persichilli who is personally know to me and who did take an oath, who deposes and says as follows:

1. **That I am the owner of the following described property, to wit:**
   See attached Exhibit "A"
   Parcel No. 10-44-24-00-01054.0000

2. **That the above described property was used for bona fide agricultural purposes, to with cattle grazing at the time of the Lee County Board of County Commissioners review and consideration of the rezoning of the property described on the attached Exhibit "A" scheduled to be heard on May 22, 2003.**

3. **The agricultural use of the property is an existing bona fide agricultural use.**

4. **The agricultural use is being conducted on 119.56 acres. The 119.56 acres of the total 177.49 acres as described on the attached Exhibit "A" is being used for cattle grazing.**

5. **Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has heard read to him, the full facts of this affidavit and understands its meaning and context.**

FURTHER AFFIANT SAYETH NAUGHT.

Colonial Homes
By Anthony Persichilli
Its Division President

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)

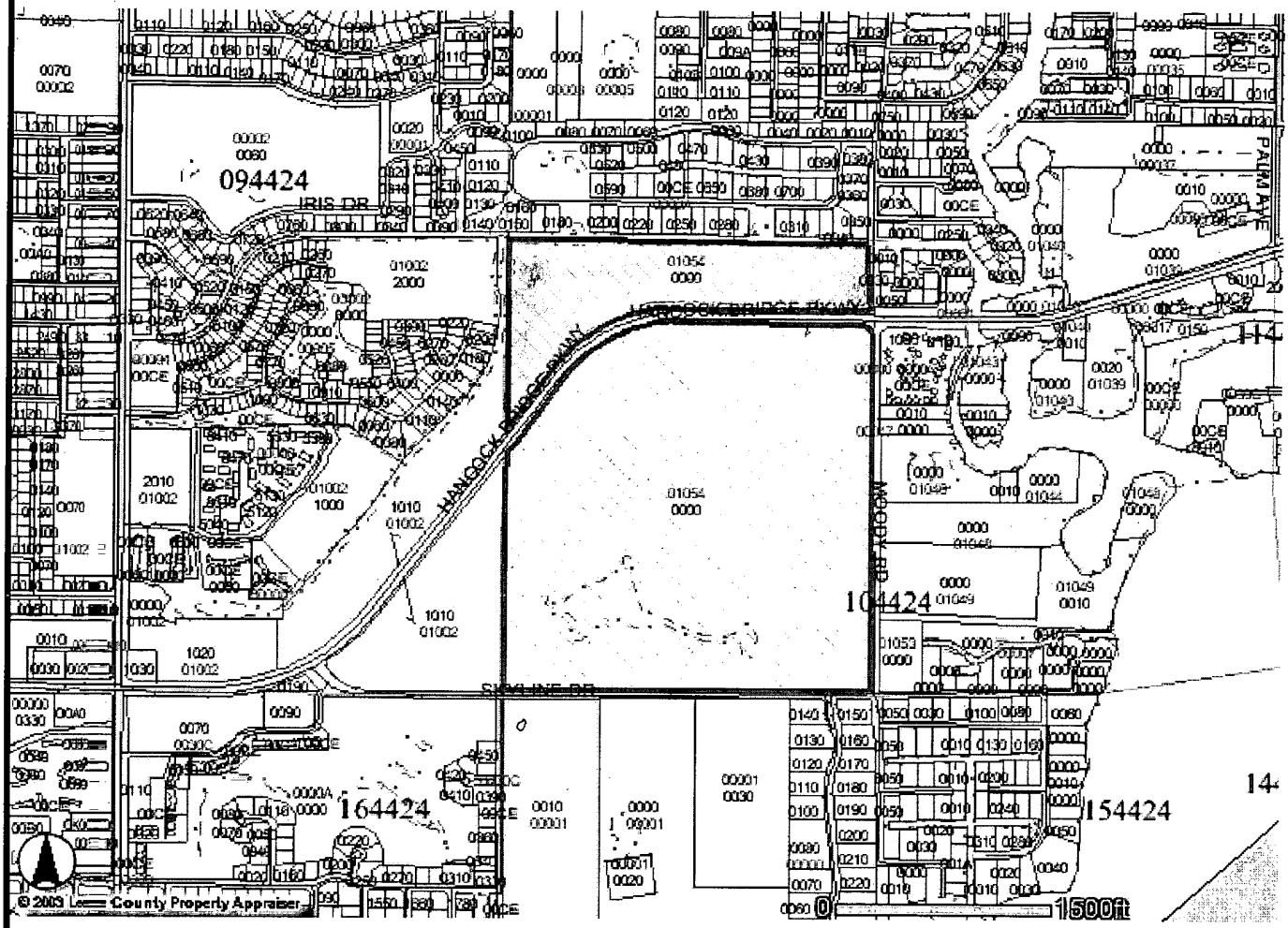
PEGGY FRESHOUR
MY COMMISSION # CC 916869
EXPIRES: March 7, 2004
Bonded Thru Notary Public Underwriters

Signature of Notary

Commission No.

(Print, type or stamp commissioned name of Notary Public)

10-44-24-00-01054.0000



AG : 119.56 Ac.

MKT : 57.93 Ac.

RECEIVED

MAY 21 2003

COMMUNITY DEVELOPMENT

DCI 2002-00037

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Joan Henry, Asst. County Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Stephanie Keyes, Lee County School District
Roland Ottolini, Natural Resources
Jerry Murphy, Zoning

FROM: Alvin Block, AICP

DATE: 02/19/2003

PROJECT NAME: MOODY RANCH

CASE #: DCI2002-00037

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 03/01/2003

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Amy Dillon

Date: 02/19/2003

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing Examiner

Writer's Direct Dial Number: 239-479-8371

February 18, 2003

MS. CARRON DAY
WILSONMILLER, INC.
4571 COLONIAL BOULEVARD
FORT MYERS, FL 33912

Re: MOODY RANCH
DCI2002-00037 - PDL Application (Major PD)

Dear MS. CARRON DAY :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient subject to conditions and the formal request has been drafted from your application as follows:

> Rezone 221.9 acres from Agriculture Districts, AG-2 and Commercial Tourist, CT to Residential Planned Development, RPD and Commercial Planned Development, CPD to permit the development of up to 1000 residential dwelling units (single family, zero-lot-line, townhouses, and multiple family units) and 45,000 square feet of commercial floor area, with buildings not to exceed 80 feet in height.
>
> NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by March 4, 2003 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on April 10, 2003. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

The finding of sufficiency is subject to the following condition(s) and/or comment(s):

Environmental Sciences Planned Development Sufficiency Checklist

6) Parks, Recreation Areas and Indigenous Areas. The general location of proposed parks, recreation areas and facilities as well as indigenous areas to be preserved must be shown on the Master Concept Plan. [34-373(a)(6)e]

The submittal indicates that a total of 33.36 acres of indigenous/native tree preservation areas will be required. The MCP Land Use Summary Table lists 22.39 acres of Conservation Areas. The MCP also provides a shading for Conservation Area and a different shading for Indigenous Areas. ES staff is having difficulty determining if the 33.36 acres of preservation are being provided. Additionally, ES staff has questions regarding the proposed lot coverage (i.e. what is being included in lot coverage?).
Prior to setting a hearing date, a meeting must be held to clarify open space and indigenous preservation requirements.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner
#239-479-8183; e-mail: trebatkm@leegov.com

Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

Legal Requirements Sufficiency Checklist

4) General Legal Submittal Requirements For all Applications. All properties within a single application must be abutting. [34-201(b)(1)]

Please submit written verification that this requirement has been waived.

7) Miscellaneous Items.

Applicability and sufficiency of items subject to receipt and review of subsequent submittals.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Alvin Block, AICP
Principal Planner

xc: Jerry Murphy

copy w/o attachments
Pamela Houck, Division Director
Joan Henry, Assistant County Attorney
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Roland Ottolini, Natural Resources
Andy Getch, LCDOT
Stephanie Keyes, Lee County School District
Billie Jacoby, DCD Admin
DCI Zoning File
DCI Working File

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Joan Henry, Asst. County Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Stephanie Keyes, Lee County School District
Roland Ottolini, Natural Resources
Jerry Murphy, Zoning

FROM: Alvin Block, AICP

DATE: 01/16/2003

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: MOODY RANCH

CASE #: DCI2002-00037

INFORMATION SUMMARY:

RESUBMITTAL

___ To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 01/30/2003

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: Amy Dillon

Date: 01/16/2003

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cemy
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing Examiner

Writer's Direct Dial Number: 239-479-8371

November 15, 2002

MS. CARRON DAY
WILSONMILLER, INC.
4571 COLONIAL BOULEVARD
FORT MYERS, FL 33912

Re: MOODY RANCH
DCI2002-00037 - PDL Application (Major PD)

Dear MS. CARRON DAY :

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

Alvin Block

Alvin Block, AICP
Senior Planner

xc: Jerry Murphy

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
John Fredyma, Assistant County Attorney
Kim Trebatoski, Environmental Sciences
Roland Ottolini, Natural Resources
Andy Getch, LCDOT
Billie Jacoby, DCD Admin
Don Blackburn, Development Review
DCI Zoning File
DCI Working File

Environmental Sciences Planned Development Sufficiency Checklist

6) Parks, Recreation Areas and Indigenous Areas. The general location of proposed parks, recreation areas and facilities as well as indigenous areas to be preserved must be shown on the Master Concept Plan. [34-373(a)(6)e]

The open space must be calculated on the entire project. The proposed lot coverage exceeds the standard lot coverage, therefore open space must be calculated on the entire project. Residential open space must be 40% common open space which may be reduced to 30% common when the remaining 10% open space is provided on individual lots per LDC Section 34-935(g)(1), and fifty percent of the required open space must be provided as indigenous preservation. Please revise the MCP to meet this requirement.

Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

12d1) Parcels/Lots. The general location, configuration, and approximate dimensions of each lot or parcel (including outparcels). [34-373(a)(6)c.]

Staff acknowledges the applicant's October 28, 2002 response to this item. Since other areas of the application ned some clarification, staff wanted to emphasize that this item requires more specificity than currently provided on the Master Concept Plan. The Plan does not currently provide the general location and configuration of lots within this development. Please revise the Master Concept Plan to provide this information.

12d4) Uses. The proposed use of each lot or parcel (including outparcels) keyed to the list of proposed uses submitted with the application. If the property development regulations for a specific zoning district will be used, reference to the specific district will be sufficient. [34-373(a)(6)c.]

This item had been intended to be found insufficient the last time with the following comment: "If the applicant can provide more specificity concerning the location of the different uses within each of the development areas and what types of uses are proposed for each individual area, this would be helpful to staff and the public to determine the compatibility of the project with the adjoining land uses."

Since this was omitted in error, staff asks the applicant to respond to this by amending the Plan to provide greater detail where each of the uses would be located within the development.

12f) Service Areas. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions. [34-373(a)(6)e.]

The proposed development includes other uses iin the residential areas other than a residential subdivision. Please provide the general location of service areas for these other uses as required by this Section.

20) Contact. The Zoning Planner may be contacted regarding any questions on the Planned Development Sufficiency Checklist.

You may contact Chip Block at 239-478-8371 if you have any questions concering this portion of the checklist.

WilsonMiller
4571 Colonial Boulevard, Suite 100
Ft. Myers, Florida 33912-1062
Phone No. 941/939-1020
Fax No. 941/939-7479 (Admin/Eng.)
Fax No. 941/939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

TO: Lee County Department of Community Development
Division of Development Services
P.O. Box 398
Ft. Myers, FL 33902-0398
Attn: Chip Block

Date: 10/28/02
PIN: 03657--001--000--PCOR
File Designator:
Project Name: Moody Ranch
Ref: DCI2002-00037

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ UPS-Overnight Express, the following items:

☐ Prints ☐ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☒ Other: Sufficiency Responses

Copies	Date	Drawing File No.	Description/Sheet Numbers
1			Original Sufficiency Response Letter
11			Copies of Sufficiency Response Letter

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ For your use ☐ As requested ☐ For review and comment ☐ FOR BIDS DUE
☐ ☐ PRINTS RETURNED AFTER LOAN TO US

Chip,

Attached are 11 copies and one original Sufficiency Response Letter. We look forward to working with on this rezoning request.

RECEIVED
OCT 28 2002
ZONING COUNTER
DCI 2002-00037

COPY TO: John Campbell, Colonial Homes
Bruce Anderson, Esq.
Carron Day, AICP

Original to Client Project File

SIGNED Douglas J. Widmer, AICP
If enclosures are not as noted, kindly notify us at once.

5/15/00-12487 Ver: 01I-PCase
CA #43
Z5555-555-555--0000

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst. County Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Stephanie Keyes, Lee County School District
Roland Ottolini, Natural Resources
Jerry Murphy, Zoning

FROM: Alvin Block, AICP

DATE: 10/28/2002

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: MOODY RANCH

CASE #: DCI2002-00037

INFORMATION SUMMARY:

RESUBMITTAL

___ To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 11/11/2002

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: Billie Jacoby

Date: 10/28/2002

WilsonMiller
4571 Colonial Boulevard, Suite 100
Ft. Myers, Florida 33912-1062
Phone No. 941/939-1020
Fax No. 941/939-7479 (Admin/Eng.)
Fax No. 941/939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

Date: 7/26/02
PIN: 03657--001--000--PCOR
File Designator:
Project Name: Moody Ranch
Ref:

TO: Lee County Department of Community Development
Division of Development Services
P.O. Box 398
Ft. Myers, FL 33902-0398

Attn: Pam Houck

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ UPS-Overnight Express, the following items:

☐ Prints ☐ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☒ Other: Application

Copies	Date	Drawing File No.	Description/Sheet Numbers
1			Original Application for Public Hearing for Planned Defvelopment
11			Copies of Application for Public Hearing for Planned Defvelopment
3			Boundary Surveys of the 221.9 acre Moody Ranch prperty
3			Sketch of Description of the 4.5 acre area proposed for CPD zoning
2			Sets of mailing labels
1			Disk with Legal Descriptions
1			Check for Application Fees

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ For your use ☐ As requested ☐ For review and comment ☐ FOR BIDS DUE
☐ ☐ PRINTS RETURNED AFTER LOAN TO US

Pam,

Attached are 11 copies and one original Application for Public Hearing for Planned Development. We look forward to working with your staff on the Moody Ranch rezoning.

RECEIVED
JUL 2 0
COMMUNITY DEVELOPMENT

COPY TO: John Cambell, Colonial Homes
Bruce Anderson, Esq.
Carron Day, AICP

Original to Client Project File

SIGNED Douglas J. Widmer
Douglas J. Widmer, AICP
If enclosures are not as noted, kindly notify us at once.

DCI 2002 00037

5/15/00-12487 Ver: 01!-PCase
CA #43
Z5555-555-555--0000

RECEIVED
APR 1 2003
COMMUNITY DEVELOPMENT

Justification
In the first Sufficiency Round the staff advised that this Deviation could be withdrawn "as there is now a standard for unpaved parking lots for Sales Offices". The applicant believes that gravel parking lots are appropriate for the small scale model home parking lots proposed for this development but is willing to limit that request to the initial construction stage of each development order phase. Specifically the proposal is to tie the gravel parking lots to the first three years of any model home, the timeframe when construction traffic would be expected in the tracts. Any extension beyond the three years would require that the model home parking lot to be paved.

No deviation is requested regarding the surfacing standards for the actual single family home. That required parking as well as the handicapped parking space(s) for the model home will be paved. This request applies only to the additional parking for the use of the model home as a model. Parking requirements for model homes and model units change over time. When the models are active, the parking requirements are higher than they will be for the same unit after it becomes a home. Gravel parking lots are customary for model homes and model units. The project will be enhanced by granting this deviation to allow for less impervious paving surfaces because additional paving is unattractive, heat producing, environmentally insensitive and an unnecessary expense to the developer.

DEVIATION 7

Deviation 7 seeks relief from the LDC Section 30-153(2)(a)(iv) requirement that limits the text of additional identification signs to the name of the subdivision or residential development, to allow sign text for both the entrance signs and the project sign to include the notation "A Colonial Homes Community" or "Colonial Homes" in addition to the name of the residential development.

Justification
A critical component of project identification for a new residential development is identifying the developer. The part of the signage identifying the developer is small, low key and attractive. No increase in the size of the signs is requested. This notation will be temporary – to be removed when the development is turned over to the homeowners' association.

DEVIATION 8

Deviation 8 seeks relief from the LDC Section 10-285(a), Table 1 requirements that connection separations on local roads be a minimum of 125 feet, to allow driveways serving multi-family units with private driveways to have a minimum separation of 20 feet.

Justification
The reduced separation allows multi-family buildings to provide private garages and driveways accessing the road in the same manner as single-family residential buildings. This deviation would only apply to residential internal roads and accessways; where the design and posted speed will be 20 mph or less; the visual clear zone will be in accordance with the visibility triangle criteria set forth in LDC Section 34-3131. Where determined to be practical by the design engineer, traffic calming devices as identified in the ITE Residential Street Design and Traffic Control book will be provided. Due to the low traffic volumes associated with the planned local roads and accessways, reduced driveway separation should not pose any safety hazards. Granting this deviation will not have a negative impact on the public health safety and welfare.

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Joan Henry, Asst. County Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Stephanie Keyes, Lee County School District
Roland Ottolini, Natural Resources
Jerry Murphy, Zoning

FROM: Alvin Block, AICP

DATE: 05/20/2003

PROJECT NAME: MOODY RANCH

CASE #: DCI2002-00037

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments **ASAP**.

Additional Comments:
HEX hearing date is May 22, 2003. Please provide any substantive comments immediately.

cc: DCI planner/working file
DCI Zone File

Distributed by: Billie Jacoby

Date: 05/21/2003

WilsonMiller
4571 Colonial Boulevard
Ft. Myers, Florida 33912-1062
Phone No. (239) 939-1020
Fax No. (239) 939-7479 (Admin/Eng.)
Fax No. (239) 939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

Date: May 20, 2003
PIN: 03657--001--000—RB000
File Designator: Pcor
Project Name: Moody Ranch
Ref: DCI2002-00037

TO: Mr. Chip Block
Lee County Community Development
1500 Monroe Street
Ft. Myers, Florida 33902

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ Overnight Express, the following items:

☐ Prints ☒ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☐ Other:

Copies	Date	Drawing File No.	Description/Sheet Numbers
12	5/20/03		Updated Master Concept Plan

These are transmitted as checked below:

☐ For approval ☐ For your use ☐ As requested ☐ For review and comment ☐ For Bids Due
☐ ☐ Prints Returned After Loan To Us

RECEIVED
MAY 20 2003
ZONING COUNTER

COPY TO: Diana Parker, Hearing Examiner w/enclosure

SIGNED Carron Day
Carron Day
If enclosures are not as noted, kindly notify us at once.

Original to Client Copy to Project File

5/20/2003- 27356 Ver: 01!- CDAY
CA#43
03657-001-000- PCOR- 7050

WilsonMiller
4571 Colonial Boulevard
Ft. Myers, Florida 33912-1062
Phone No. (239) 939-1020
Fax No. (239) 939-7479 (Admin/Eng.)
Fax No. (239) 939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

Date: April 9, 2003
PIN: 03657---000--001—RB000
File Designator:
Project Name: Moody Ranch
Ref: **DCI2002-00037**

TO: Mr. Chip Block
Lee County Community Development
1500 Monroe Street
Ft. Myers, Florida 33902

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ Overnight Express, the following items:

☐ Prints ☒ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☐ Other:

Copies	Date	Drawing File No.	Description/Sheet Numbers
1	5/5/03		500 feet mailing labels

These are transmitted as checked below:

☐ For approval ☐ For your use ☐ As requested ☐ For review and comment ☐ For Bids Due
☐ ☐ Prints Returned After Loan To Us

RECEIVED
MAY 05 2003
COMMUNITY DEVELOPMENT

COPY TO:

SIGNED Carron Day MDK
Carron Day
If enclosures are not as noted, kindly notify us at once.

Original to Client Copy to Project File

5/5/2003- 27082 Ver: 01!- CDAY
CA#43
03657-001-000- PCOR- 7050

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

April 21, 2003

WilsonMiller, Inc.
Carron Day, AICP
4571 Colonial Blvd.
Ft. Myers, FL 33912

Re: Agenda Schedule for Moody Ranch
Case No. DCI2002-00037

Dear Ms. Day:

Your zoning request has been scheduled before the Hearing Examiner on May 22, 2003, at 9:00 a.m. The hearing will be conducted in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL.

Be advised all exhibits presented to Hearing Examiner will be retained for the records. The Hearing Examiner encourages the applicant to provide reduced copies of these exhibits for the record as an alternative to a full size copy.

Your zoning sign will be ready for pickup any time after April 23, 2003, at the drive-thru window at 1500 Monroe St., Ft. Myers, FL. This sign must be posted in accordance with Department procedures no later than May 6, 2003, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Billie Jacoby

Billie Jacoby
Administrative Assistant

cc: Colonial Homes, Inc.
Dex Bender & Associates
Young, VanAssenderp, Varnadoe & Anderson
Metro Transportation
WilsonMiller, Inc.
Alvin "Chip" Block, AICP, Senior Planner
Zoning File

U:\200304\DCI20020.003\7\applicant letter.wpd

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Joan Henry, Asst. County Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Stephanie Keyes, Lee County School District
Roland Ottolini, Natural Resources

FROM: Alvin Block, AICP

DATE: 04/10/2003

PROJECT NAME: MOODY RANCH

CASE #: DCI2002-00037

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 04/20/2003

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 04/11/2003

Attachment 4
SPECIAL BUFFER – TRACT B ALONG MOODY ROAD
Moody Ranch
April 9, 2003

Minimum width	20 feet
Minimum # of trees	5 per 100 linear feet
Minimum tree size	Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.
Hedges	Hedges must be planted in double staggered rows and be maintained so as to form a 48-inch high hedge above the on-site adjacent pavement surface required to be buffered and/or screened, when measured at time of planting at installation. Shrubs must be a minimum ten-gallon container size and be spaced 18 to 36 inches on center. They must be at least 60 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement required to be buffered and/or screened, except for visibility at intersections and where pedestrian access is provided.

At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.

No wall is required for this buffer.

RECEIVED
APR 10 2003
COMMUNITY DEVELOPMENT

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

479-8585

Writer's Direct Dial Number: _____

July 11, 2002

Mr. Doug Widmer, AICP
Wilson Miller
4571 Colonial Blvd. Suite 100
Fort Myers, FL 33912-1062

Re: Moody Ranch property in North Fort Myers

Dear Doug,

I have reviewed your request to allow the rezoning application for the Moody property to be considered as one application. Despite the fact that the property is bisected by Hancock Bridge Parkway and is not contiguous as required in LDC Section 34-201(b)(1), it would be illogical to require two separate applications for the project. Therefore, I have determined that it is acceptable to file the rezoning as one application.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

Mary Gibbs,
Director

MG/dxc

cc: Pam Houck, Zoning Director w/attach.

S:\DCD\GIBBSMX\2002 ltrs\Widmer WM.Moody Ranch.wpd

WilsonMiller
New Directions In Planning, Design & Engineering

July 2, 2002

Ms. Mary Gibbs, AICP
Director, Lee County Department of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RE: Proposed Moody Ranch RPD and CPD

Dear Mary:

Carron Day of our office said that she spoke to you about Moody Ranch, which lies north and south of Hancock Bridge Parkway in North Fort Myers. A Project Location Map is attached for your reference.

The subject property is 243.93 acres, is under single ownership, and is of a configuration that provides rational continuity for these lands and uses proposed. We are proposing residential uses (RPD) in all areas, with the exception of an approximate 4.5-acre parcel in the southwest corner of the site. This parcel is proposed for CPD zoning and is adjacent to and east of the Publix Shopping Center located at Orange Grove Boulevard and Hancock Bridge Parkway.

We are seeking relief from LDC Section 34-201(b)(1), which requires all properties within a single application to be abutting. This section states that the Director has the discretion to allow a single application for non-abutting properties.

In accordance with this, we are requesting your approval to submit this under one Application for Public Hearing for Planned Development. Please let us know if additional information is needed.

Sincerely,
WilsonMiller, Inc.

Douglas J. Widmer, AICP
Senior Planner

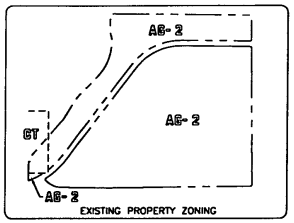
cc: John Campbell, Colonial Homes
Carron Day, AICP, WilsonMiller, Inc.

TRACT INFORMATION

Tracts	Acres	Unit Type*	Unit Range	Max. Height
TRACT A	8.87 ac.	R-2	120 - 150 units	4 stories/60'
TRACT B	18.33 ac.	R-2	100 - 250 units	4 stories/60'
TRACT C	10.45 ac.	R-1	60 - 80 units	2 stories/35'
TRACT D	25.99 ac.	R-1	100 - 125 units	2 stories/35'
TRACT E	3.52 ac.	CLUB	n/a	2 stories/35'
TRACT F	5.50 ac.	R-1	30 - 40 units	2 stories/35'
TRACT G	17.17 ac.	R-2	190 - 250 units	4 stories/60'
TRACT H	11.02 ac.	R-1	40 - 60 units	2 stories/35'
TRACT I	10.19 ac.	R-1A	40 - 45 units	2 stories/35'
TRACT J	12.22 ac.	R-1	20 - 30 units	2 stories/35'
TRACT K	4.50 ac.	CPD	n/a	see Attachment 2

Max. Single Family Units 500 units
Max. Multi-Family Units 600 units
Max. Total Units 1,000 units

* Permitted Land Uses are set forth in Attachment 1



BUFFER NOTES:

A. No buffer required if single family tract
Type B Buffer if two-family or townhouse tract.
B. No buffer required if single family tract
Type B Buffer if multi-family tract.
C. No buffer required if single family tract
Type D Buffer if two-family or townhouse tract.
D. No buffer required if single family tract
Type D Buffer if multi-family tract.
E. Type C/F Buffer
F. Type D Buffer

MASTER CONCEPT PLAN NOTES:

1. The configuration of the Conservation Areas are approximate and subject to modification by the review agencies.
2. Temporary administrative and construction offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. The Master List of Uses for Moody Ranch are set forth in Exhibit IV-I-1.
5. Property Development Regulations for Moody Ranch are set forth in Attachment 1
6. For Moody Ranch Open Space and Indigenous Vegetation Table in Attachment 2.
7. Deviations for Moody Ranch are set forth in Exhibit IV-J-1. Deviations with limited application areare indicated on the Master Plan by the symbol ①. Other Deviations are located as follows:
Deviation 3 applies to the internal lakes.
Deviations 1, 4, 5, 6 and 7 apply to residential tracts.
Deviation 8 applies to the project entrance signs.
8. Any maintenance facility in Tract E will be buffered by a minimum Type D Buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.
10. For existing on-site easements, please refer to the survey provided as Exhibit II-B-2.

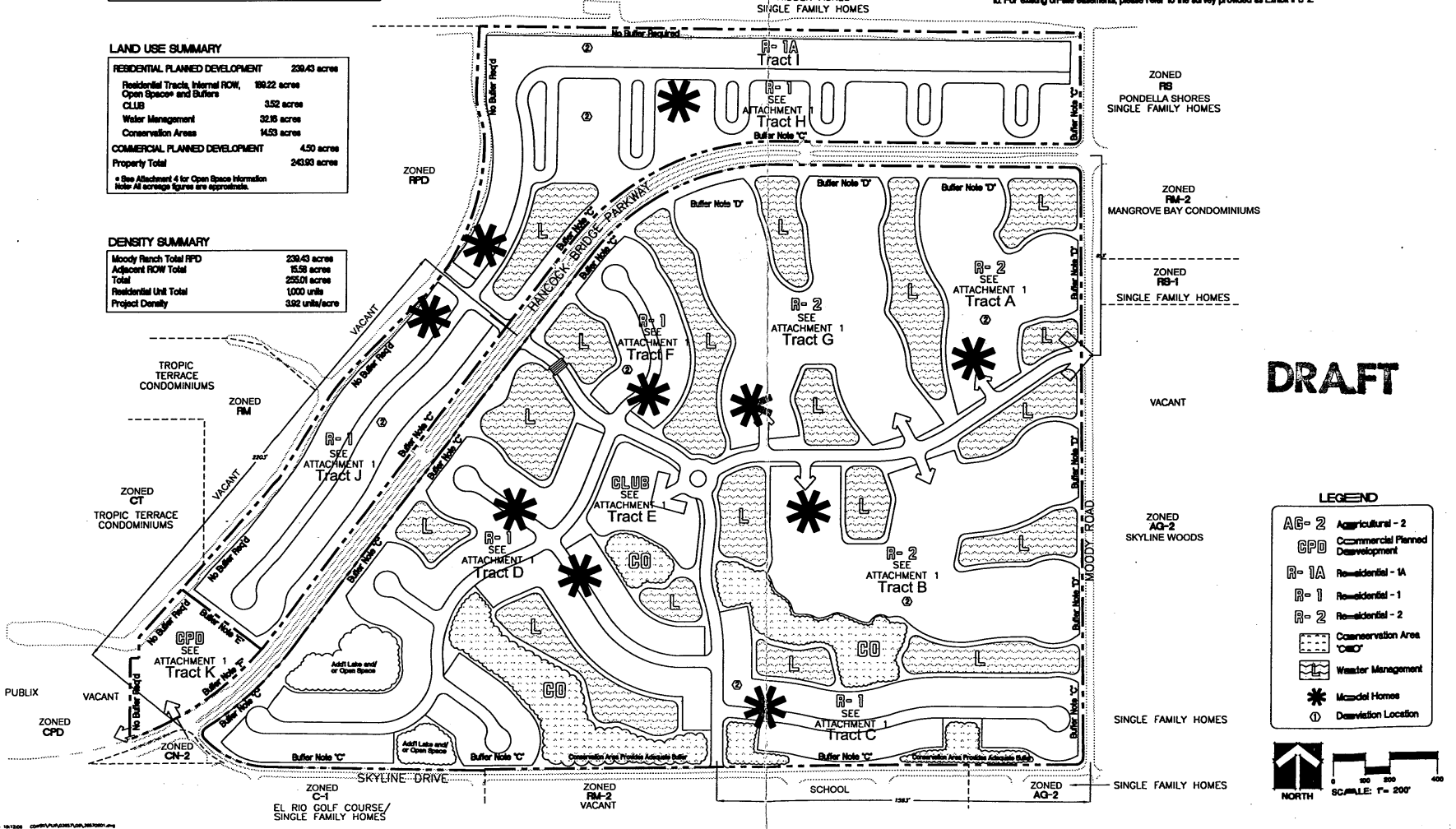
LAND USE SUMMARY

RESIDENTIAL PLANNED DEVELOPMENT	239.43 acres
Residential Tracts, Internal ROW, Open Space* and Buffers	189.22 acres
CLUB	3.52 acres
Water Management	32.16 acres
Conservation Areas	14.53 acres
COMMERCIAL PLANNED DEVELOPMENT	4.50 acres
Property Total	243.93 acres

* See Attachment 4 for Open Space Information
Note: All acreage figures are approximate.

DENSITY SUMMARY

Moody Ranch Total RPD	239.43 acres
Adjacent ROW Total	15.58 acres
Total	255.01 acres
Residential Unit Total	1,000 units
Project Density	3.92 units/acre



DRAFT

LEGEND

- AG- 2 Agricultural - 2
- CPD Commercial Planned Development
- R- 1A Residential - 1A
- R- 1 Residential - 1
- R- 2 Residential - 2
- CO Conservation Area "CEO"
- Water Management
- Model Homes
- ① Deviation Location

NORTH
0 100 200 400
SCALE: 1" = 200'

MOODY RANCH
MASTER CONCEPT PLAN
Prepared for: Colonial Homes

WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
Naples • Fort Myers • Wilsonmiller, Inc. • Tampa • Tallahassee
4511 Colonial Boulevard, Suite 201 • Fort Myers, Florida 33966
Phone 941-907-1900 • Fax 941-908-1410
E-mail: fm@wilsonmiller.com • Web Site: wilsonmiller.com

SEC 9&10 TWP 45	RGE 24
Designed by:	CD/0359
Drawn by:	ACS/1324
Checked by:	
Approved by:	
Date:	MAY 2002
Scale:	1" = 200'
PIN:	03657-001-000
File #:	D-03657-01
Sheet	1 of 1

WilsonMiller
4571 Colonial Boulevard, Suite 100
Ft. Myers, Florida 33912-1062
Phone No. 941/939-1020
Fax No. 941/939-7479 (Admin/Eng.)
Fax No. 941/939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

TO: Lee County Department of Community Development
P.O. Box 398
Ft. Myers, FL 33902-0398

Attn: Mary Gibbs, Director

Date: 7/8/02
PIN: 03657--000---001--
File Designator:
Project Name: Moody Ranch Draft Master Concept Plan
Ref:

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ UPS-Overnight Express, the following items:

☐ Prints ☒ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☐ Other:

Copies	Date	Drawing File No.	Description/Sheet Numbers
1			24" X 36" Master Cponcept
1			11" X 17" Master Concept Plan

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ For your use ☒ As requested ☐ For review and comment ☐ FOR BIDS DUE
☐ ☐ PRINTS RETURNED AFTER LOAN TO US

Hi Mary,

As a follow-up to my letter dated July 2, 2002 and our e-mails regarding our request for relief from LDC Section 34-201(b)(1), I have attached copies of the draft Master Concept Plan. The proposed development will be one integrated development. Please let me know if additional information is requested.

Thank you

COPY TO:

SIGNED Douglas J. Widmer
Douglas J. Widmer, AICP
If enclosures are not as noted, kindly notify us at once.

Original to Client Project File

5/15/00-12485 Ver: 01!-PCase
CA #43
Z5555-555-555--0000

7/17/02 cc: Pam

DIVISION OF PLANNING LEE COUNTY

MEMORANDUM SOUTHWEST FLORIDA

to: Mary Gibbs, AICP, Director of Community Development

from: Paul O'Connor, AICP, Director

subject: Proposed Moody Ranch RPD and CPD

date: Tuesday, July 16, 2002

The CPD portion of the proposed Moody Ranch development was described in Doug Widmer's July 2, 2002 letter as approximately 4.5 acres. The proposed square footage for retail development was not included in the letter. In general, a 4.5 acre retail commercial site is capable of attaining up to 45,000 square feet of retail floor area. The letter goes on to describe the location of the commercial development as "adjacent to and east of the Publix Shopping Center located on Orange Grove Boulevard and Hancock Bridge Parkway." This would place the commercial development at the intersection of Hancock Bridge Parkway and Skyline Drive. Hancock is classified as an Arterial road and Skyline as a Minor Collector in the latest version of the Functional Classification Table.

In accordance with these functional classifications, the proposed location only meets the locational criteria for Minor Commercial Development. As such, retail commercial development is limited to 2 acres or less and less than 30,000 square feet. This would make the proposed commercial development, if developed fully as retail floor area, inconsistent with the Minor Commercial locational standard.

Lee Plan does allow limited discretion by the Board of County Commissioners in special cases, as determined by the Board. The potential increase above the allowable 30,000 square foot equates to an increase of up to 50%. The following justifications could be applied to this case. The Publix center across Hancock meets the locational requirements for Neighborhood Commercial, allowing up to 100,000 square feet of retail on 2 to 10 acres. This development is limited by its Zoning Resolution to 84,000 square feet, 16,000 square feet less that the maximum. Another mitigating factor is the fact that the intersection of Hancock Bridge Parkway and Moody Road, located on the east side of the proposed RPD portion of the site, is included on Lee Plan Map 19, and is "deemed to be consistent" with the Neighborhood Commercial standard. The proposed moody Ranch RPD/CPD is not proposing commercial development in this location. Instead, they have chosen to propose their commercial component on the west side of the site, next to an area where retail development already exists, the Publix Shopping center.

P.O. Box 398 ▪ Fort Myers, FL 33902-0398 ▪ (239) 479-8585 ▪ Fax (239) 479-8319

WilsonMiller
New Directions In Planning, Design & Engineering

LEE COUNTY
RECEIVED
02 JUL -3 AM 9:48
COMM. DEV./
PUB. WRKS. CNTR.
SECOND FLOOR

July 2, 2002

Ms. Mary Gibbs, AICP
Director, Lee County Department of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RE: Proposed Moody Ranch RPD and CPD

Dear Mary:

Carron Day of our office said that she spoke to you about Moody Ranch, which lies north and south of Hancock Bridge Parkway in North Fort Myers. A Project Location Map is attached for your reference.

The subject property is 243.93 acres, is under single ownership, and is of a configuration that provides rational continuity for these lands and uses proposed. We are proposing residential uses (RPD) in all areas, with the exception of an approximate 4.5-acre parcel in the southwest corner of the site. This parcel is proposed for CPD zoning and is adjacent to and east of the Publix Shopping Center located at Orange Grove Boulevard and Hancock Bridge Parkway.

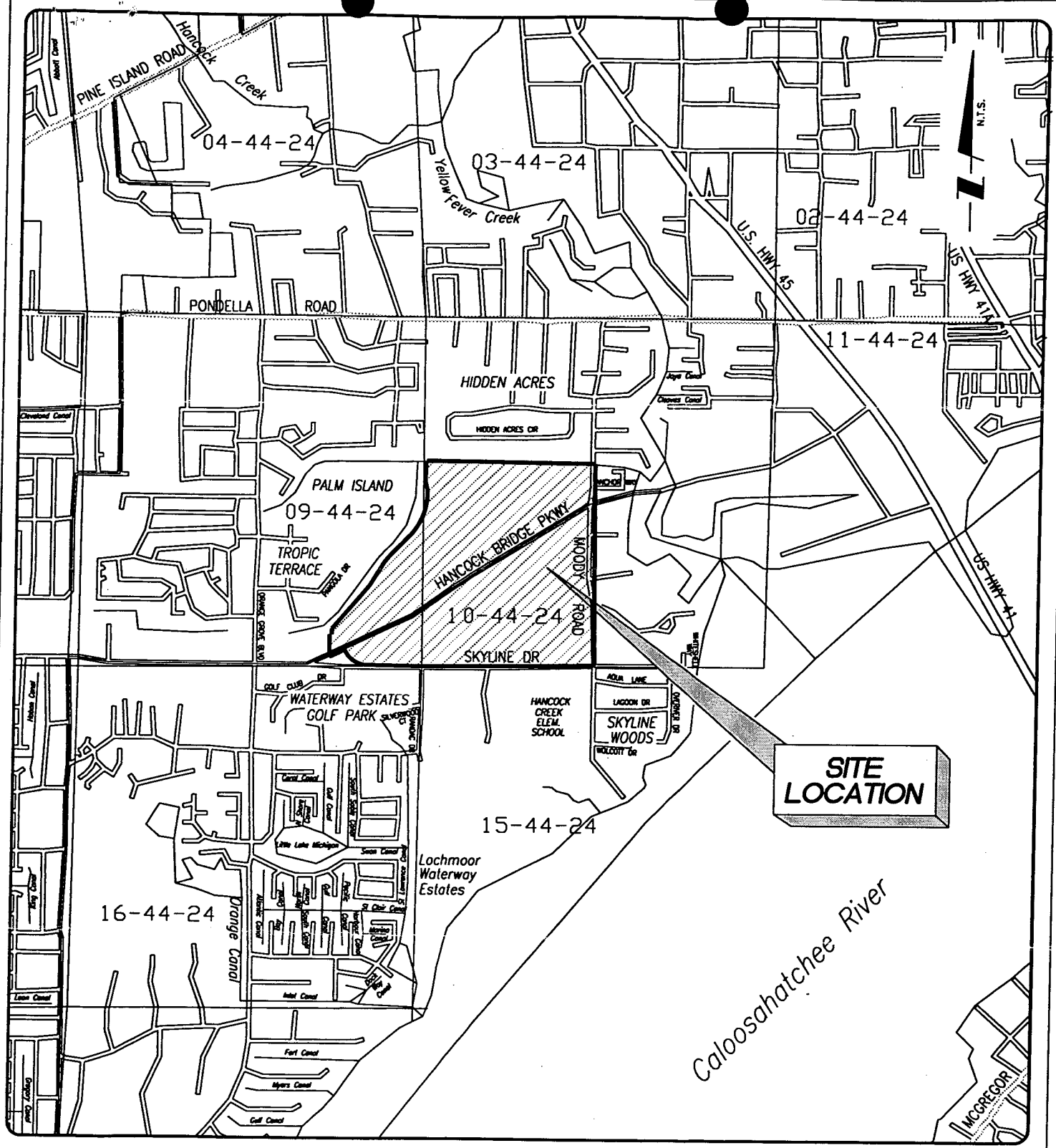
We are seeking relief from LDC Section 34-201(b)(1), which requires all properties within a single application to be abutting. This section states that the Director has the discretion to allow a single application for non-abutting properties.

In accordance with this, we are requesting your approval to submit this under one Application for Public Hearing for Planned Development. Please let us know if additional information is needed.

Sincerely,
WilsonMiller, Inc.

Douglas J. Widmer, AICP
Senior Planner

cc: John Campbell, Colonial Homes
Carron Day, AICP, WilsonMiller, Inc.



PROJECT: MOODY RANCH SITE LOCATION MAP

CLIENT: COLONIAL HOMES

WilsonMiller

WilsonMiller, Inc. - FL Lic# LC-C000210
WilsonMiller, Inc. - Certificate of Authorization #43

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33966 • Phone 941-939-1020 • Fax 941-939-7479 • Web-Site www.wilsonmiller.com

SCALE: N.T.S.	DATE: JUNE 2002
SEC: 9,10 TWP: 45 RGE: 24	REV NO:
PROJECT NO. 03657-001-000	INDEX NO: D-03657-01
DRWN BY/EMP NO. A.C.S./1324	SHEET NO: 1 OF 1

Jun 11, 2002 - 10:44:07 ASIMPSON|X:\PLN\03657\Rev01\exhibit\0365711-D-2.dwg

RESOLUTION NUMBER Z-95-056

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

WHEREAS, Amtel Group of Florida, Inc., has filed an application for a rezoning from CT (Tourist Commercial), AG-2 (Agricultural) and RM-2 (Residential Multiple Family) to CPD (Commercial Planned Development), in reference to Hancock Oaks; and

WHEREAS, the subject property is located at the northeast corner of Hancock Bridge Parkway and Orange Grove Boulevard, North Fort Myers, and is described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 44 South, Range 24 East, Lee County, Florida:

A tract or parcel of land in the South Half (S½) of the Southeast Quarter (SE¼) of Section 09, Township 44 South, Range 24 East, Lee County, Florida, which is described as follows:

From the Southwest corner of said South Half (S½) of the Southwest Quarter (SW¼) and the centerline intersection of Orange Grove Boulevard and Hancock Bridge Parkway (Skyline Drive);
THENCE S88°55'40"E along the South line of said Section 09 and the centerline of said Hancock Bridge Parkway as shown on the Plat of WATERWAY ESTATES GOLF PARK as recorded in Plat Book 22, Pages 161 and 162 of the Public Records of Lee County, Florida for 50.01 feet;
THENCE N00°15'05"E along the Southerly extension of and the Easterly right-of-way of Orange Grove Boulevard [said right-of-way intersects with the Southwesterly corner (50.00 feet from centerline) of TROPIC ISLES, Section 03, Unit 2, as recorded in Plat Book 12, Pages 89 and 90. The centerline bears N00°15'52"E from said Southwest corner of said Southeast Half (SE½) of the Southeast Quarter (SE¼) and intersects with the Point of Intersection of the centerline of Java Way and the centerline of Orange Grove Boulevard that bears N00°12'10"E] for 79.58 feet to the POINT OF BEGINNING;
THENCE continue N00°15'05"E along said right-of-way for 393.12 feet;
THENCE S89°43'55"E (passing thru the Southwest corner of a drainage easement for RIDGEWAY SUBDIVISION as shown on the drawing for recreation area #1, Tropic Terrace Association of Lee County, Inc., as recorded in Official Record Book 771, Pages 396-399 of said Public Records at 0.13 feet)

continued...

9/18/95

along the Westerly extension of and the Southerly line of said drainage easement for 240.52 feet;
THENCE S75°28'07"E along the Southwesterly line of a recreation area for said Tropic Terrace Association in Official Record Book 1780, Pages 3185 and 3186 of said Public Records for 72.45 feet;
THENCE N34°20'20"E along the Southeasterly line of said recreation area for 21.55 feet;
THENCE S89°43'55"E along said Southerly line of said recreation area for 718.71 feet;
THENCE S00°16'05"W for 343.58 feet to the Point of Curvature of a curve to the right, radius 1,350.00 feet, delta angle 54°10'14", chord bearing S63°59'13"W;
THENCE Southwesterly along the arc of said curve and the Northwesterly right-of-way (50.00 feet from centerline of said Hancock Bridge Parkway as recorded in Public Records for 505.98 feet to the Point of Tangency);
THENCE N88°55'40"N along said right-of-way for 516.39 feet to the Point of Curvature of a curve to the right, radius 30.00 feet, delta angle 89°10'45";
THENCE Northwesterly along the arc of said curve for 46.69 feet to the Point of Tangency and the POINT OF BEGINNING.

Containing 9.8 acres, more or less.

WHEREAS, the applicant has indicated the property's current STRAP number is 09-44-24-00-01002.1010; and

WHEREAS, Amtel Group of Florida, Inc., the fee simple owner of the subject parcel, authorized Morris-Depew Associates, Inc. and Goldberg, Goldstein & Buckley, P.A. to act as agents to pursue this zoning application; and

WHEREAS, a public hearing was properly advertised and held on August 1, 1995 before the Lee County Hearing Examiner, who gave full consideration of the evidence available; and

WHEREAS, a public hearing was properly advertised and held on September 18, 1995 before the Lee County Board of County Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the County, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board APPROVES the requested rezoning from CT, AG-2 and RM-2 to CPD.

SECTION A. CONDITIONS:

The CPD rezoning and Master Concept Plan are subject to the following conditions:

1. The development of this project must be in accordance with the one-page Master Concept Plan identified as "Hancock Oaks - Master Concept Plan" (Project Number 93058) prepared by Morris-Depew Associates, Inc., dated 12-01-94, last revised 06-02-95, stamped "Received June 02, 1995," except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code at the time of local Development Order approval, except as may be granted by deviation as part of the Commercial Planned Development.

2. The use of the property is limited to those uses permitted by right and by Special Exception in the CC (Community Commercial) zoning district, and for Hotel/Motel-Business use [in accordance with Section 34-341(c) of the LDC]. Maximum development is limited to 75,000 square feet of usage in the area identified as the single-story building envelope area, and a maximum of 9,000 square feet of building area on two outparcels. Maximum height is limited to one story/35 feet.

3. This zoning approval does not address the mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions may be required at the time of issuance of a local Development Order.

4. Approval of the CPD rezoning does nothing more than change the zoning district wherein the property lies, and does not grant or vest in any present or future development rights that may exceed any Lee Plan use restrictions as set forth in 2010 (Roberts) Overlay or any other Lee Plan provision.

SECTION B. DEVIATIONS:

The Hancock Oaks Master Concept Plan deviates from several Lee County development standards. The proposed deviations are granted or denied as set forth below:

1. Deviation (1) requests relief from LDC Section 34-935(c) which requires a setback of 25 feet for pavements, to allow a setback of seven feet. The requested deviation is APPROVED subject to the provision of 100 linear feet of stuccoed concrete wall centered at the closest point of the existing recreation building.

2. Deviation (2) requests relief from LDC Section 10-414(c) which requires a minimum buffer width of 15 feet, to allow a width of seven feet. The requested deviation is APPROVED subject to the provision of 100 linear feet of stuccoed concrete wall centered at the closest point of the existing recreation building.

3. Deviation (3) requests relief from LDC Section 10-285(a) which requires connections with arterial streets to be spaced no closer than 660 feet apart, to allow a distance of 298 feet for an existing access point. The requested deviation is APPROVED.

4. Deviation (4) requests relief from LDC Section 10-711 which requires a symmetrical cross section, to allow the cross section as shown on the Hancock Oaks Master Concept Plan. The requested deviation is **APPROVED** subject to the addition of 2-foot-wide shoulders to the 22-foot pavement width.

SECTION C. MASTER CONCEPT PLAN:

A one-page reduced copy of the Hancock Oaks Master Concept Plan is attached to and incorporated into this Resolution by reference.

SECTION D. FINDINGS AND CONCLUSIONS:

The following findings and conclusions were made in conjunction with the approval of the requested zoning:

1. The predominant uses of the surrounding property, make approval of the CPD, as conditioned, appropriate.

2. The CPD zoning and commercial uses, as conditioned:

   a. will not have an adverse impact on the intent of the Land Development Code.

   b. are consistent with the goals, objectives, policies and intent of the Lee Plan, and with the densities, intensities, and general uses set forth for the proposed use.

   c. meet or exceed all performance and locational standards set forth for the proposed use.

   d. will protect, conserve and preserve all protected and endangered species, natural habitat and vegetation, in accordance with the Lee Plan and other County development regulations.

   e. will be compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.

   f. will not place an undue burden upon existing transportation or other services and facilities. The development will be served by streets with the capacity to carry traffic generated by the development.

   g. will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth in the Land Development Code.

3. The proposed use is appropriate on the property and in the vicinity of the property.

4. The conditions are reasonably related to the impacts expected from or created by the proposed development.

5. The conditions and other Lee County development regulations provide sufficient safeguards to the public health, safety and welfare.

6. The deviations, as conditioned, enhance the achievement of the objectives of the CPD and preserve and promote the protection of the public health, safety and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Manning, and seconded by Commissioner Coy and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 18th day of September, A.D., 1995.

ATTEST:
CHARLIE GREEN, CLERK

BY: Ruth Ingram
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: John E. Albion
Chairman

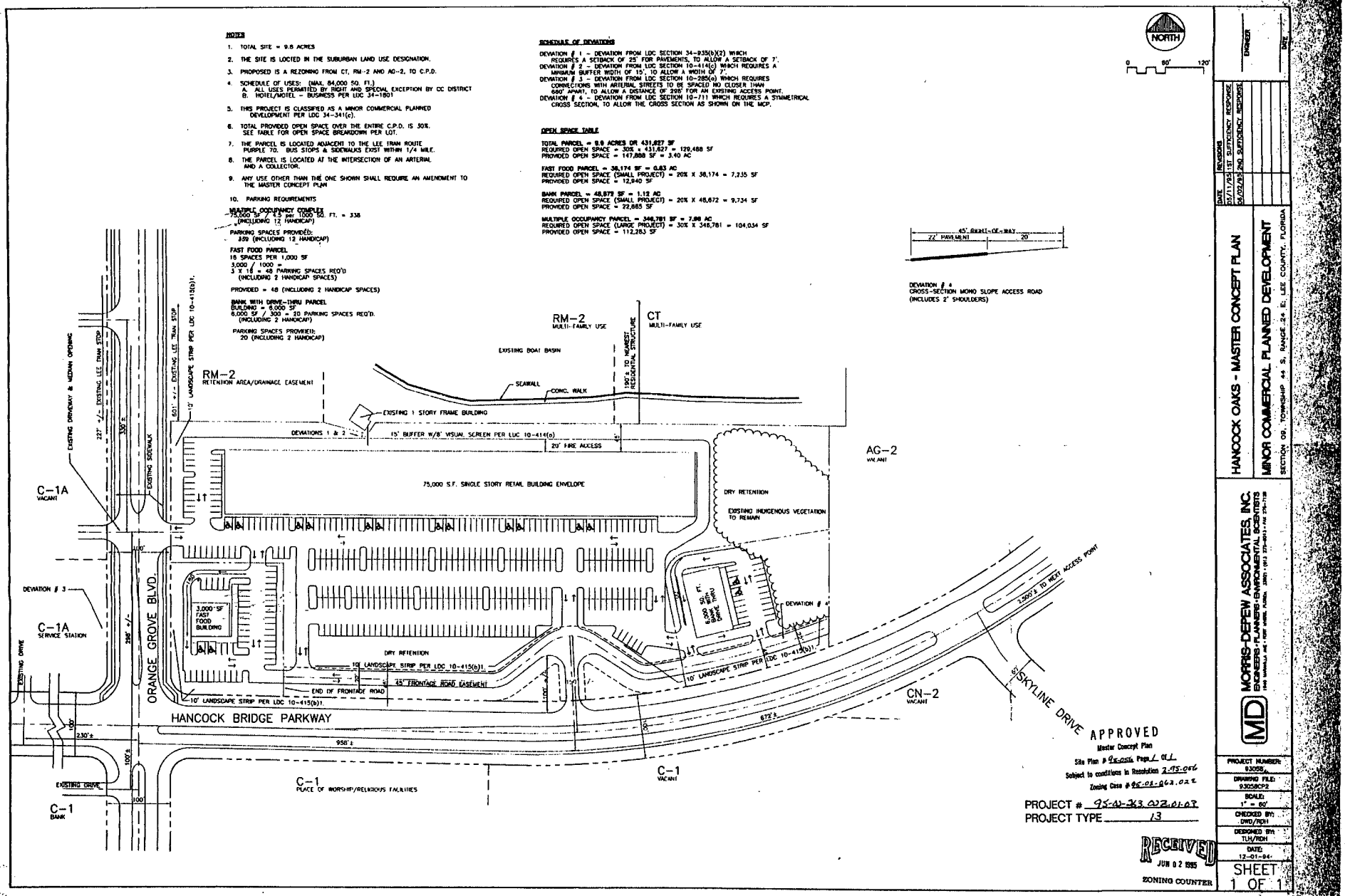
Approved as to form by:

Dawn Marie Collins
County Attorney's Office

FILED

SEP 26 1995

CLERK CIRCUIT COURT
BY Ruth I D.C.


NOTES
1. TOTAL SITE = 9.8 ACRES
2. THE SITE IS LOCTED IN THE SUBURBAN LAND USE DESIGNATION.
3. PROPOSED IS A REZONING FROM CT, RM-2 AND AG-2, TO C.P.D.
4. SCHEDULE OF USES: (MAX. 84,000 SQ. FT.)
A. ALL USES PERMITTED BY RIGHT AND SPECIAL EXCEPTION BY CC DISTRICT
B. HOTEL/MOTEL - BUSINESS PER LDC 34-1801
5. THIS PROJECT IS CLASSIFIED AS A MINOR COMMERCIAL PLANNED DEVELOPMENT PER LDC 34-341(c).
6. TOTAL PROVIDED OPEN SPACE OVER THE ENTIRE C.P.D. IS 30%. SEE TABLE FOR OPEN SPACE BREAKDOWN PER LOT.
7. THE PARCEL IS LOCATED ADJACENT TO THE LEE TRAN ROUTE PURPLE 70. BUS STOPS & SIDEWALKS EXIST WITHIN 1/4 MILE.
8. THE PARCEL IS LOCATED AT THE INTERSECTION OF AN ARTERIAL AND A COLLECTOR.
9. ANY USE OTHER THAN THE ONE SHOWN SHALL REQUIRE AN AMENDMENT TO THE MASTER CONCEPT PLAN
10. PARKING REQUIREMENTS
MULTIPLE OCCUPANCY COMPLEX
75,000 S.F. @ 4.5 per 1000 SQ. FT. = 338 (INCLUDING 12 HANDICAP)
PARKING SPACES PROVIDED: 359 (INCLUDING 12 HANDICAP)
FAST FOOD PARCEL
16 SPACES PER 1,000 SF
3,000 / 1000 = 3 X 16 = 48 PARKING SPACES REQ'D (INCLUDING 2 HANDICAP SPACES)
PROVIDED = 48 (INCLUDING 2 HANDICAP SPACES)
BANK WITH DRIVE-THRU PARCEL
BUILDING = 6,000 SF
6,000 SF / 300 = 20 PARKING SPACES REQ'D. (INCLUDING 2 HANDICAP)
PARKING SPACES PROVIDED: 20 (INCLUDING 2 HANDICAP)
SCHEDULE OF DEVIATIONS
DEVIATION # 1 - DEVIATION FROM LDC SECTION 34-935(b)(2) WHICH REQUIRES A SETBACK OF 25' FOR PAVEMENTS, TO ALLOW A SETBACK OF 7'.
DEVIATION # 2 - DEVIATION FROM LDC SECTION 10-414(c) WHICH REQUIRES A MINIMUM BUFFER WIDTH OF 15', TO ALLOW A WIDTH OF 7'.
DEVIATION # 3 - DEVIATION FROM LDC SECTION 10-285(a) WHICH REQUIRES CONNECTIONS WITH ARTERIAL STREETS TO BE SPACED NO CLOSER THAN 660' APART, TO ALLOW A DISTANCE OF 398' FOR AN EXISTING ACCESS POINT.
DEVIATION # 4 - DEVIATION FROM LDC SECTION 10-711 WHICH REQUIRES A SYMMETRICAL CROSS SECTION, TO ALLOW THE CROSS SECTION AS SHOWN ON THE MCP.
OPEN SPACE TABLE
TOTAL PARCEL = 9.9 ACRES OR 431,627 SF
REQUIRED OPEN SPACE = 30% x 431,627 = 129,488 SF
PROVIDED OPEN SPACE = 147,888 SF = 3.40 AC
FAST FOOD PARCEL = 38,174 SF = 0.83 AC
REQUIRED OPEN SPACE (SMALL PROJECT) = 20% X 38,174 = 7,635 SF
PROVIDED OPEN SPACE = 12,940 SF
BANK PARCEL = 48,879 SF = 1.12 AC
REQUIRED OPEN SPACE (SMALL PROJECT) = 20% X 48,672 = 9,734 SF
PROVIDED OPEN SPACE = 22,885 SF
MULTIPLE OCCUPANCY PARCEL = 346,781 SF = 7.88 AC
REQUIRED OPEN SPACE (LARGE PROJECT) = 30% X 346,781 = 104,034 SF
PROVIDED OPEN SPACE = 112,283 SF
45' RIGHT-OF-WAY
22' PAVEMENT
20'
DEVIATION # 4
CROSS-SECTION MONO SLOPE ACCESS ROAD
(INCLUDES 2' SHOULDERS)
NORTH
0 60' 120'
RM-2
MULTI-FAMILY USE
CT
MULTI-FAMILY USE
EXISTING BOAT BASIN
SEAWALL
CONC. WALK
190'± TO NEAREST RESIDENTIAL STRUCTURE
EXISTING 1 STORY FRAME BUILDING
RM-2
RETENTION AREA/DRAINAGE EASEMENT
EXISTING DRIVEWAY & MEDIAN OPENING
227' +/- EXISTING LEE TRAN STOP
330'±
EXISTING SIDEWALK
601' +/-
12' LANDSCAPE STRIP PER LDC 10-415(b)1.
EXISTING LEE TRAN STOP
DEVIATIONS 1 & 2
15' BUFFER W/6' VISUAL SCREEN PER LDC 10-414(c)
45'
20' FIRE ACCESS
AG-2
VACANT
C-1A
VACANT
75,000 S.F. SINGLE STORY RETAIL BUILDING ENVELOPE
DRY RETENTION
EXISTING INDIGENOUS VEGETATION TO REMAIN
DEVIATION # 3
C-1A
SERVICE STATION
400'
295' +/-
3,000 SF FAST FOOD BUILDING
6,000 SF BANK W/ DRIVE-THRU
DEVIATION # 4
ORANGE GROVE BLVD.
DRY RETENTION
10' LANDSCAPE STRIP PER LDC 10-415(b)1.
45' FRONTAGE ROAD EASEMENT
END OF FRONTAGE ROAD
10' LANDSCAPE STRIP PER LDC 10-415(b)1.
10' LANDSCAPE STRIP PER LDC 10-415(b)1.
3,500'± TO NEXT ACCESS POINT
SKYLINE DRIVE
CN-2
VACANT
HANCOCK BRIDGE PARKWAY
672'±
958'±
230'±
100'±
EXISTING DRIVE
C-1
BANK
C-1
PLACE OF WORSHIP/RELIGIOUS FACILITIES
C-1
VACANT
APPROVED
Master Concept Plan
Site Plan # 95-056 Page 1 Of 1
Subject to conditions in Resolution Z-95-046
Zoning Case # 95-01-063.02Z
PROJECT # 95-01-063.02Z.01-03
PROJECT TYPE 13
RECEIVED
JUN 02 1995
ZONING COUNTER
DATE
ENGINEER
DATE
REVISIONS
05/11/95 1ST SUFFICIENCY RESPONSE
06/02/95 2ND SUFFICIENCY RESPONSE
HANCOCK OAKS - MASTER CONCEPT PLAN
MINOR COMMERCIAL PLANNED DEVELOPMENT
SECTION 09, TOWNSHIP 44 S, RANGE 24 E, LEE COUNTY, FLORIDA
MORRIS-DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • ENVIRONMENTAL SCIENTISTS
PROJECT NUMBER: 93058.A
DRAWING FILE: 93058CP2
SCALE: 1" = 60'
CHECKED BY: DMD/RDH
DESIGNED BY: TJH/RDH
DATE: 12-01-94
SHEET 1 OF 1

LEE COUNTY
SOUTHWEST FLORIDA

Case # DCI2002-00037

Jurisdiction : Lee County

Agent/Applicant :

Owner COLONIAL HOMES INC
12220 TOWN LAKE DR STE 55
FORT MYERS FL 33913

Description of Request

Following is a list of submittal requirements which were missing from your application received on 07/26/2002

Airport Hazard	Comment: WASN'T ON THEIR CHECK LIST, WILL BRING ON 7/31/02 BY 1630 PM.

This document is for informational purposes only and is not intended to be construed as a finding of sufficiency or completeness of the application or documentation submitted.

ZONING DIVISION

LEE COUNTY

PLANNED DEVELOPMENT SUFFICIENCY REVIEW

TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst. County Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Stephanie Keyes, Lee County School District
Roland Ottolini, Natural Resources
Jerry Murphy, Zoning

FROM: Alvin Block, AICP

DATE: 07/26/2002

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: MOODY RANCH

CASE #: DCI2002-00037

INFORMATION SUMMARY:

NEW SUBMITTAL

___ To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 08/09/2002

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: Amy Cafaro

Date: 07/31/2002

ZONING DIVISION

LEE COUNTY

PLANNED DEVELOPMENT SUFFICIENCY REVIEW

TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst. County Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Stephanie Keyes, Lee County School District
Roland Ottolini, Natural Resources
Jerry Murphy, Zoning

FROM: Alvin Block, AICP

DATE: 07/26/2002

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: MOODY RANCH

CASE #: DCI2002-00037

INFORMATION SUMMARY:

NEW SUBMITTAL

___ To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 08/09/2002

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: Amy Cafaro

Date: 07/31/2002

ZONING DIVISION

LEE COUNTY

PLANNED DEVELOPMENT SUFFICIENCY REVIEW

TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst. County Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Stephanie Keyes, Lee County School District
Roland Ottolini, Natural Resources
Jerry Murphy

FROM: Alvin Block, AICP

DATE: 07/26/2002

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: MOODY RANCH

CASE #: DCI2002-00037

INFORMATION SUMMARY:

NEW SUBMITTAL

___ To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 08/09/2002

See change above. CG

Additional Comments:

draft

Please review & return to me w/ changes for distribution

(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: Amy Cafaro

Date: 07/31/2002

LEE COUNTY
SOUTHWEST FLORIDA

COURTESY NOTICE
OF RECEIPT OF ZONING APPLICATION

Date:	August 2, 2002
Case Number:	DCI2002-00037
Case Name:	MOODY RANCH
Request:	Rezone 221.9 acres from Agriculture District, AG-2 and Commercial Tourist, CT to Residential Planned Development, RPD and Commercial Planned Development, CPD to permit the development of up to 1000 residential dwelling units (single family, zero-lot-line, townhouses, and multiple family units) and 45,000 square feet of commercial floor area, with buildings not to exceed 80 feet in height.
Location:	865 Moody Road (West of Moody Road, East of Orange Blvd, & North of Skyline Dr.-Hancock Bridge Pkwy bisects property)
PROPERTY OWNER'S REPRESENTATIVE:	CARRON DAY FLORIDA LAND PLANNING, INC. 941 278-5222 MR. TED TREESH METRO TRANSPORTATION GROUP 239-278-3090
Lee County Planner:	Alvin Block, AICP 239-479-8371

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 239/479-8585 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.

AJC

10-44-24-00-00047.0010
OLSON GORDON + ROSEMARY TR

938 MOODY RD

N FT MYERS FL 33903

09-44-24-00-01002.0190
LUTHERAN CHURCH OF THE GOOD

4470 ORANGE GROVE BLVD

NORTH FORT MYERS FL 33903

09-44-24-00-01002.1020
O G SHOPPING CENTER LLC

540 INLET DR

MARCO ISLAND FL 34145

09-44-24-10-00000.000A
SUBURBAN PARK UNIT 5

09-44-24-10-00000.0370
BECCE ROCCO JR + JUDITH

1017 OLD NORTHFIELD RD

THOMASTON CT 06787

09-44-24-10-00000.0390
SIEMS JOHN C + DOROTHEA TR

990 APRIL LN

N FT MYERS FL 33903

09-44-24-10-00000.0410
CANNON J J + MARY J

1006 APRIL LANE

N FT MYERS FL 33903

09-44-24-12-00000.000A
HIDDEN ACRES

09-44-24-12-00000.0120
HORTON PAUL N + ELSIE B

4111 HIDDEN ACRES CIRCLE

N FT MYERS FL 33903

09-44-24-12-00000.0140
PAVLOS CHARLES G + CYNTHIA J

4104 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

09-44-24-00-00000.00CE
TROPIC TERRACE ASSOCIATIONS

OF LEE CO INC
1202 TROPIC TER
N FT MYERS FL 33903

09-44-24-00-01002.1000
COLONIAL HOMES INC

12220 TOWNE LAKE DR STE 55

FORT MYERS FL 33913

09-44-24-00-01002.2000
US HOME CORPORATION

10481 SIC MILE CYPRESS PKWY

FORT MYERS FL 33912

09-44-24-10-00000.0360
PERRY BEATRICE

999 APRIL LANE

N FT MYERS FL 33903

09-44-24-10-00000.0380
NEWELL WILLIAM L + BILLIE A

991 APRIL LN

N FT MYERS FL 33903

09-44-24-10-00000.0400
NOCKENGOST WILLIAM R SR +

998 APRIL LN

N FT MYERS FL 33903

09-44-24-10-00000.0420
KAHLER RAYMOND C + GAIL L

1016 APRIL LN

N FT MYERS FL 33903

09-44-24-12-00000.0110
ELLIS VERNON C TR

4105 HIDDEN ACRES CIRCLE

N FT MYERS FL 33903

09-44-24-12-00000.0130
JOHNSON ROBERT E

4106 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

09-44-24-12-00000.0150
WEBBER PATRICIA

4010 HIDDEN ACRES CIR NW

N FT MYERS FL 33903

09-44-24-23-00000.000A
TROPIC TERRACE BLDG 14

1400 TROPIC TERR

N FT MYERS FL 33903

09-44-24-23-01401.0000
LA CROSS ROBERT J L/E

1401 PANGOLA DR

N FT MYERS FL 33903

09-44-24-23-01403.0000
TOBIN JOHN F + DEANNA D

6835 W 64TH ST

CHICAGO IL 60638

09-44-24-23-01405.0000
CUNNINGHAM MARGARET L/E

1405 TROPIC TERR

N FT MYERS FL 33903

09-44-24-23-01407.0000
SCRIBNER WILDUN A + DORIS

1407 TROPIC TERR

N FT MYERS FL 33903

09-44-24-23-01409.0000
BURKHARD ROBERT TR FOR

1409 TROPIC TERRACE

N FT MYERS FL 33903

09-44-24-23-01411.0000
VILCNEK ANNE M +

1411 TROPIC TER

N FT MYERS FL 33903

09-44-24-23-01413.0000
JOHNSON JAMES P + SYLVIA A

46 SILENT MEADOW LN

ORCHARD PARK NY 14127

09-44-24-23-01415.0000
HOBBS WILMA A +

12840 CELBURNE LN

BRIDGETON MO 63044

09-44-24-23-01417.0000
COOPER HERBERT W + MAY I

8 FORT POINT RD
PO BOX 103
LAHAVE NS B0R 1C0 CANADA

09-44-24-23-00000.00CE
TROPIC TERRACE BLDG 14

CONDO ASSOC
1400 TROPIC TERRACE
N FT MYERS FL 33903

09-44-24-23-01402.0000
GASSER ADA J

1402 TROPIC TER

N FT MYERS FL 33903

09-44-24-23-01404.0000
MAURER DORETTA F TR

1404 TROPIC TER

N FT MYERS FL 33903

09-44-24-23-01406.0000
KRUG JEANETTE ETAL

5134 W 90TH ST

OAK LAWN IL 60453

09-44-24-23-01408.0000
KOSIK HAROLD L CO-TR +

3008 PRAIRIE AVE

BROOKFIELD IL 60513

09-44-24-23-01410.0000
SIMON JERALD H + DEANNA M

1410 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-23-01412.0000
HAMNER JAMES R + DENISE F

1412 TROPIC TER

N FT MYERS FL 33903

09-44-24-23-01414.0000
GALENSKI TEKLA +

1414 TROPIC TER

N FT MYERS FL 33903

09-44-24-23-01416.0000
KOCH PHYLLIS

27525 PARKVIEW BLVD

WARREN MI 48092

09-44-24-23-01418.0000
LEMA EDMUND J

230 PALMER NECK RD

PAWCATUCK CT 06379

09-44-24-23-01419.0000
ROUBAL-BAUER ERNESTINE +

1419 TROPIC TERR

N FT MYERS FL 33903

09-44-24-23-01420.0000
HILDEBRAND VIRGIL E + BEATRICE

1306 BETHEL NEW RICHMOND RD

NEW RICHMOND OH 45157

09-44-24-23-01421.0000
LEHOTSKY RUDOLF

1421 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-23-01422.0000
ROUBAL GUNTHER H

1422 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-23-01423.0000
MCGEOUGH ALLYN J + CAROLE M

1423 TROPIC TR

N FT MYERS FL 33903

09-44-24-23-01424.0000
GIFFIN DORI L

1424 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-23-01425.0000
DOLLOFF KENNETH W JR + LEONA

27 SUGAR HILL CIR

METHUEN MA 01844

09-44-24-23-01426.0000
STERN FRANK

P O BOX 3700

N FT MYERS FL 33918

09-44-24-23-01427.0000
RANDOLPH LUCILLE L L/E

1427 TROPIC TER

N FT MYERS FL 33903

09-44-24-23-01428.0000
GENDREAU H G + MADELYN F

1428 TROPIC TERR

N FT MYERS FL 33903

09-44-24-23-01429.0000
KLINE ELOISE E

10217 STATE RT 700

MANTUA OH 44255

09-44-24-23-01430.0000
REILLY MARY H

1430 TROPIC TERR

N FT MYERS FL 33903

09-44-24-23-01431.0000
MCENERNEY MARY LOU L/E

1431 TROPIC TERR

N FT MYERS FL 33903

09-44-24-23-01432.0000
SPURLOCK JAMES M +

80 MILLER DR

QUINCY MI 49082

09-44-24-23-01433.0000
KEY GARNET I TR

1433 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-23-01434.0000
BESANCENEZ RAY

1434 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-23-01435.0000
SARABIA NIVEA

4085 HANCOCK BRIDGE PKWY
SUITE 111
N FT MYERS FL 33903

09-44-24-23-01436.0000
SERFOZO STEPHEN J + ELIZABETH

1436 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-24-00000.000A
TROPIC TERRACE BLDG 15

1500 TROPIC TERR

N FT MYERS FL 33903

09-44-24-24-00000.00CE
TROPIC TERRACE BLDG 15

CONDO ASSOC
1500 TROPIC TERRACE
N FT MYERS FL 33903

09-44-24-24-01501.0000
HICKS ROBERT R + DONNA J

1501 TROPIC TERR

N FT MYERS FL 33903

09-44-24-24-01503.0000
WEISBROD PEARL A

1503 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-24-01505.0000
MOELLER ROSE MARIE

1505 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-24-01507.0000
LARSON MARGARET

140 WEST STREET
20TH FLOOR
NEW YORK NY 10007

09-44-24-24-01509.0000
DRUM J A + MILDRED G

3625 MEADOWBROOK DR APT 126

FT MYERS FL 33901

09-44-24-24-01511.0000
PAULETTE FRANCIS G + VENETIA R

1511 TROPIC TER #1511

NORTH FORT MYERS FL 33903

09-44-24-24-01514.0000
BACZYNSKY MARGA TR

9326 ADOBE AV

ENGLEWOOD FL 34224

09-44-24-24-01516.0000
FULLAM HARLAND O + MILDRED C

1516 TROPIC TER

N FT MYERS FL 33903

09-44-24-24-01518.0000
ALBORN MABEL E TR L/E

1518 TROPIC TERR

N FT MYERS FL 33903

09-44-24-24-01520.0000
CHECHO FRANK J

3840 SE 13TH AV

CAPE CORAL FL 33904

09-44-24-24-01502.0000
CHACONAS THEODORE M

1502 TROPIC TERRACE

N FT MYERS FL 33903

09-44-24-24-01504.0000
LAMB RICHARD V TR

1504 TROPIC TERR

N FT MYERS FL 33903

09-44-24-24-01506.0000
BURLAK FELIX F TR

1506 TROPIC TERR

N FT MYERS FL 33903

09-44-24-24-01508.0000
CARLSON JAMES F

1508 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-24-01510.0000
NOCCO HELEN EST +

1510 TROPIC TERR

N FT MYERS FL 33903

09-44-24-24-01512.0000
BESKE PAMELA SUE

1521 CLOVERNOLL DR

CINCINNATI OH 45231

09-44-24-24-01515.0000
FULLAM H O + MILDRED C

1515 TROPIC TERRACE

N FT MYERS FL 33903

09-44-24-24-01517.0000
BISHOP DALE E TR FOR

VELMA M SNYDER TRUST
1517 TROPIC TER
N FT MYERS FL 33903

09-44-24-24-01519.0000
AGNELLO MARJORIE +

1519 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-24-01521.0000
SWINDELLS THOMAS J

9 BROOKFIELD RD

FRANKLIN MA 02038

09-44-24-24-01522.0000
PRUESS MARGUERITE

1522 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-24-01524.0000
PAULL MARGARET CARMICHAEL TR

100 HIGHLAND AVE

WELLSBURG WV 26070

09-44-24-24-01527.0000
FOUNTAIN ARVARD K + JUDITH R

1526 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-24-01529.0000
GALLIPEAU ANN H

394 S WASHINGTON ST

N ATTLESBORO MA 02760

09-44-24-24-01531.0000
MEIERS WILLIAM L + LEOTA M

1531 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-24-01533.0000
WEBER DONALD C +

991 CENTERLINE RD

STRYKERSVILLE NY 14145

09-44-24-24-01535.0000
KONLEY JACK E

1535 TROPIC TER

N FT MYERS FL 33903

09-44-24-25-00000.000A
TROPIC TERRACE GARDENS CONDO
C/O PREFERRED FINANCIAL
842 PANGOLA DR

N FT MYERS FL 33903

09-44-24-28-00000.000A
PALM ISLAND PH-1

10-44-24-00-00047.0000
FISCHER J WILLIAM + EVELYN A

938 MOODY RD

N FT MYERS FL 33903

09-44-24-24-01523.0000
MEYER ERIKA E +

1523 TROPIC TER

NORTH FORT MYERS FL 33903

09-44-24-24-01525.0000
HANSELL MARY I L/E

1525 TROPIC TERR

N FT MYERS FL 33903

09-44-24-24-01528.0000
DOMINICK FLOYD L + VERA L

1528 TROPIC TER

N FT MYERS FL 33903

09-44-24-24-01530.0000
JARRY PIERRE DENIS +

4640 CARTIER

STE A DELE QC J8B 1R7 CANADA

09-44-24-24-01532.0000
LADONNA FARRELL

515 W SPRUCE ST

EAST ROCHESTER NY 14445

09-44-24-24-01534.0000
JEANNOTTE VERNON P + SHIRLEY

310 E WATER ST

MEDINA ND 58467

09-44- 24-24-01536.0000
CERA MELLO FLORENCE

1536 TROPIC TERR

N FT MYERS FL 33903

09-44- 24-25-00000.00CE
TROPIC TERRACE GARDENS CONDO

ASSOC C/O PREFERRED FINANCIAL
842 PANGOLA DR
N FT MYERS FL 33903

09-44- 24-28-00005.0000
US HOME CORPORATION

10481 SIX MILE CYPRESS PKWY

FORT MYERS FL 33912

10-44—24-00-01043.0000
WARD ENTERPRISES INC

P O BOX 1630

FT MYERS FL 33902

10-44-24-00-01044.0000
COLONIAL HOMES INC

12220 TOWN LAKE DR STE 55

FORT MYERS FL 33913

10-44-24-00-01044.0010
COLONIAL HOMES INC

12220 TOWN LAKE DR STE 55

FORT MYERS FL 33913

10-44-24-00-01048.0000
AMTEL GROUP OF FLORIDA INC

2500 EDWARDS DR
ATT: RUNG
FT MYERS FL 33901

10-44-24-00-01049.0000
AMTEL GROUP OF FLORIDA INC

2500 EDWARDS DR
ATT: RUNG
FT MYERS FL 33901

10-44-24-00-01049.0010
AMTEL GROUP OF FLORIDA INC

2500 EDWARDS DR
ATTN: RUNG
FT MYERS FL 33091

10-44-24-00-01052.0000
AMTEL GROUP OF FLORIDA INC

2500 EDWARDS DR
ATT: RUNG
FT MYERS FL 33901

10-44-24-00-01053.0000
AMTEL GROUP OF FLORIDA INC

2500 EDWARDS DR
ATT: RUNG
FT MYERS FL 33901

10-44-24-07-00000.000A
MARINE HOMES

10-44-24-07-00000.020A
SUBURBAN CORP

P.O.BOX 2070

FT MYERS FL 33902

10-44-24-07-00001.0000
NAYLOR WALLACE E + BEATRICE

433 ANCHOR WAY

N FT MYERS FL 33903

10-44-24-07-00005.0000
KING THOMAS A

393 ANCHOR WAY

N FT MYERS FL 33903

10-44-24-07-00006.0000
CLARK K A + PATRICIA M

355 ANCHOR WAY

N FT MYERS FL 33903

10-44-24-07-00007.0000
HARRELSON ROBERT T + PATRICIA

233 ANCHOR WAY

NORTH FORT MYERS FL 33912

10-44-24-07-00008.0000
BARTZ DAVID A + TINA D

155 ANCHOR WAY

N FT MYERS FL 33903

10-44-24-07-00009.0000
AHLERSMEYER DELORIS

154 ANCHOR WY

N FT MYERS FL 33903

10-44-24-07-00010.0000
TOBIN JOHN L

232 ANCHOR WAY

N FT MYERS FL 33903

10-44-24-07-00011.0000
KOESTER JUSTUS + CALANDRA

404 ANCHOR WAY

NORTH FORT MYERS FL 33903

10-44-24-07-00012.0000
BARRACO SANTA +

435 GRENIER DR

FT MYERS FL 33903

10-44-24-07-00013.0000
PACL THOMAS J + REBECCA S

434 ANCHOR WAY

N FT MYERS FL 33903

10-44-24-07-00020.0000
LAYNE IRVING R JR

9266 DESOTO DR

N FT MYERS FL 33903

10-44-24-07-00021.0000
BUNYAVIROCH S + EM-ORN

672 OAK TREE RD

PALISADES NY 10964

10-44-24-07-00023.0000
CARLO JOHN P +

540-3 W OCEANVIEW AV #8

NORFOLK VA 23503

10-44-24-07-00024.0000
DAVID WILLIAM G + LAURA A

9131 KESWICK AV

GRANT TOWNSHIP MN 55082

10-44-24-09-00000.000A
TROPIC SHORES ESTATES

10-44-24-09-00011.0000
DEXTER LINCOLN A + LYNN

94 SKYLINE DR

N FT MYERS FL 33903

10-44-24-09-00012.0000
LAND FRANK E + NANCY G

96 SKYLINE DR

N FT MYERS FL 33903

10-44-24-11-00000.000A
HIDDEN ACRES

10-44-24-11-00000.0160
SHAW SALLY D

3998 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0170
HARRISON RANDOLPH F +

3980 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0180
CAANGAY DEOGRACIAS L TR

3970 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-00000.0190
LUPSKI LORI

3944 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-00000.0200
INGALLS JERRY W + SALLY G

3934 HIDDEN ACRES CIR

FORT MYERS FL 33903

10-44-24-11-00000.0210
HOWIE ANDREW R + FREDRICKA E

3924 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0220
PROCTOR ROBERT L IV

3914 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-00000.0230
BECKER JAMES R JR + DEBRA DEE

308 EVERGREEN RD

N FT MYERS FL 33903

10-44-24-11-00000.0240
PROFFER LESTER R + AGNES J

3894 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-00000.0250
BYRD DIANNE T

3884 HIDDEN ACRES

N FT MYERS FL 33903

10-44-24-11-00000.0260
GRIFFIN JOHN C

3874 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-00000.0270
PODOWSKI MICHAEL J + JANE H/W

5032 SW 9TH PL

CAPE CORAL FL 33914

10-44-24-11-00000.0280
ASHMORE ROBIN R

3854 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0290
MANCUSO JOHN D + LAURA L

3844 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-00000.0310
CARRASQUILLO THOMAS + ANNE

3812 HIDDEN ACRES CR NW

N FT MYERS FL 33903

10-44-24-11-00000.0330
HENDRICKSON J J + ROSEMARY B

3800 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0350
PAONE ANTHONY J ETAL

1031 NEILL AVE

BRONX NY 10461

10-44-24-11-00000.0370
FOOTE LEO C

3772 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0400
KOCH ERIC L +

3806 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0420
MCBRIDE DANIEL S

PO BOX 9229

FT MYERS FL 33902

10-44-24-11-00000.0500
JACKSON RICHARD K + LORI A

3906 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-00000.0520
BENNER SHARON R +

3926 HIDDEN ACRES CIRCLE N W

N FT MYERS FL 33903

10-44-24-11-00000.0580
CAMPBELL KELLY D + SHERESA K

3943 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-00000.0300
WEDLER BRENT G + KAREN D

3818 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0320
MEEK RICHARD T + ROSEMARY ANN

3802 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-00000.0340
HODSDON GEORGE E TR

1242 PLUMOSA DR

FT MYERS FL 33901

10-44-24-11-00000.0360
BAKER RUSSELL + TINA

3776 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0390
MELVIN RONALD E + JEANNE M

3794 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0410
VOGELBACH WILLIAM D + JENNIE L

3816 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0430
GIROUX LAWRENCE JOSEPH TR L/E

3836 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0510
COATS M E + NANCY

3916 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0530
MORRIS KELLY H

3936 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-00000.0590
WHITTAKER DOUGLAS K + SUSAN K

3931 HIDDEN ACRES CIRCLE

N FT MYERS FL 33903

10-44-24-11-00000.0600
LA FOUNTAIN JAMES + JEANNE

3921 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0620
DELANOY GEORGE TIMOTHY +

3901 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0640
ROBBINS DAVID L + PAULA B

3879 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0660
PARENT DAVID C + LYNN M

3859 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-00000.0680
BISHOP JAMES E + JANET L

3837 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-00000.0700
RIVERS WILLIAM L + SYLVIA W

3815 HIDDEN ACRES CIRCLE

N FT MYERS FL 33903

10-44-24-11-00000.0720
MCKEEVER DOUGLAS + DAWN

3793 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-23-00000.000A
AQUA COVE

10-44-24-23-0000A.0020
JAYE DEAN JR

8440 AQUA COVE LN

NORTH FORT MYERS FL 33903

10-44-24-23-0000B.0030
RADHAKRISHNA BHARATH + SHIRLEY

8441 AQUA COVE LN

NORTH FORT MYERS FL 33903

10-44-24-11-0[illegible]000.0610
ABDO ALBERT JR + ENID L

3911 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-0[illegible]000.0630
MARSHALL RICHARD +

3891 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-0[illegible]000.0650
MILBERG SVEN

3869 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-0[illegible]000.0670
JOHNSON ROBERT E + JANICE A

3849 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-0[illegible]000.0690
WILLIAMS SANFORD + JENNE O

3825 HIDDEN ACRES CIR

N FT MYERS FL 33903

10-44-24-11-0[illegible]000.0710
JONES DONALD W + BRENDA K

3803 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

10-44-24-11-0[illegible]000A.00CE
HIDDEN ACRES HOMEOWNERS ASSOC

P O BOX 4436

N FT MYERS FL 33918

10-44-24-23-0[illegible]000A.0010
COY JAMES F + KATHERINE D

8450 AQUA COVE LN

NORTH FORT MYERS FL 33903

10-44-24-23-0[illegible]000B.0010
TOMASELLI MICHAEL

1801 BRANTLEY RD #805

FORT MYERS FL 33907

10-44-24-23-0[illegible]000B.0040
HABAYEB HABIL + LOUISE A

8431 AQUA COVE LN

NORTH FORT MYERS FL 33903

10-44-24-23-0000B.0050
VOGELBACH BRETT D + MELODY M

8415 AQUA COVE LN

NORTH FORT MYERS FL 33903

10-44-24-24-00000.0010
BARTZ DAVID A + TINA D

155 ANCHOR WAY

FORT MYERS FL 33903

10-44-24-24-00000.0030
SMITH WILLIAM F

1020 MOODY RD

N FT MYERES FL 33903

10-44-24-27-00000.000A
MANGROVE BAY CONDO

950 MOODY RD

N FT MYERS FL 33903

10-44-24-27-00000.1030
WOODBURY KIRK A +

950 MOODY RD #103

N FT MYERS FL 33903

10-44-24-27-00000.1080
LAWRENCE PHYLLIS

950 MOODY RD #108

N FT MYERS FL 33903

10-44-24-27-00000.1100
GALLO JAMES A + REBECCA A

950 MOODY RD #110

N FT MYERS FL 33903

10-44-24-27-00000.1120
JORDAN TRACI

950 MOODY RD 112

NORTH FORT MYERS FL 33903

10-44-24-27-00000.1160
MILLS MARTHA ANN

950 MOODY RD #116

N FT MYERS FL 33903

10-44-24-27-00000.1180
ADAMS DONNA M 1/2 INT +

ADAMS DONNA M 1/2 INT +
8A IVY LN
MILFORD MA 01757

10-44-24-24-00000.000A
WARDS LANDING

10-44-24-24-00000.0020
PEACOCK CHRISTOPHER S

4610 SW 5TH PL

CAPE CORAL FL 33914

10-44-24-24-00000.0050
DODSON CHARLES W + ANN F

438 ANCHOR WAY

NORTH FORT MYERS FL 33903

10-44-24-27-00000.00CE
MANGROVE BAY CONDO ASSOC

950 MOODY RD

N FT MYERS FL 33903

10-44-24-27-00000.1040
HARTLEY GREGORY

950 MOODY RD #104

NORTH FORT MYERS FL 33903

10-44-24-27-00000.1090
WHITESIDE THOMAS R

950 MOODY RD #109

N FT MYERS FL 33903

10-44-24-27-00000.1110
DAGGETT LYN L + SUZANNE L

950 MOODY RD #111

NORTH FORT MYERS FL 33903

10-44-24-27-00000.1150
MERCIER JACQUES R + DOREEN M

40 ELGIN ST

NASHUA NH 03060

10-44-24-27-00000.1170
BURTON ROBERT

950 MOODY RD #117

NORTH FORT MYERS FL 33903

10-44-24-27-00000.1190
JOHNSON E JIM + SANDRA P

950 MOODY RD #119

NORTH FORT MYERS FL 33903

10-44-24-27-00000.1200
EARLEY RAYMOND N + DOROTHY C

950 MOODY RD #120

NORTH FORT MYERS FL 33903

10-44-24-27-00000.1210
LINK DAVID B + ROBIN L

950 MOODY RD #121

N FT MYERS FL 33903

10-44-24-27-00000.1220
LACHANCE CELIA

950 MOODY RD #122

N FT MYERS FL 33903

10-44-24-27-00000.1230
NEASE STEPHEN L

1601 JACKSON ST STE 202

FORT MYERS FL 33901

10-44-24-27-00000.1240
POSEY WILLIAM C + NANCI G TR

950 MOODY RD #124

N FT MYERS FL 33903

10-44-24-27-00000.1250
SMITH WILFRED J JR + LANA D

950 MOODY RD #125

N FT MYERS FL 33903

10-44-24-27-00000.1260
RICE THOMAS A + SHIRLEY D

950 MOODY ROAD #126

NORTH FORT MYERS FL 33903

10-44-24-27-00000.1270
OTTO JOAN A

136 MOORLAND CT

LITITZ PA 17543

10-44-24-27-00000.1280
SAMMONS NANCY H

950 MOODY RD #128

N FT MYERS FL 33903

10-44-24-27-00000.1290
DONATO JOSEPH M + CATHERINE A

4073 PHEASANT CT

ST CHARLES IL 60174

10-44-24-27-00000.1300
SECKER WILLIAM S JR +

950 MOODY RD #130

N FT MYERS FL 33903

10-44-24-27-00000.1330
EARLEY PETER J

950 MOODY ST #133

N FT MYERS FL 33903

10-44-24-27-00000.1340
HILLS SCOTT

950 MOODY RD #134

NORTH FORT MYERS FL 33903

10-44-24-27-00000.1370
LEE JOHN R + KAREN J

4068 CADLE CREEK RD

EDGEWATER MD 21037

10-44-24-27-00000.1380
BOREIKO JOSEPH

#114
950 MOODY RD
N FT MYERS FL 33903

10-44-24-27-0000A.0000
MANGROVE BAY CONDOMINIUM

950 MOODY RD #101

N FT MYERS FL 33903

15-44-24-00-00001.0000
COLONIAL HOMES INC

12220 TOWN LAKE DR STE 55

FORT MYERS FL 33913

15-44-24-00-00001.0010
COLONIAL HOMES INC

12220 TOWN LAKE DR STE 55

FORT MYERS FL 33913

15-44-24-00-00001.0030
LEE COUNTY DIST SCHOOL BOARD

2055 CENTRAL AV

FT MYERS FL 33901

15-44-24-02-00000.000A
RIVER MANOR

15-44-24-02-0000A.0020
PEFLEY KARL N + CYTNTHIA J

59 AQUA LANE

N FT MYERS FL 33903

15-44-24-02-0000A.0030
PENNER RUSSELL R + LOIS F

55 AQUA LANE

N FT MYERS FL 33903

15-44-24-02-0000A.0050
HOFFMAN GEORGE P + LINDA A

750 MOODY RD

N FT MYERS FL 33903

15-44-24-02-0000B.0030
MOLL JOHN R + JEAN

56 AQUA LANE

N FT MYERS FL 33903

15-44-24-02-0000B.0040
AUTRY KAREN RUTH R A

16380 TORTUGA ST

BOKEELIA FL 33922

15-44-24-02-0000B.0050
CHRISTENSEN WILLIAM + DANA

18021 TRAVERSE DR

ALVA FL 33920

15-44-24-02-0000C.0050
RAMBO MARK A + DEBORAH L

700 MOODY RD

N FT MYERS FL 33903

15-44-24-03-00000.000A
SKYLINE WOODS S/D

15-44-24-03-00000.0120
YATES SHAWN A + STACEY L

12921 TREELINE CT

North Fort Myers FL 33903

15-44-24-03-00000.0130
SKINNER KAREN A TR

12981 TREELINE CT

N FT MYERS FL 33903

15-44-24-03-00000.0140
SKINNER KAREN A TR

12981 TREELINE CT

N FT MYERS FL 33903

15-44-24-03-00000.0150
SCHWEIN DAVID + DANA L

12980 TREELINE CT

N FT MYERS FL 33903

15-44-24-03-00000.0160
LOVELACE JOHN P + GLENDA

12950 TREELINE CT

NORTH FORT MYERS FL 33903

15-44-24-03-00000.0170
LOVELACE JOHN P + GLENDA L

12950 TREELINE CT

NORTH FORT MYERS FL 33903

16-44-24-03-00000.000A
WATERWAY ESTATES UNIT 2

16-44-24-03-0030C.0070
LUTHERAN CHURCH OF THE GOOD

4770 ORANGE GROVE BLVD

N FT MYERS FL 33903

16-44-24-03-0030C.0090
LUTHERAN CHURCH OF THE GOOD

4470 ORANGE GROVE BLVD

NORTH FORT MYERS FL 33903

16-44-24-03-0030C.00CE
BUTTONWOOD HARBOR PROPERTY

4700 RANDAG DR

N FT MYERS FL 33903

16-44-24-09-00000.0420
MILLER SUSAN E

1630 SILVERWOOD CT

N FT MYERS FL 33903

16-44-24-09-00000.0430
CASE KENNETH L

1620 SILVERWOOD CT

N FT MYERS FL 33903

16-44-24-09-00000.0440
PIERCE MICHAEL P + DIANNE

1612 SILVERWOOD CT

NORTH FORT MYERS FL 33903

16-44-24-09-0000A.0000
RESORT ENTERPRISES INC

3911 ORANGE GROVE BLVD

N FT MYERS FL 33903

16-44-24-13-00000.00CE
GREENWOOD COND BLDGS 2 + 3

1715 GOLF CLUB DR #2

N FT MYERS FL 33903

16-44-24-13-00002.0020
LOWERY M KIRK + BETTY J

1707 GOLF CLUB DR A-2

N FT MYERS FL 33903

16-44-24-13-00002.0040
FUHRMANN IRVING P + ELEANOR M

1707 GOLF CLUB DR #4

N FT MYERS FL 33903

16-44-24-13-00002.0060
CONOVER ELEANOR S

1707 GOLF CLUB DR #6

N FT MYERS FL 33903

16-44-24-13-00002.0080
PARR RALPH I + VIOLET M

1707 GOLF CLUB DR #8

NORTH FORT MYERS FL 33903

16-44-24-13-00003.0020
SIMONETTI DOROTHY J TR

1715 GOLF CLUB DR #2

N FT MYERS FL 33903

16-44-24-13-00003.0040
DOUGLAS MOZELLE W

1715 GOLF CLUB DR #4

N FT MYERS FL 33903

16-44-24-13-00003.0060
GREIWE ROBERT G + JANE E

3580 MILLER FARMS LN

DULUTH GA 30136

16-44-24-09-00000.0450
MILLER KELLSY J ETAL J/T

4769 RANDAG DRIVE

N FT MYERS FL 33903

16-44-24-13-00000.000A
GREENWOOD COND BLDGS 2 + 3

1715 GOLF CLUB DR #2

N FT MYERS FL 33903

16-44-24-13-00002.0010
CHRISTIANSEN LURA

1707 GOLF CLUB DR APT 1

N FT MYERS FL 33903

16-44-24-13-00002.0030
STRICKLAND STEVEN C

880 COAST VIEW DR

LAGUNA BEACH CA 92651

16-44-24-13-00002.0050
RUSSELL MICHAEL E + JANE M

1707 GOLF CLUB DR #5

NORTH FORT MYERS FL 33903

16-44-24-13-00002.0070
FILLMORE NORMAN R

1707 GOLF CLUB DR #7

NORTH FORT MYERS FL 33903

16-44-24-13-00003.0010
GREINER SHIRLEY A

1715 GOLF CLUB DR

N FT MYERS FL 33903

16-44-24-13-00003.0030
BARBER LYNN A

1715 GOLF CLUB DR #3

NORTH FORT MYERS FL 33903

16-44-24-13-00003.0050
SUTTON JOSEPH G + BRENDA M

1715 GOLF CLUB DR #5

NORTH FORT MYERS FL 33903

16-44-24-13-00003.0070
SHELLABARGER ERVENE L TR

1715 GOLF CLUB DR #7

NORTH FORT MYERS FL 33903

16-44-24-13-00003.0080
BARDEN JOHN

P O BOX 237

NORTH FORT MYERS FL 33903

16-44-24-14-00000.00CE
GREENWOOD CONDO BLDG 4 ASSOC

1715 GOLF CLUB DR #2

N FT MYERS FL 33903

16-44-24-23-00000.00CE
EL RIO GARDEN CONDO ASSOC

1699 GOLF CLUB DR #7

N FT MYERS FL 33903

16-44-24-23-00001.0020
GREENE NORMA L

1697 GOLF CLUB DR APT 2

N FT MYERS FL 33903

16-44-24-23-00001.0040
DICELLO SUSAN O

606 ROOSEVELT DR

LIBERTYVILLE IL 60048

16-44-24-23-00001.0060
PAPA WILLIAM + ANN

1697 GOLF CLUB DR #6

N FT MYERS FL 33903

16-44-24-23-00001.0080
WILCOX GLEN D + CHERYL L

1699 GOLF CLUB DR APT 8

FT MYERS FL 33903

16-44-24-14-00000.000A
GREENWOOD CONDO BLDG 4

1715 GOLF CLUB DR #2

N FT MYERS FL 33903

16-44-24-23-00000.000A
EL RIO GARDEN CONDO

1699 GOLF CLUB DR #7

N FT MYERS FL 33903

16-44-24-23-00001.0010
TRAISTER EDWIN H + JANET L H/W

1697 GOLF CLUB DR APT 1

NORTH FORT MYERS FL 33903

16-44-24-23-00001.0030
RAGLAND ANNE W

1699 GOLF CLUB DR #3

N FT MYERS FL 33903

16-44-24-23-00001.0050
MORRISON JACK L JR + SARA J

2406 SE 28TH STREET

OCALA FL 34471

16-44-24-23-00001.0070
LUEBBERS RAYMOND J TR

1699 GOLF CLUB DR

N FT MYERS FL 33903

----.

*Association
N. Ft. Myers

Nina Paight
Nomining Civic Association
20150 Keola Lane
North Fort Myers, FL 33917

WilsonMiller
4571 Colonial Boulevard, Suite 100
Ft. Myers, Florida 33912-1062
Phone No. 941/939-1020
Fax No. 941/939-7479 (Admin/Eng.)
Fax No. 941/939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

TO: Lee County Department of Community Development

Division of Development Services

P.O. Box 398

Ft. Myers, FL 33902-0398

Date: 7/31/02
PIN: 03657-001--000—RB000
File Designator:
Project Name: Moody Ranch
Ref: DCI2002-0037

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ UPS-Overnight Express, the following items:

☐ Prints ☐ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☒ Other:

Copies	Date	Drawing File No.	Description/Sheet Numbers

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ For your use ☐ As requested ☐ For review and comment ☐ FOR BIDS DUE
☐ ☐ PRINTS RETURNED AFTER LOAN TO US

DCI 2002-00037
RECEIVED
JUL 30 2002
ZONING COUNTER

COPY TO:

SIGNED _____

Original to Client Project File

If enclosures are not as noted, kindly notify us at once.

5/15/00-12487 Ver: 011-PCase
CA #43
Z5555-555-555--0000

LEE COUNTY
SOUTHWEST FLORIDA

Case # DCI2002-00037

Jurisdiction : Lee County

Agent/Applicant :

Owner COLONIAL HOMES INC
12220 TOWN LAKE DR STE 55
FORT MYERS FL 33913

Description of Request

Following is a list of submittal requirements which were missing from your application received on 07/26/2002

Airport Hazard

Comment: WASN'T ON THEIR CHECK LIST, WILL BRING ON 7/31/02 BY 1630 PM.

This document is for informational purposes only and is not intended to be construed as a finding of sufficiency or completeness of the application or documentation submitted.

DCI 2002-00037
RECEIVED
JUL 30 2002
ZONING COUNTER

Response to Zoning Desk list of Submittal Requirements

Case #: DCI2002-00037
Owner: Colonial Homes, Inc.
Project Name: Moody Ranch

1. Airport Hazard

The site is not located within any existing or proposed airport approach or clear zones.

DCI 2002-00037
RECEIVED
JUL 30 2002
ZONING COU

Ink
Engineering

A Division of
LBFH, Inc.

CIVIL
AGRICULTURAL
WATER RESOURCES
WATER & WASTEWATER
TRANSPORTATION
SURVEYING & MAPPING
GIS

"Partners for Results
Value by Design"

1400 Colonial Blvd., Suite 31
Fort Myers, FL 33907
(941) 931-0455
Fax: (941) 931-0456
www.lbfh.com

J[illegible] 1, 2002 [illegible]OF 2
JOB # 01-7038E
FILE # 01-7038SK2LGL

DESCRIPTION: A TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9 AND THE CENTERLINE INTERSECTION OF ORANGE GROVE BOULEVARD AND HANCOCK BRIDGE PARKWAY; THENCE S.88°55'40"E. ALONG THE CENTERLINE OF HANCOCK BRIDGE PARKWAY FOR 595.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 21°05'01", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 515.17 FEET; THENCE N.20°00'41"W. FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY AND THE POINT OF BEGINNING: THENCE N.00°15'19"E. ALONG THE EAST LINE OF A PARCEL OF LAND RECORDED IN O.R. 3025, PAGE 3062 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 346.81 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND RECORDED IN O.R. 1780, PAGE 3185 OF SAID PUBLIC RECORDS; THENCE S.89°43'55"E. ALONG THE SOUTH LINE OF SAID PARCEL FOR 35.23 FEET; THENCE N.00°16'05"E. ALONG THE EAST LINE OF SAID PARCEL FOR 89.76 FEET TO THE APPROXIMATE CENTERLINE OF A CANAL; THENCE N.41°00'00"E. ALONG THE APPROXIMATE CENTERLINE OF SAID CANAL FOR 269.95 FEET; THENCE S.53°05'54"E. LEAVING SAID CANAL FOR 428.46 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY 50.00 FEET FROM THE CENTERLINE ALSO BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 28°59'31" , A CHORD BEARING OF S.55°29'34"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHWESTERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY FOR 683.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.50 ACRES.

SUBJECT TO AN INGRESS-EGRESS EASEMENT AS RECORDED IN O.R. 3025, PAGES 3087 THROUGH 3091 OF SAID PUBLIC RECORDS:

SUBJECT TO A 12 FEET WIDE DRAINAGE EASEMENT AS RECORDED IN O.R. 2227, PAGES 3680 THROUGH 3689 OF SAID PUBLIC RECORDS.

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

REFER TO 8 ½" X 11" SKETCH

INK ENGINEERING, A DIVISION OF LBFH INC. (LB 959)

GORDON D. MEIERS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERT. #2858

RECEIVED
JUL 26 [illegible]
COMMUNITY DEVELOPMENT

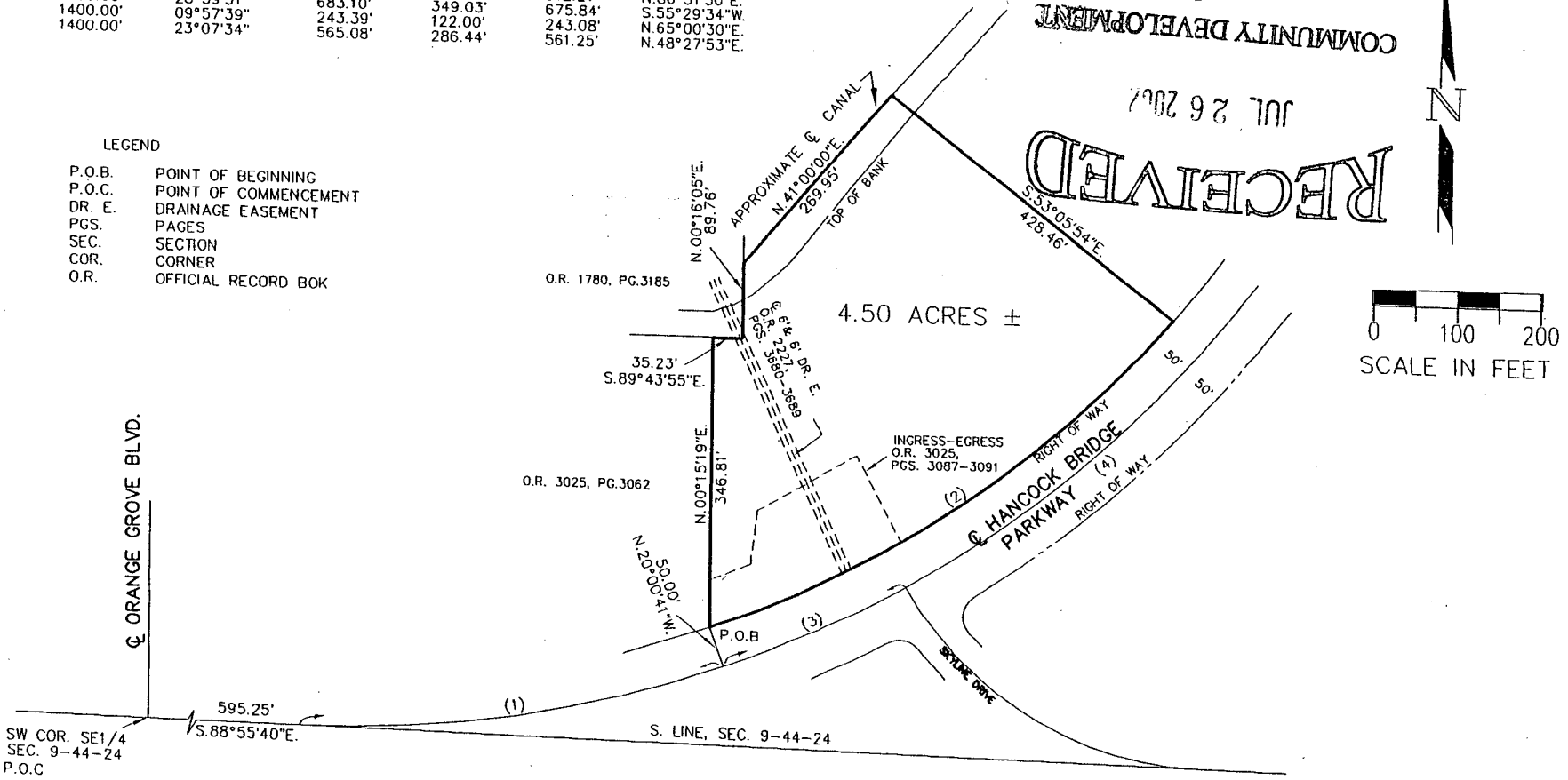
DCI 2002.00037

CURVE TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
1	1400.00'	21°05'01"	515.17'	260.53'	512.27'	N.80°31'50"E.
2	1350.00'	28°59'31"	683.10'	349.03'	675.84'	S.55°29'34"W.
3	1400.00'	09°57'39"	243.39'	122.00'	243.08'	N.65°00'30"E.
4	1400.00'	23°07'34"	565.08'	286.44'	561.25'	N.48°27'53"E.

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
DR. E.	DRAINAGE EASEMENT
PGS.	PAGES
SEC.	SECTION
COR.	CORNER
O.R.	OFFICIAL RECORD BOK



:FER TO ATTACHED DESCRIPTION

IIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE
:IGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

'BJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

ARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 9, TOWNSHIP 44,
NGE 24 EAST, BEING S.88°55'40"E.

GORDON D. MEIER, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLA. CERTIFICATE NO. 2858

SHEET 2 OF 2

SKETCH (NOT A SURVEY)

4.50 ACRE PARCEL

A PARCEL OF LAND LYING IN
SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

DATE	7/1/02
SCALE	1"=200'
DRAWN	CP
CHECK	
APPROVED	

Ink Engineering
A Division of LBFH, Inc.

CONSULTING CIVIL ENGINEERS,
SURVEYORS & MAPPERS
"Partners For Results, Value By Design"

1400 Colonial Blvd., Suite 31, Fort Myers, Florida 33907
(941) 931-0455 Fax: (941) 931-0456
BPR & FBPE License No: 959 www.lbfh.com

01-7038SK2

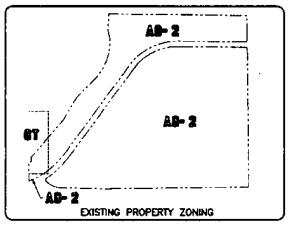
JOB NO.: 01-7038E

TRACT INFORMATION

Tracts	Acres	Unit Types	Unit Range	Max. Height
TRACT A	8.87 ac.	R-2	120 - 150 units	2 stories/35'
TRACT B	18.33 ac.	R-2	100 - 250 units	2 stories/35'
TRACT C	10.88 ac.	R-1	60 - 80 units	2 stories/35'
TRACT D	19.49 ac.	R-1	100 - 125 units	2 stories/35'
TRACT E	3.95 ac.	CLUB	Up to 35,000 sf	2 stories/35'
TRACT F	5.50 ac.	R-1	30 - 40 units	2 stories/35'
TRACT G	17.17 ac.	R-2	190 - 250 units	2 stories/35'
TRACT H	11.02 ac.	R-1	40 - 60 units	2 stories/35'
TRACT I	10.19 ac.	R-1A	40 - 45 units	2 stories/35'
TRACT J	12.22 ac.	R-1	20 - 30 units	2 stories/35'
TRACT K	4.50 ac.	CPD	45,000 sf	see Attachment 1

Max. Single Family Units 500 units
Max. Two-Family Units 400 units
Max. Townhouse Units 500 units
Max. Multi-Family Units 600 units
Max. Total Units 1,000 units

* Permitted Land Uses are set forth in Attachment 3



MASTER CONCEPT PLAN NOTES:

1. The configuration of the Conservation Areas are approximate and subject to modification by the review agencies.
2. Temporary administrative and construction offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. The Master List of Uses for Moody Ranch are set forth in Exhibit IV-H-1 and Attachment 3.
5. Property Development Regulations for Moody Ranch are set forth in Attachment 1
6. For Moody Ranch Open Space and Indigenous Vegetation see Table in Attachment 2.
7. Deviations for Moody Ranch are set forth in Exhibit IV-J-1. Deviations with limited application are indicated on the Master Plan by the symbol ⓓ. Other Deviations are located as follows:
   Deviation 3 applies to the internal lakes.
   Deviations 6 and 8 apply to residential tracts.
   Deviation 7 applies to the project entrance signs.
8. Any maintenance facility in Tract E will be buffered by a minimum Type D Buffer.
9. Buffers will meet Lee County Land Development Code Section 10-416 except for the Tract B buffer (see Alta
10. For existing on-site easements, please refer to the survey provided as Exhibit I-B-2.
11. The Applicant will work with LeeTran in locating mass transit facilities.

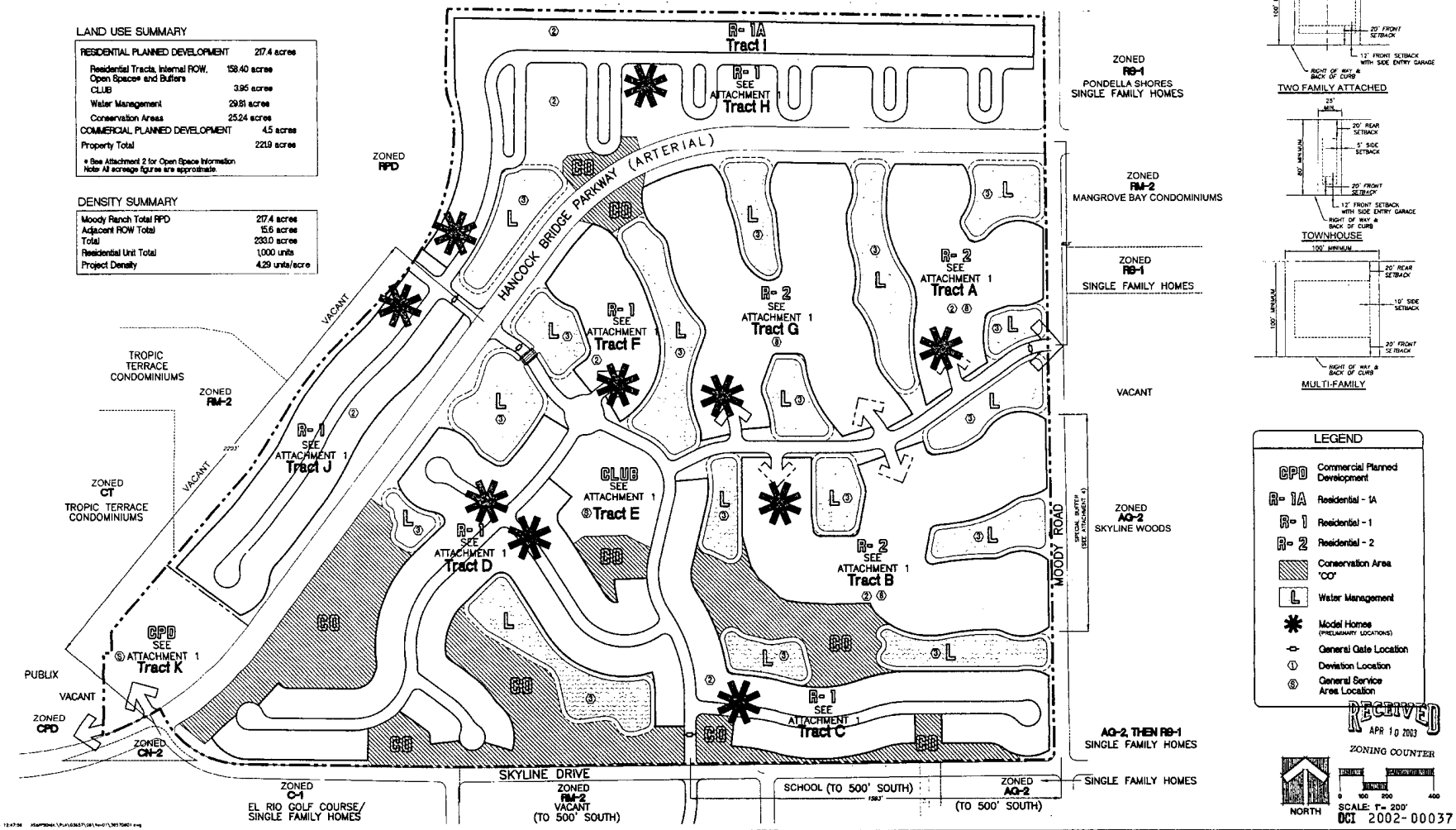
LAND USE SUMMARY

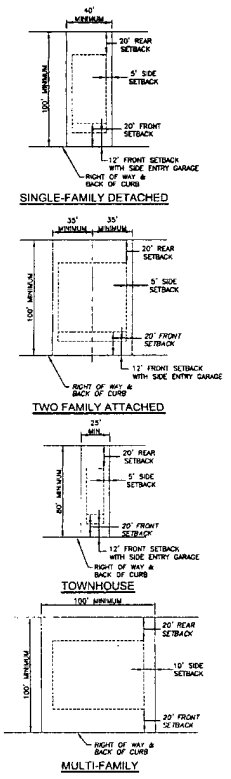
RESIDENTIAL PLANNED DEVELOPMENT	217.4 acres
Residential Tracts, Internal ROW, Open Spaces and Buffers	158.40 acres
CLUB	3.95 acres
Water Management	29.81 acres
Conservation Areas	25.24 acres
COMMERCIAL PLANNED DEVELOPMENT	4.5 acres
Property Total	221.9 acres

* See Attachment 2 for Open Space Information
Note: All acreage figures are approximate.

DENSITY SUMMARY

Moody Ranch Total RPD	217.4 acres
Adjacent ROW Total	15.6 acres
Total	233.0 acres
Residential Unit Total	1,000 units
Project Density	4.29 units/acre





LEGEND

- CPD — Commercial Planned Development
- R- 1A — Residential - 1A
- R- 1 — Residential - 1
- R- 2 — Residential - 2
- Conservation Area "CO"
- L — Water Management
- Model Homes (PRELIMINARY LOCATIONS)
- General Gate Location
- ① Deviation Location
- ⑤ General Service Area Location

RECEIVED
APR 10 2003
ZONING COUNTER

NORTH
SCALE: 1" = 200'
DCI 2002-00037

WilsonMiller
Planners · Engineers · Surveyors · Designers
Landscape Architects · Transportation Consultants
WilsonMiller, Inc.
Naples · Fort Myers · Sarasota · Bradenton · Tampa · Tallahassee
4571 Colonial Boulevard, Suite 201 · Fort Myers, Florida 33966
Phone: (239) 337-3993 · Fax: (239) 337-3994
E-mail: FortMyers@WilsonMiller.com · Web Site: www.wilsonmiller.com

MOODY RANCH
MASTER CONCEPT PLAN
Prepared for Colonial Homes

PRINTED
APR 10 2003
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

SEC 10 TWP 45 RGE 24

Designed by:	CD/0359
Drawn by:	ACS/1324
Checked by:	
Approved by:	
Date:	OCTOBER 2002
Scale:	1" = 200'
PIN:	03657-001-000
File #:	0-03657-08
Sheet	1 of 1

EXHIBIT IV-J-1

MOODY RANCH
List of Deviations and Justifications
April 2, 2003

RECEIVED
APR 10 2003
ZONING COUNTER

DEVIATION LOCATIONS

The locations for the Deviations for Moody Ranch with limited application are indicated on the Master Concept Plan. Other Deviations are located as follows:

Deviation 8 applies to residential tracts as applicable.
Deviation 3 applies to the internal lakes.
Deviation 7 applies to the project entrance signs.

DEVIATION 1

Deviation 1 seeks relief from LDC Section 10-8(2) (Traffic Pattern) and 34-2013(a) (Access) which require all parking lots to be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, to allow individual parking spaces to back onto right-of-way or easement for common access drives and private local roads.

Withdrawn by Applicant as the LDC has changed since this application was filed.

DEVIATION 2

Deviation 2 seeks relief from the LDC Section 10-291(3) which requires, where practical, any residential development of at least 5± acres to provide two (2) or more means of ingress and egress, to allow only one means of full ingress and egress for Tract A, Tract C, Tract F, Tract H, Tract I and Tract J. If an emergency access is needed to any of these Tracts, it will be provided.

Justification

The applicant is requesting this Deviation because of a lack of clarity regarding this issue. During the first Sufficiency Round the applicant asked for clarification and was advised to withdraw the deviation request "as Development Review Staff normally looks at the Development in whole for this requirement instead of each individual tract." The LDC is not clear as to whether a full ingress and egress or emergency access is needed. On a project-wide basis, the Moody Ranch development meets the requirements of LDC Section 10-281* as it provides many access points onto the roadway network. This deviation is limited to six internal tracts and will enhance the project and its vicinity by limiting access to the area roadways while still providing any needed emergency access.

- Tract A is an 8.87-acre parcel. The access point is preferable to additional access close to the intersection of Hancock Bridge Pkwy and Moody Road. Emergency access could be provided to Moody Road if necessary.
- Tract C is a 10.45 acre parcel. This parcel is surrounded by water management areas and Conservation Areas. Emergency access could be provided to Moody Road if necessary.
- Tract F is a 5.50-acre parcel. This small parcel is surrounded by water management areas. No additional access is feasible.
- Tract H is an 11.02-acre parcel and Tract I is a 10.19-acre parcel. Limiting the access to one point on Hancock Bridge Parkway is preferable from a traffic viewpoint but if an emergency access is needed, one could be provided.
- Tract J is a 12.22-acre parcel. Limiting the access to one point on Hancock Bridge Parkway is preferable from a traffic viewpoint but if an emergency access is needed, one could be provided into Tract J.

RECEIVED
APR 1 2003
COMMUNITY DEVELOPMENT

DEVIATION 3

Deviation 3 seeks relief from LDC Section 10-329(e)(4) which requires excavation banks to be sloped; to allow up to 40 percent of the banks to utilize either:

a. **A vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1 or**
b. **A 2:1 (horizontal:vertical) slope to a depth of 6 feet below control with the condition that the 2:1 section(s) be stabilized with rip-rap.**

If either bulkhead or rip-rap is used, the number of littoral plants required for the excavation would be based on the entire shoreline including the bulkhead or rip-rap portions. Adequate elements for the protection of wayward vehicles will be provided when adjacent to any roadway, parking lot or driveway aisle.

Justification
This deviation improves the development by allowing a more aesthetic, creative design of the development and by improving the project's open space. Bulkhead or rip-rap may be used to eliminate or move the lake slope further away from a structure (patio, pool deck, walking path) and allow a level "landing" area adjacent to these structures instead of an immediate 4:1 slope. As mentioned above, safety is addressed with the condition regarding wayward vehicles. Environmental considerations are also addressed in the condition that the number of littoral plants required for the excavation must be based on the entire shoreline including the bulkhead portions. There is no impact to the public from this change.

DEVIATION 4

Deviation 4 seeks relief from LDC Section 10-259 which requires that no buildings or structures shall be placed in easements where placing a building or structure in an easement is contrary to the terms of the easement or interferes with the use of the easement, to permit building overhangs only to a maximum 1.5 feet into either a 15-foot or 20-foot closed drainage system easement throughout and only in those circumstances where corrugated plastic pipe is used and adequate engineering analysis is provided by the Applicant at the time of development order and approval by Development Services Division which demonstrates that adequate maintenance of utilities, storm drain facilities, etc. can be achieved.
Withdrawn by Applicant

DEVIATION 5

Deviation 5 seeks relief from LDC Section 34-1954(a)(1) to allow model homes and model units to be permitted by right.
Withdrawn by Applicant as the staff in Condition 11 has agreed that model homes and model units are allowable in this development subject to the usual three-year time limitation with potential extensions.

DEVIATION 6

Deviation 6 seeks relief from LDC Section 34-1954(f) that allows the Director discretion to allow high turnover parking surfaces to meet the surfacing standards for low turnover parking lots to allow the parking spaces for the ancillary sales office use within a model home to be surfaced with gravel. Handicap parking would be paved.

- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group II
- Excavation, Water Retention
- Fences and Walls
- Project Maintenance Facility
- Recreational Facilities for use by the residents of the development and their guests.
- Signs, including the existing billboard
- Temporary uses—limited to Real Estate Sales and Rental Office limited to sales of lots, homes or units within the development and a Construction Office

CPD - PERMITTED LAND USES

Tract K (up to 45, 000 sq. ft.)

- Accessory Uses
- Administrative Offices
- Animal Clinic - outside kennels are prohibited
- ATM (automatic teller machine)
- Auto Parts Store
- Banks and Financial Establishments, all Groups
- Boat Storage, Dry with accessory bait and tackle shop
- Business Services, Group I
- Clothing Stores
- Daycare Center, Child and Adult
- Department Store
- Drive-through facility accessory to any permitted use
- Drug Store
- Essential Services
- Essential Service Facilities, Group I
- Fences and Walls
- Gift and Souvenir Shop
- Hardware Store
- Health Care Facility, Group III
- Hobby, Toy and Game Shop
- Hospice
- Offices, Medical
- Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
- Real Estate Sales and Rental Office
- Rental and Leasing Establishments, Group II - outside storage is prohibited
- Restaurants, Standard - Groups I, II & III
- Shopping Center
- Signs, in compliance with the LDC
- Social Services, Group I only
- Specialty Retail Shops, Groups I-IV
- Storage, Indoor only and only as an ancillary use
- Studios
- Temporary uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses

RECEIVED
APR 1 2003
COMMUNITY DEVELOPMENT

RECEIVED
APR 10 2003
ZONING COUNTER
OCT 2002-00037

Attachment 1

Moody Ranch
PROPERTY DEVELOPMENT REGULATIONS
April 2, 2003

RESIDENTIAL PLANNED DEVELOPMENT

LAND USES	Minimum Lot			Minimum Setback (ft)							Max Building Height (ft)	Min Bldg Separation (ft)	Max Lot Coverage (%)**
					Rear (ft)			Front (ft)					
	Area (sq ft)	Min Width (ft)	Min Depth (ft)	Side Including . Corner Lots (ft)*	Lots	Wetland	Acc	Front Entry Garage	Bldg or Side Entry Garage	Water Body (ft)			
Single Family Detached	4,000	40	100	5	20	20	5	20	12	20	35 or 2 stories	10	45
Two Family Attached	3,500	35	100	0 or 5	20	20	5	20	12	20	35 or 2 stories	10	45
Townhouse	2,000	25	80	0 or 10	20	20	5	20	15	20	35 or 2 stories	10	45
Multi-Family	10,000	100	100	10	20	20	5	20	20	20	35 or 2 stories	10 or 20***	45
Clubhouse	20,000	80	100	10	20	20	5	n/a	20	20	45 or 2 stories	20	45

* Applies to lots of all widths and to corner lots. Each lot, including corner lots, will have only one front yard.
** As defined by LDC, Chapter 34.
*** 10 feet for 1 story building, 20 feet for 2 story buildings and higher

Conservation Areas (Wetland and Upland Conservation Areas)

- Interpretive centers and Signage, rain shelters, gazebos
- Nature and foot trails including boardwalks, benches and jogging paths
- Paths, boardwalks and bridges
- Water Management Facilities
- Wildlife Management
- Mitigation and Restoration Activities

RECEIVED
APR 10 2003
COMMUNITY DEVELOPMENT

Attachment 3

Moody Ranch
PERMITTED LAND USES
April 2, 2003

RPD - PERMITTED LAND USES

Tract I
Residential 1A (R-1A)

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Dwelling Units
  Single Family, detached (up to 500 units)
- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention
- Fences and Walls
- Home Occupation, as limited by the LDC
- Model Homes, Model Units and Model Display Center, including accessory parking lots
- Real Estate Sales and Rental Office—limited to sales of lots, homes or units within the development
- Recreation Facilities, Personal and Private On-Site.
- Residential accessory uses, including but not limited to:
  Private garages, carports and parking areas
  Private swimming pools and enclosures, Private boat docks and tennis courts
- Signs
- Temporary uses—limited to a sales center and a construction office

RECEIVED
APR 10 2003
ZONING COUNTER

Tracts C, D, F, H and J
Residential 1 (R-1)
All uses permitted in the R-1A District plus Townhouse (up to 500 units) and Two family attached (up to 400 units)

Tracts A, B and G
Residential 2 (R-2)
All uses permitted in the R-1 District plus Multi-Family Buildings (up to 600 units)

Tract E
Recreational Facilities, Private On-site or Off-site

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Club (up to 20,000 sq. ft.), Private including but not limited to the following ancillary uses:
  Food and Beverage Service
  Pro Shop and Specialty Retail, Group I
  Locker Rooms
  Health Club and Spa
  Rental or leasing establishment, Group I (limited to bicycles, tennis rackets and other small sports equipment for use within the development.)

DCI 2002-00037

COMMERCIAL PLANNED DEVELOPMENT		
	PRINCIPAL USES	**ACCESSORY USES**
MINIMUM LOT OR PARCEL AREA	10,000 sq ft	NA
MINIMUM LOT WIDTH	75 ft	NA
MINIMUM BUILDING SETBACKS		
Hancock Bridge Parkway	35 ft or BH whichever greater	20 ft
Internal Frontage Drives	15 ft	20 ft
Waterfront	25 ft	0 ft to bulkhead or riprap at top of bank
MINIMUM DISTANCE		
Between Structures which are part of an architecturally unified group	10 ft.	10 ft *
Between All Other Structures	20 ft	10 ft
MAXIMUM HEIGHT		
Retail Buildings	50 ft	35 ft
Office Buildings	80 ft	80 ft
Boat Dry Storage	35 ft	35 ft
Architectural features	n/a	100 ft
MAX. LOT COVERAGE *	55%	55%

*As defined by LDC, Chapter 34.

RECEIVED
APR 10 2003
COMMUNITY DEVELOPMENT

Attachment 2
OPEN SPACE AND INDIGENOUS VEGETATION
Moody Ranch
April 9, 2003

		Open Space			Indigenous Vegetation		
		Required		Min. Provided	Required		Min. Provided
	Acres	% Open Space	Acres	Acres	% Indig.	Acres	Acres
RESIDENTIAL PLANNED DEVELOPMENT							
Residential Tracts with lots greater than 6,500 sq ft	54.0*	n/a	n/a	4.32	n/a	2.16	2.16
Balance of Development	163.4	40%	65.36	65.36	50%	32.68	32.68
TOTAL	217.4		65.36	69.68	50%	34.84	34.84
COMMERCIAL PLANNED DEVELOPMENT							
CPD	4.5	30%	1.35	1.35	50%	.68	.68**
TOTAL PROJECT	221.9		66.71	71.03		35.52	35.52

* If the acreage of "Residential Tracts with lots greater than 6,500 sq ft" changes, this table will be adjusted accordingly.
** This acreage may be provided within the Residential Planned Development.

RECEIVED
APR 1 2003
COMMUNITY DEVELOPMENT

WilsonMiller
4571 Colonial Boulevard
Ft. Myers, Florida 33912-1062
Phone No. (239) 939-1020
Fax No. (239) 939-7479 (Admin/Eng.)
Fax No. (239) 939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

Date: April 9, 2003
PIN: 03657--000--001—RB000
File Designator:
Project Name: Moody Ranch
Ref: **DCI2002-00037**

TO: Mr. Chip Block
Lee County Community Development
1500 Monroe Street
Ft. Myers, Florida 33902

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ Overnight Express, the following items:

☐ Prints ☒ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☐ Other:

Copies	Date	Drawing File No.	Description/Sheet Numbers
11	4/9/03		Revised Master Concept Plan
11	4/2/03		Revised Attachment 1 – Property Devel Regs
11	4/2/03		Revised Attachment 2 – Open Space/Indigenous
11	4/2/03		Revised Attachment 3 – Permitted Uses
11	4/9/03		Attachment 4 – Moody Road MF buffer
11	4/2/03		Revised EXHIBIT IV-I-1
11	4/2/03		Exhibit IV-J-1 – List of Deviations
11	4/9/03		Transmittal Letter

These are transmitted as checked below:

☐ For approval ☐ For your use ☐ As requested ☐ For review and comment ☐ For Bids Due
☐ ☐ Prints Returned After Loan To Us

RECEIVED
APR 10 2003
ZONING COUNTER

DCI 2002-00037

COPY TO: Tony Persichilli, Colonial Homes
John Campbell, Colonial Homes
Bruce Anderson
Tyler King
Ted Tresch
Richard Woodruff
John Wojdak

SIGNED Carron Day

Carron Day
If enclosures are not as noted, kindly notify us at once.

Original to Client Copy to Project File

4/1/2003- 26594 Ver: 01I- JWOJDAK
CA#43
03697-000-001- ECOR- 6978

WilsonMiller
4571 Colonial Boulevard
Ft. Myers, Florida 33912-1062
Phone No. (239) 939-1020
Fax No. (239) 939-7479 (Admin/Eng.)
Fax No. (239) 939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

Date: April 9, 2003
PIN: 03657--000--001—RB000
File Designator:
Project Name: Moody Ranch
Ref: **DCI2002-00037**

TO: Mr. Chip Block
Lee County Community Development
1500 Monroe Street
Ft. Myers, Florida 33902

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ Overnight Express, the following items:

☐ Prints ☒ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☐ Other:

Copies	Date	Drawing File No.	Description/Sheet Numbers
11	4/9/03		Revised Master Concept Plan
11	4/2/03		Revised Attachment 1 – Property Devel Regs
11	4/2/03		Revised Attachment 2 – Open Space/Indigenous
11	4/2/03		Revised Attachment 3 – Permitted Uses
11	4/9/03		Attachment 4 – Moody Road MF buffer
11	4/2/03		Revised EXHIBIT IV-I-1
11	4/2/03		Exhibit IV-J-1 – List of Deviations
11	4/9/03		Transmittal Letter

These are transmitted as checked below:

☐ For approval ☐ For your use ☐ As requested ☐ For review and comment ☐ For Bids Due
☐ ☐ Prints Returned After Loan To Us

RECEIVED
APR 10 2003
COMMUNITY DEVELOPMENT

COPY TO: Tony Persichilli, Colonial Homes
John Campbell, Colonial Homes
Bruce Anderson
Tyler King
Ted Tresch
Richard Woodruff
John Wojdak

SIGNED Carron Day

Carron Day
If enclosures are not as noted, kindly notify us at once.

Original to Client Copy to Project File

4/1/2003- 26594 Ver: 01!- JWOJDAK
CA#43
03697-000-001- ECOR- 6978

WilsonMiller®
New Directions In Planning, Design & Engineering

April 9, 2003

RECEIVED
APR 10 2003
ZONING COUNTER

Mr. Alvin "Chip" Block, AICP
Principal Planner
Department of Community Development
Post Office Box 398
Fort Myers, Florida 33902

Re: Moody Ranch; File #DCI2002-00037

Dear Mr. Block:

Attached please find an updated version of the following documents:

Revised Master Concept Plan

Changes are:

- Deleted distinction between "CO" and Indigenous Vegetation per agreement with Kim Trebetoski.
- The "CO" area near the intersection of Hancock Bridge Parkway and Skyline has been expanded to accommodate a gopher tortoise area and save more vegetation.
- Reconfigured that part of the Plan closest to and including the Club site to better save vegetation.
- The roundabout has been moved closer to Hancock Bridge Parkway.
- The tract information has been revised to show that all building height has been capped at 35 feet / 2 stories and the tract sizes adjusted for C, D and E.
- A buffer note has been added where Tract B abuts Moody Road.
- Plan Notes have been revised to delete reference to the Deviations which have been deleted and to add reference to the Tract B buffer on Moody Road.
- The Land Use Summary reflects the changes to CO and lakes.

Revised Attachment 1 – Property Development Regulations

The Lot coverage was reduced to 45% in the last submittal. This is included here to ensure that all of the attachments are up to date.

Revised Attachment 2 – Open Space/Indigenous

Deleted * referring to the distinction between the "CO" and Indigenous, as discussed with Kim Trebetoski. A note has been added to clarify that if the acreage of "Residential Tracts with lots greater than 6,500 sq ft" changes, this table will be adjusted accordingly.

DCI 2002-00037

4/9/2003- 26725 Ver: 01!- CDAY
CA#43
03657-001-000- ESBM- 7538

Revised Attachment 3 – Permitted Uses

A very minor adjustment to add boat docks to R-1A and benches to CO. Residential accessory uses have always been included in the list of permitted land uses. This change as well as the addition of benches for the trails is simply a clarification.

Attachment 4 – Moody Road Multi-Family Buffer

This buffer combined with the reduction of height to 35 feet / 2 stories should address staff concern about any potential incompatibility between this project and the AG-2 property to the east across Moody Road.

Revised Exhibit IV-I-1

Decreased building height to 35 feet / 2 stories and to delete reference to any residential buildings in the 4-7 stories category.

Thank you for your consideration of this request, and we look forward to further working with you throughout this process.

Sincerely,

WilsonMiller, Inc.

Carron Day
Regional Planning Manager

Cc: John Campbell
Tony Persichilli
Bruce Anderson
Tyler King
Ted Tresch
Richard Woodruff
John Wojdak

RECEIVED
APR 10 2003
COMMUNITY DEVELOPMENT

STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **March 11, 2003**

To: **Alvin "Chip" Block, Principal Planner**
From: **Kim Trebatoski; Principal Environmental Planner**
Phone: (239) 479-8183
E-mail: trebatkm@leegov.com

Re: **Moody Ranch RPD / CPD**
DCI2002-00037
STRAP 09-44-24-00-01002.1010 & 10-44-24-00-01054.0000

Vegetation:
The property contains a mixture of upland forest and pasture land as follows:

- Improved Pasture [FLUCCS 211; 158.5 acres]
- Improved Pasture - hydric [FLUCCS 211H; 10.5 acres]
- Cabbage Palm [FLUCCS 428; 0.8 acres]
- Cabbage Palm - hydric [FLUCCS 428H; 0.2 acres]
- Pine/Oak/Cabbage Palm [FLUCCS 434; 34.8 acres]
- Pine/Oak/Cabbage Palm - hydric [FLUCCS 434H; 6.0 acres]
- Exotic Palms [FLUCCS 451; 2.4 acres]
- Ditches [FLUCCS 510D; 2.6 acres]
- Borrow Area [FLUCCS 742; 6.1 acres]

Open Space:
The Land Development Codes sets forth open space requirements for planned developments in Sections 34-935, 34-411, 34-414, and 10-415. The commercial tract must provide a minimum of 30% open space, and the residential tracts requiring open space must provide a minimum of 40% common open space. The open space may be met on the project as a whole, provided each tract contains a minimum of 10% open space. Additionally, fifty percent of the overall required open space must be provided as indigenous plant community / native tree preservation areas.

The applicant has submitted an open space and indigenous table as Attachment 2 dated September 24, 2002 (attached hereto). This table details the open space and indigenous/native tree preservation requirements.

ES staff recommend the following condition to insure the open space and preservation requirements are met at time of local development order review:

Open space requirements must be tracked with each development order and be substantially consistent with the Open Space and Indigenous Vegetation table dated September 24, 2002. A cumulative open space table listing the development tract, development order number, type of use, lot size, lot coverage, and required open space must be included with each development order. The open space table must include all development orders under review and approved. The development order plans must demonstrate how the open space requirements for common open space and indigenous/native tree preservation are being met. The residential development tracts must be labeled as to minimum lot size and maximum lot coverage. A minimum of 54 acres including associated lakes and roadways must be single family residential lots with a minimum lot size of 6,500 square feet and a maximum lot coverage of 45%.

Protected Species:
A protected species survey meeting the requirements of LDC Section 10-473 was conducted by Dex Bender and Associates. Gopher tortoises, wading birds, and alligators were the Lee County listed species observed onsite. No nests for wading birds or alligators were located.

ES staff field verified and confirmed the results of the species survey.

ES staff recommend the following condition to insure the protection of Lee County listed species:

Prior to issuance of a Vegetation Removal Permit: (1) the existing borrow area and wetlands must be surveyed specifically for the presence of wading bird and alligator nests. If any active nests are located, then buffer areas must be established to protect these areas; and (2) the area located north of Hancock Bridge Parkway must be resurveyed for gopher tortoise burrows.

Gopher Tortoise Management:
The applicant has proposed to relocate the gopher tortoises to an off-site preserve.

The Lee Plan Policy 77.8.1 establishes the county's policy to protect gopher tortoise burrows wherever they are found. The policy does provide for off-site mitigation if unavoidable conflicts make on-site protection infeasible.

The proposed project includes 221.9 acres. The gopher tortoise burrows are located on the parcel north of Hancock Bridge Parkway. The project will be required to provide a minimum of 35.52 acres of indigenous/native tree preservation areas. Therefore, the project may be designed to provide a permanent gopher tortoise preserve for the thirteen documented tortoises present. Additionally, there are limited properties available to accept relocated gopher tortoises.

The best scenario for the gopher tortoises would be to preserve approximately 14 acres which encompasses the majority of the existing tortoise burrows, and relocate the remaining tortoises to this preserve. The preserve could be fenced along the east and south boundaries to prevent dogs from entering the preserve and harming the tortoises. Pedestrian gates could be established along the fence line to allow passive recreation on trails within the gopher tortoise preserve. Although this area consists of mainly of bahia pasture, ES staff would accept the area as occupied habitat

qualifying toward the indigenous preservation requirement. This preserve would qualify for 150% credit (21 acres) for both indigenous/native tree preservation and general open space due to protection of occupied habitat.

The alternative for on-site gopher tortoise preservation, would be to create spoil berms within the open bahia pasture located amongst oak hammocks in the southwest corner of the development area south of Hancock Creek Parkway. The benefits of this preserve over the option detailed above, is that the preserve would provide gopher tortoise habitat while also preserving large oak trees and sabal palms. A fourteen acre preserve in this location would be suitable for a permanent gopher tortoise preserve provided adequate spoil berms were constructed since this area is seasonally wet. The berms would need to be planted with a mixture of bahia grass and other broad leaf vegetation that is suitable gopher tortoise forage. The berms with plantings would need to be established prior to relocating gopher tortoises to this area. The preserve would qualify for 150% credit (21 acres) toward the 35.52 acre indigenous preservation requirement.

The gopher tortoise preserve alternatives are delineated in Staff Exhibit 1 (attached hereto).

ES staff recommend the following condition to insure the protection of gopher tortoises on-site:

Gopher tortoises must be protected on-site. The Master Concept Plan must be redesigned to include a permanent 14 acre gopher tortoise preserve in substantial compliance with one of the alternatives delineated on Staff Exhibit 1 (attached hereto). Prior to development order approval, a final gopher tortoise management plan must be submitted for the Division of Environmental Sciences staff review and approval.

Wading Bird Management:
The proposed development includes the excavation of lakes which will be planted per LDC Section 10-418 littoral vegetation standards. This will provide foraging area for the wading birds, therefore, no further wading bird management is required.

Alligator Management:
ES staff recommend the following condition to prevent inappropriate interaction between humans and alligators, and to insure the protection of residents and alligators:

Prior to local development order approval, the plans must include signs adjacent to the lake abutting the Club Tract E stating "It is unlawful to feed or harass alligators." Additional information regarding how to live with alligators including the danger of approaching or feeding alligators must be available for residents or potential residents in the sales center and club house.

Design Standards:
The development area north of Hancock Bridge Parkway abuts a canal system. The Land Development Code requires a 25-foot natural waterway buffer. Although, this canal is not a natural waterway, it is not seawalled, and native trees are growing along the shoreline. ES staff recommend the following condition to provide a buffer along the canal:

Prior to local development order approval, a 25-foot waterway buffer must be delineated along the canal measured from mean high water. All native vegetation within the waterway buffer must be retained.

LDC Section 34-411(g) requires every effort be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees. The site does contain numerous sabal palms (*Sabal palmetto*). This native palm, when relocated in a horticulturally correct manner, has a high survival rate. ES staff recommend the following condition to prevent the unnecessary destruction of sabal palms:

Any sabal palms with a minimum eight foot clear trunk must be salvaged. The salvage efforts must be coordinated with the Division of Environmental Sciences staff whether used on-site or other wise. Any sabal palms being relocated must be moved in a horticulturally correct manner per Lee County Extension Services brochure Lee 8/2000A(attached). Prior to local development order approval, any preserved and/or relocated palms must be delineated on the plans. Preserved and relocated sabal palms will receive protected tree credits per LDC Section 10-420(h).

Deviation 3:
The applicant is requesting a deviation from LDC Section 10-329(e)(4) which requires excavation banks to be sloped; to allow up to 40% of the banks to utilize either:

a. A vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1 or

b. A 2:1 (horizontal:vertical) slope to a depth of 6 feet below control with the condition that the 2:1 section(s) be stabilized with rip-rap.

If either bulkhead or rip-rap is used, the number of littoral plants required for the excavation would be based on the entire shoreline including the bulkhead or rip-rap portions. Adequate elements for the protection of wayward vehicles will be provided when adjacent to any roadway, parking lot or driveway aisle.

The justification states this deviation improves the development by allowing a more aesthetic, creative design of the development and by improving the project's open space by moving the lake slope further away from a structure (patio, pool deck, walking path) and allow a level "landing" area adjacent to these structures.

ES staff have recommended approval of this type of deviation request for golf courses, residential project club house/recreational areas, and adjacent to roadways to allow site design flexibility. Limitations to the percentage of shoreline allowed to be bulkhead or rip-rap and the number of lakes to utilize bulkhead or rip-rap has been limited specific to each project. Additionally, compensatory littoral zones and plantings have been required. ES staff has not recommended the approval of bulkhead or rip-rap along residential lots.

Therefore, ES staff recommend APPROVAL of DEVIATION 3 WITH CONDITIONS:

Bulkhead or rip-rap may be used along lake shorelines adjacent to internal project roadways and Club Tract E up to 30% of the shoreline. If bulkhead or rip-rap is proposed, it must be delineated on the landscape plan, and the paving and grading plan with cross-sections. A compensatory littoral zone must be provided for each linear footage of bulkhead or rip-rap which consists of an 8:1 slope and two herbaceous littoral plants per linear foot of shoreline. The littoral plantings must be clustered within the compensatory littoral zone.

UNIVERSITY OF FLORIDA

Horticulture

LEE COUNTY EXTENSION SERVICE

TRANSPLANTING SABAL PALMS
Step-by-Step Instructions

Lee 8/2000A

Stephen H. Brown
Lee County Horticulture Agent

Rick Joyce
Deputy Director, Lee County Planning Division

Introduction

The native cabbage or sabal palm (*Sabal palmetto)* is the official state tree of Florida and is a prominent feature in Florida's landscape. The palm is highly adaptive, tough, tolerant of a wide range of soils, and is hurricane resistant. When planted six to ten feet on center, sabal palms provide desirable shade. Sabal palms, including large-sized palms, can be transplanted with high success if a few simple precautions are taken. This fact sheet provides specific proven techniques to increase the success of sabal palm transplanting.

Step-by-Step Transplant Instructions

1. Use gasoline powered tree spade or heavy steel shanked digging spade with a clean well-honed cutting edge to dig the largest possible root ball. Usually to 18 inches from the edge of the trunk.

2. Remove the palm from ground. Take care not to damage the hidden bud located within the center of the canopy.

3. Using clean sharp hand spades, trim the root ball into circular shape 13 to 16 inches from the outer edge of the trunk.

4. Two methods of pruning fronds for landscape transplant (select one):
   a. Remove oldest (brown) fronds. Tie the remaining fronds tightly together with a biodegradable twine. Do not disturb the bud.
   b. Remove all fronds otherwise known as "hurricane" or "cigar cut." This recommended pruning technique gives the highest rate of establishment but must be carefully done.

5. Secure the palm on a flat bed truck and transport it to the planting site. Make sure the center of the bud is well protected.

6. Keep the root ball moist between removal and installation.

7. Prepare planting hole 1-2 times the diameter of the trunk but at the same depth as the root ball.

8. Back-fill the planting hole with the same soil that had been removed. There is no need to amend the planting hole, but if it is amended, use a fill similar to that of the planting hole. The amendment should not exceed 25 percent by volume of the soil removed from the hole.

9. Carefully set the palm into the planting hole. Make sure it is planted the same depth as it was in the field. Planting too deeply will cause root suffocation and lead to nutritional deficiencies, root rot, and frequently the death of the palm.

10. Secure and stake the palm as illustrated in the diagram. DO NOT DRIVE NAILS DIRECTLY INTO THE PALM.

(Continued on the back.)

The Extension Service is part of a publicly funded statewide educational network that provides information and scientific knowledge to area residents, businesses and government leaders. The University of Florida, Extension Service offers the latest research and technology in more than 200 subjects related to horticulture, energy/conservation, agriculture, youth development and family and consumer sciences. Last year, the Lee County Extension Service provided assistance to more than 70,000 people and provided 463 classes and workshops on everything from family financial planning to pesticide training.

The Lee County Extension Service is an Equal Employment Opportunity - Affirmative Action Employer that provides research, educational information and other services without regard to race, color, sex, age, handicap or national origin.

11. Establish a water-retaining ring around the palm three feet from the trunk. The ring should slope gently toward the trunk.

12. Fill the ring with mulch to a depth of three inches. Keep the mulch at least three inches away from the trunk.

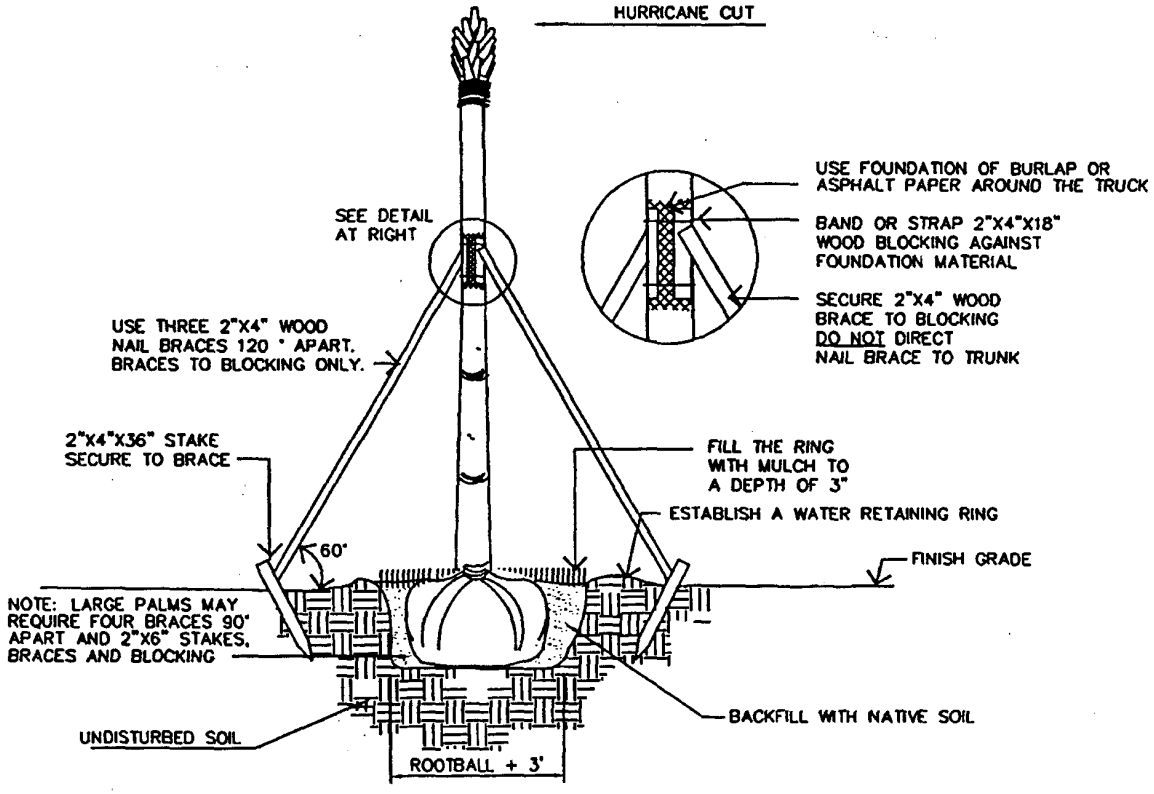
13. Irrigation:
    a. Palms with fronds remaining: Fill the ring with 50 gallons of water three times weekly.
    b. Palms with hurricane cut: Fill the ring with 20 to 25 gallons of water three times weekly.

14. In both cases, after four weeks, reduce irrigation to twice weekly. Water twice weekly for four weeks, and then reduce irrigation to once weekly for an additional four weeks. Twelve weeks after planting, cease irrigation if the palm appears healthy. However, during drought, water once a week for up to two years. For each inch of rain, skip one scheduled irrigation treatment.

15. As soon as new growth begins to appear, loosen tied fronds. This will happen between 3-6 months after transplanting, depending on the time of year and the health of the palm.

16. Begin fertilization after new growth begins. Fertilize three to four times per year with a 2-1-3-ratio fertilizer at a rate of one to two pounds per 100 square feet. For best results use a slow release formulation.

17. Remove staking and burlap or asphalt paper rap after successful palm establishment. Removal usually occurs approximately one year after palm installation.



PLANTING AND STAKING SABAL PALM

NOT TO SCALE

EXHIBIT IV-I-1
MASTER LIST OF USES FOR ENTIRE DEVELOPMENT
April 2, 2003

A.	**Residential Uses**				
		Type	Habitable stories	Height	Total Number of Units
A..1.		Single Family		35'	Up to 500
A. 2.		Zero lot line		35'	
A..3.		Mobile Homes			
A..4.		Recreational Vehicles			
A..5.		Duplex/Two Family		35'	Up to 400
A..6.		Townhouses		35'	Up to 500
A .7.		Multiple Family	1 - 3 stories	35'	Up to 600
A .8.		Multiple Family	4 - 6 stories		
A. 9.		Multiple Family	7 or more		
A .10		**TOTAL UNITS**			Not to Exceed 1,000 Units

B.	**Assisted Living Facilities**			
	Type	**Habitable Stories**	**Height**	**Total Number of Beds**
B.1.	Dependent Living Units			
B.2.	Independent Living Units			
B.3.	**TOTAL UNITS**			

C.	**Hotels/Motels**			
	Room Size	**Habitable Stories**	**Height**	**Number of Rental Units**
C.1.	< 425 sq. ft.			
C.2.	426-725 sq. ft.			
C.3.	725 < sq. ft.			
C.4.	**TOTAL UNITS**			

D.	**Commercial**	**Habitable Stories**	**Height**	**Total Floor area**	
D.1.	Medical				Sq. Ft.
D.2.	General Office	6	80'	20,400	Sq. Ft.
D.3.	Retail	4	50	20,400	Sq. Ft.
D.4.	Other	2	35	4,200	Sq. Ft.
D.5.	**TOTAL FLOOR AREA**			45,000	Sq. Ft.

E.	**Industrial**	**Habitable Stories**	**Height**	**Total Floor area**
E.1.	Under Roof			
E.2.	Not under Roof	NA		
E.3.	**TOTAL FLOOR AREA**			

F.	**Mining**		**Depth**	
F.1.	Area to be excavated	NA		Acres

RECEIVED
APR 10 2003
ZONING COUNTER

DCI 2002-00037

*

Sec. 110-291. Required Street Access.

(3) The director will determine whether any residential development of more than five acres or any commercial or industrial development of more than ten acres must provide more than one means of ingress or egress for the development. Additional access points may be needed for continuation of an existing street pattern, to provide access to adjoining properties, or where additional access is needed to provide alternate access for emergency services. Where feasible, these alternate access points should not be on to the same roadway. For planned developments, the determination of the director should be requested concurrent with the application for sufficiency. A deviation or variance will only be required in cases where a determination of the director is sought to be changed or overturned.

RECEIVED
APR 1 3 2003
COMMUNITY DEVELOPMENT

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT - ZONING DIVISION

DATE: May 20, 2003

TO: Lee County Hearing Examiner

FROM: Alvin Block, AICP
Senior Planner

RE: Moody Ranch, DCI2002-00037

In further review of the applicant's request and the staff report, staff finds that the Master Concept Plan does not note that development blasting will be necessary as part of this project and the Master Concept Plan does not depict the location where development blasting is needed, in accordance with LDC Section 34-202(b)(6).

Since the applicant has not expressed a desire to be allowed to have development blasting and the information required by this Section has not been included, staff respectfully requests the Hearing Examiner include the following condition with any recommendation of approval:

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

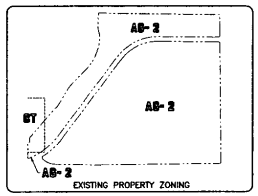
cc: Zoning File
Carron Day, Applicant's agent (via Fax and e-mail attachment)

TRACT INFORMATION

Tracts	Acres	Unit Type*	Unit Range	Max. Height
TRACT A	8.87 ac.	R-2	120 - 150 units	2 stories/35'
TRACT B	18.33 ac.	R-2	100 - 250 units	2 stories/35'
TRACT C	10.88 ac.	R-1	60 - 80 units	2 stories/35'
TRACT D	19.49 ac.	R-1	100 - 125 units	2 stories/35'
TRACT E	3.95 ac.	CLUB	Up to 35,000 sf	2 stories/35'
TRACT F	5.50 ac.	R-1	30 - 40 units	2 stories/35'
TRACT G	17.17 ac.	R-2	180 - 250 units	2 stories/35'
TRACT H	18.02 ac.	R-1	40 - 60 units	2 stories/35'
TRACT I	10.19 ac.	R-1A	40 - 45 units	2 stories/35'
TRACT J	12.22 ac.	R-1	20 - 30 units	2 stories/35'
TRACT K	4.50 ac.	CPD	45,000 sf	see Attachment 1

Max. Single Family Units: 500 units
Max. Two-family Units: 400 units
Max. Townhouse Units: 300 units
Max. Multi-Family Units: 600 units
Max. Total Units: 1,000 units

* Permitted Land Uses are set forth in Attachment 3



MASTER CONCEPT PLAN NOTES:

1. The configuration of the Conservation Areas are approximate and subject to modification by the review agencies.
2. Temporary administrative and construction offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. The Master List of Uses for Moody Ranch are set forth in Exhibit IV-I-1 and Attachment 3.
5. Property Development Regulations for Moody Ranch are set forth in Attachment 1
6. For Moody Ranch Open Space and Indigenous Vegetation see Table in Attachment 2.
7. Deviations for Moody Ranch are set forth in Exhibit IV-J-1. Deviations with limited application are indicated on the Master Plan by the symbol Ⓓ. Other Deviations are located as follows:
   Deviation 3 applies to the internal lakes.
   Deviations 6 and 8 apply to residential tracts.
   Deviation 7 applies to the project entrance signs.
8. Any maintenance facility in Tract E will be buffered by a minimum Type D Buffer.
9. Buffers will meet Lee County Land Development Code Section 10-416 except for the Tract B buffer (see Atta
10. For existing on-site easements, please refer to the survey provided as Exhibit II-B-2.
11. The Applicant will work with LeeTran in locating mass transit facilities.

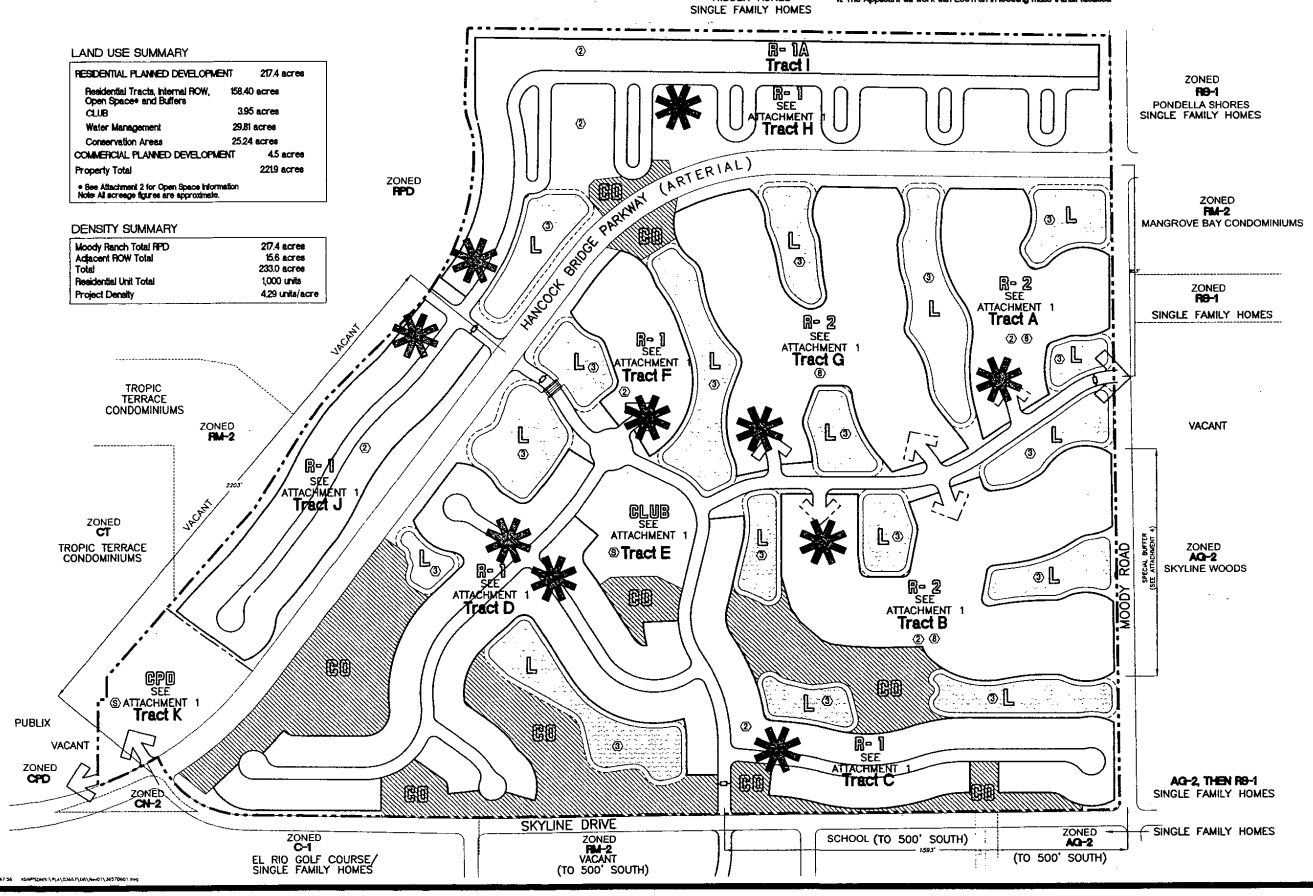
LAND USE SUMMARY

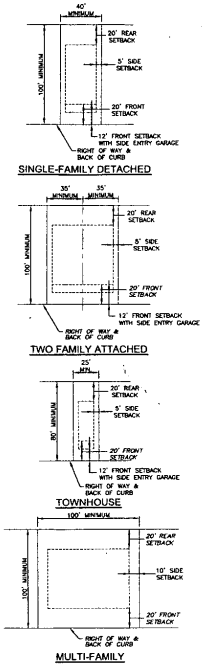
RESIDENTIAL PLANNED DEVELOPMENT	217.4 acres
Residential Tracts, Internal ROW, Open Space and Buffers	158.40 acres
CLUB	3.95 acres
Water Management	29.81 acres
Conservation Areas	25.24 acres
COMMERCIAL PLANNED DEVELOPMENT	4.5 acres
Property Total	221.9 acres

* See Attachment 2 for Open Space Information
Note: All acreage figures are approximate.

DENSITY SUMMARY

Moody Ranch Total RPD	217.4 acres
Adjacent ROW Total	15.6 acres
Total	233.0 acres
Residential Unit Total	1,000 units
Project Density	4.29 units/acre





LEGEND

- CPD — Commercial Planned Development
- R-1A — Residential - 1A
- R-1 — Residential - 1
- R-2 — Residential - 2
- "CO" — Conservation Area
- L — Water Management
- Model Homes (PRELIMINARY LOCATIONS)
- General Gate Location
- ① Deviation Location
- Ⓢ General Service Area Location

RECEIVED
APR 10 2003
ZONING COUNTER

NORTH
0 100 200 400
SCALE: 1" = 200'

DCI 2002-00037

WilsonMiller

Planners · Engineers · Ecologists · Surveyors
Landscape Architects · Transportation Consultants

WilsonMiller, Inc.
Naples · Fort Myers · Sarasota · Ft. Pierce · Tampa · Tallahassee
3200 Tamiami Trail North · Naples, FL 34103-3578
Phone 941/263-3231 · Fax 941/262-7478
E-mail: FortMyers@WilsonMiller.com · Web Site: www.wilsonmiller.com

MOODY RANCH
MASTER CONCEPT PLAN
Prepared for: Colonial Homes

PRINTED
APR 10 2003
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

SEC 10	TWP 45 RGE 24
Designed by:	CD/0359
Drawn by:	ACS/1324
Checked by:	
Approved by:	
Date:	OCTOBER 2002
Scale:	1" = 200'
PIN:	03657-001-000
File # :	D-03657-06
Sheet	1 of 1

Exhibit E
SPECIAL BUFFER – TRACT B ALONG MOODY ROAD
Moody Ranch
April 9, 2003
Revised September 2003

Minimum width	20 feet
Minimum # of trees	5 per 100 linear feet
Minimum tree size	Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.
Hedges	Shrubs must be a minimum ten-gallon container size; planted in double staggered rows; at least 48 inches in height; and spaced 36 inches on center. They must be at least 60 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement required to be buffered, screened or both, except for visibility at intersections and where pedestrian access is provided.

At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.

No wall is required for this buffer.

DCI 2002-00037
RECEIVED
OCT 17 2003
ZONING COUNTER

Exhibit D

Moody Ranch
PERMITTED LAND USES
April 2, 2003
Revised October 2003

RPD - PERMITTED LAND USES

Tract I
Residential 1A (R-1A)

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Dwelling Units
  - Single Family, detached (up to 500 units)
- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention
- Fences and Walls
- Home Occupation, as limited by the LDC
- Model Homes, Model Units and Model Display Center, including accessory parking lots
- Real Estate Sales and Rental Office—limited to sales of lots, homes or units within the development
- Recreation Facilities, Personal and Private On-Site.
- Residential accessory uses, including but not limited to:
  - Private garages, carports and parking areas
  - Private swimming pools and enclosures, Private boat docks and tennis courts
- Signs
- Temporary uses—limited to a sales center and a construction office

Tracts C, D, F, H and J
Residential 1 (R-1)
All uses permitted in the R-1A District plus Townhouse (up to 500 units) and Two family attached (up to 400 units)

Tracts A, B and G
Residential 2 (R-2)
All uses permitted in the R-1 District plus Multi-Family Buildings (up to 600 units)

Tract E
Recreational Facilities, Private On-site or Off-site

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Club (up to 20,000 sq. ft.), Private including but not limited to the following ancillary uses:
  - Food and Beverage Service
  - Pro Shop and Specialty Retail, Group I
  - Locker Rooms
  - Health Club and Spa

DCI 2002-00037
RECEIVED
OCT 17 2003
ZONING COUNTER

Rental or leasing establishment, Group I (limited to bicycles, tennis rackets and other small sports equipment for use within the development.)

- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group II
- Excavation, Water Retention
- Fences and Walls
- Project Maintenance Facility
- Recreational Facilities for use by the residents of the development and their guests.
- Signs, including the existing billboard
- Temporary uses—limited to Real Estate Sales and Rental Office limited to sales of lots, homes or units within the development and a Construction Office

CPD - PERMITTED LAND USES

Tract K (up to 45, 000 sq. ft.)

- Accessory Uses
- Administrative Offices
- Animal Clinic - outside kennels are prohibited
- ATM (automatic teller machine)
- Auto Parts Store
- Banks and Financial Establishments, all Groups
- Business Services, Group I
- Clothing Stores
- Daycare Center, Child and Adult
- Department Store
- Drive-through facility accessory to any permitted use
- Drug Store
- Essential Services
- Essential Service Facilities, Group I
- Fences and Walls
- Gift and Souvenir Shop
- Hardware Store
- Health Care Facility, Group III
- Hobby, Toy and Game Shop
- Hospice
- Offices, Medical
- Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
- Real Estate Sales and Rental Office
- Rental and Leasing Establishments, Group II - outside storage is prohibited
- Restaurants, Standard - Groups I, II & III
- Shopping Center
- Signs, in compliance with the LDC
- Social Services, Group I only
- Specialty Retail Shops, Groups I-IV
- Storage, Indoor only and only as an ancillary use
- Studios
- Temporary uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses

Conservation Areas (Wetland and Upland Conservation Areas)

- Interpretive centers and Signage, rain shelters, gazebos
- Nature and foot trails including boardwalks, benches and jogging paths
- Paths, boardwalks and bridges
- Water Management Facilities
- Wildlife Management
- Mitigation and Restoration Activities

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Joan Henry, Asst. County Attorney

FROM: Alvin Block, AICP

DATE: 10/17/2003

Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT

PROJECT NAME: MOODY RANCH

CASE #: DCI2002-00037

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 10/27/2003

Additional Comments:

Please review the attached plan to determine if it accurately reflects the approval by the BoCC on August 18, 2003 in accordance with LDC 34-377(b)(6).

cc: DCI planner/working file
DCI Zone File

Distributed by: Jessica M Smith

Date: 10/21/2003

WilsonMiller
4571 Colonial Boulevard
Ft. Myers, Florida 33912-1062
Phone No. (239) 939-1020
Fax No. (239) 939-7479 (Admin/Eng.)
Fax No. (239) 939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

TO: Mr. Chip Block
Lee County Community Development
1500 Monroe Street
Ft. Myers, Florida 33902

Date: October 17, 2003
PIN: 03657--001--000—RB000
File Designator: Pcor
Project Name: Moody Ranch
Ref: DCI2002-00037

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ Overnight Express, the following items:

☐ Prints ☐ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☐ Other:

Copies	Date	Drawing File No.	Description/Sheet Numbers
10	10/17/03		Master Concept Plan for Moody Ranch
10	10/17/03		Revised Exhibit E
10	10/17/03		Revised Exhibit D

These are transmitted as checked below:

☐ For approval ☐ For your use ☒ As requested ☐ For review and comment ☐ For Bids Due
☐ ☐ Prints Returned After Loan To Us

Please find attached hard copies of the above mentioned.

DCI 2002-00037
RECEIVED
OCT 17 2003
ZONING COUNTER

COPY TO:

SIGNED Carron Day
Carron Day, AICP
If enclosures are not as noted, kindly notify us at once.

Original to Client Copy to Project File

10/17/2003- 29824 Ver: 01!- CDAY
CA#43
03657-001-000- PCOR- 7690

Exhibit E
SPECIAL BUFFER – TRACT B ALONG MOODY ROAD
Moody Ranch
April 9, 2003
Revised September 2003

Minimum width	20 feet
Minimum # of trees	5 per 100 linear feet
Minimum tree size	Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.
Hedges	Shrubs must be a minimum ten-gallon container size; planted in double staggered rows; at least 48 inches in height; and spaced 36 inches on center. They must be at least 60 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement required to be buffered, screened or both, except for visibility at intersections and where pedestrian access is provided.

At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.

No wall is required for this buffer.

DCI 2002-00037
RECEIVED
OCT 17 2003
ZONING COUNTER

Exhibit D

Moody Ranch
PERMITTED LAND USES
April 2, 2003
Revised October 2003

RPD - PERMITTED LAND USES

Tract I
Residential 1A (R-1A)

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Dwelling Units
  - Single Family, detached (up to 500 units)
- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention
- Fences and Walls
- Home Occupation, as limited by the LDC
- Model Homes, Model Units and Model Display Center, including accessory parking lots
- Real Estate Sales and Rental Office—limited to sales of lots, homes or units within the development
- Recreation Facilities, Personal and Private On-Site.
- Residential accessory uses, including but not limited to:
  - Private garages, carports and parking areas
  - Private swimming pools and enclosures, Private boat docks and tennis courts
- Signs
- Temporary uses—limited to a sales center and a construction office

Tracts C, D, F, H and J
Residential 1 (R-1)
All uses permitted in the R-1A District plus Townhouse (up to 500 units) and Two family attached (up to 400 units)

Tracts A, B and G
Residential 2 (R-2)
All uses permitted in the R-1 District plus Multi-Family Buildings (up to 600 units)

Tract E
Recreational Facilities, Private On-site or Off-site

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Club (up to 20,000 sq. ft.), Private including but not limited to the following ancillary uses:
  - Food and Beverage Service
  - Pro Shop and Specialty Retail, Group I
  - Locker Rooms
  - Health Club and Spa

DCI 2002-00037
RECEIVED
OCT 17 2003
ZONING COUNTER

Rental or leasing establishment, Group I (limited to bicycles, tennis rackets and other small sports equipment for use within the development.)

- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group II
- Excavation, Water Retention
- Fences and Walls
- Project Maintenance Facility
- Recreational Facilities for use by the residents of the development and their guests.
- Signs, including the existing billboard
- Temporary uses—limited to Real Estate Sales and Rental Office limited to sales of lots, homes or units within the development and a Construction Office

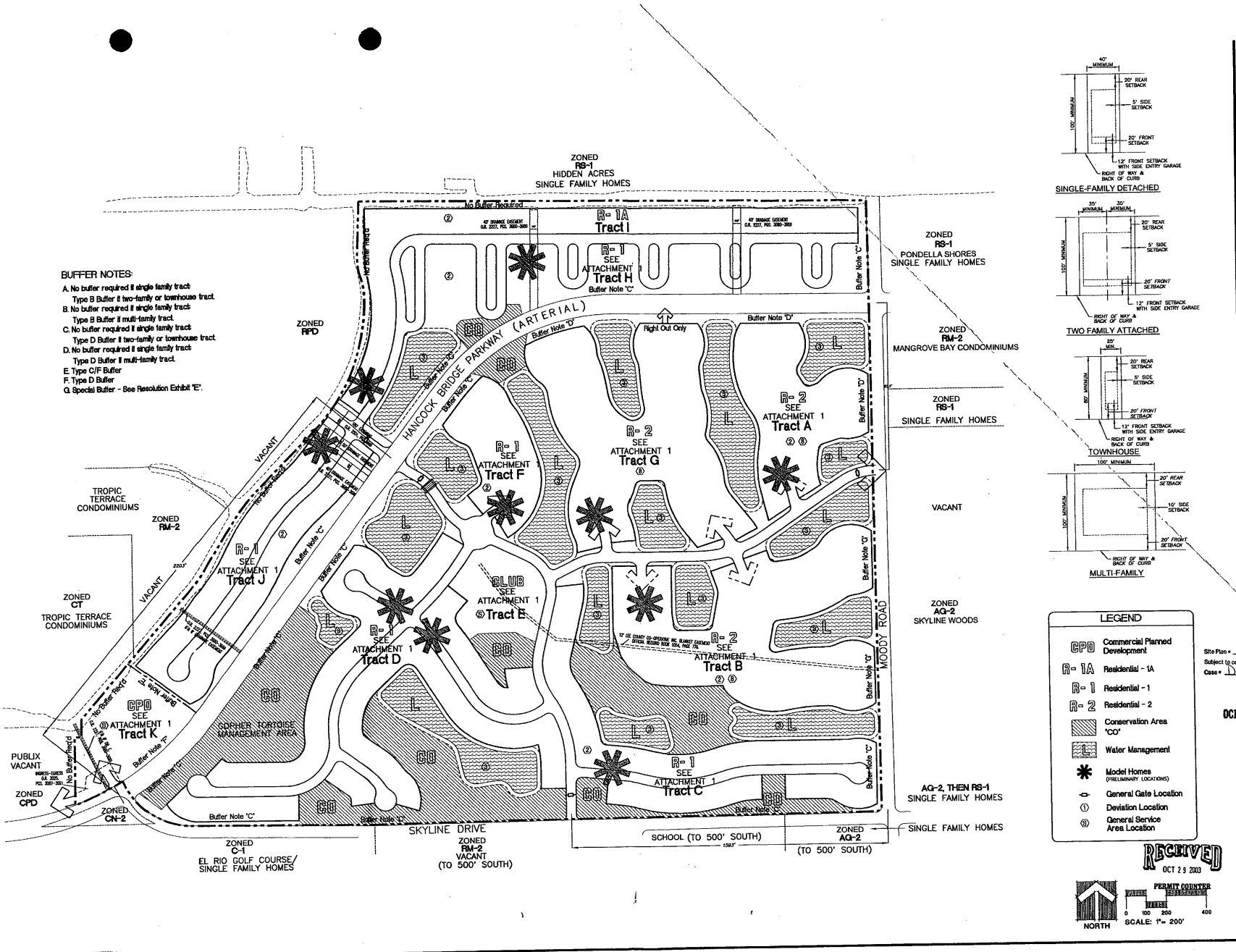
CPD - PERMITTED LAND USES

Tract K (up to 45, 000 sq. ft.)

- Accessory Uses
- Administrative Offices
- Animal Clinic - outside kennels are prohibited
- ATM (automatic teller machine)
- Auto Parts Store
- Banks and Financial Establishments, all Groups
- Business Services, Group I
- Clothing Stores
- Daycare Center, Child and Adult
- Department Store
- Drive-through facility accessory to any permitted use
- Drug Store
- Essential Services
- Essential Service Facilities, Group I
- Fences and Walls
- Gift and Souvenir Shop
- Hardware Store
- Health Care Facility, Group III
- Hobby, Toy and Game Shop
- Hospice
- Offices, Medical
- Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
- Real Estate Sales and Rental Office
- Rental and Leasing Establishments, Group II - outside storage is prohibited
- Restaurants, Standard - Groups I, II & III
- Shopping Center
- Signs, in compliance with the LDC
- Social Services, Group I only
- Specialty Retail Shops, Groups I-IV
- Storage, Indoor only and only as an ancillary use
- Studios
- Temporary uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses

Conservation Areas (Wetland and Upland Conservation Areas)

- Interpretive centers and Signage, rain shelters, gazebos
- Nature and foot trails including boardwalks, benches and jogging paths
- Paths, boardwalks and bridges
- Water Management Facilities
- Wildlife Management
- Mitigation and Restoration Activities



RECEIVED
OCT 29 2003
PERMIT COUNTER

APPROVED
Master Concept Plan
Site Plan # Z-03-022 Page 1 of 1
Subject to conditions in Resolution Z-03-022
Case # DCI2002-00037

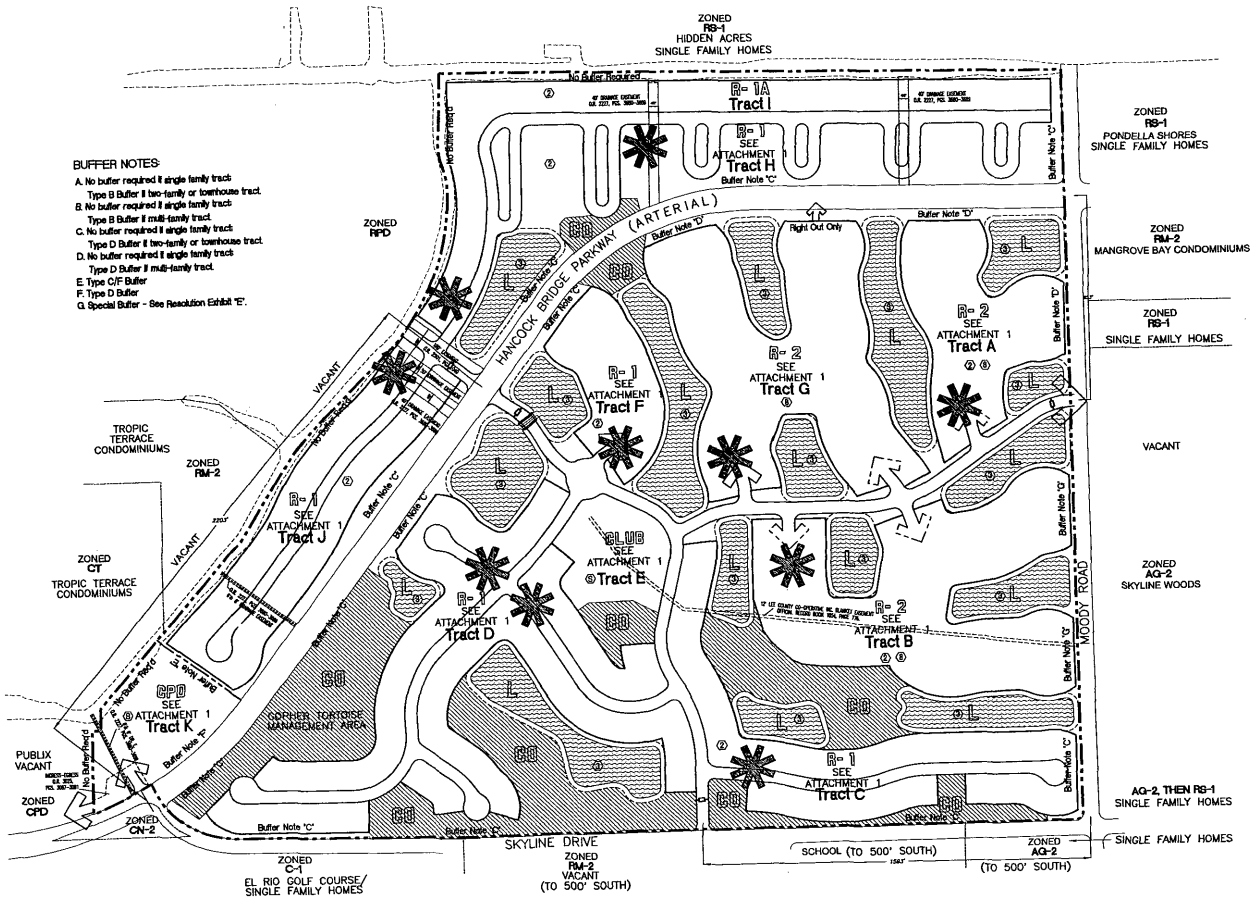
DCI 2002-00037

PRINTED
OCT 29 2003

WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912
Phone 941-479-8900 • Fax 941-479-8989
E-mail FtMyers@WilsonMiller.com • Web Site www.WilsonMiller.com
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee

MOODY RANCH
MASTER CONCEPT PLAN
Prepared for: Colonial Homes

SEC 16 TWP 45 RGE 24
Designed by: CD/0359
Drawn by: ACS/1324
Checked by:
Approved by:
Date: September 2003
Scale: 1" = 200'
PIN: 03657-001-000
File #: D-03657-06
Sheet 1 of 1



RECEIVED
OCT 29 2003
PERMIT COUNTER

WilsonMiller

Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants

WilsonMiller, Inc.
4571 Colonial Boulevard, Fort Myers, Florida 33966
Phone: 941-479-1870 • Fax: 941-479-1979
E-mail: FtMyers@WilsonMiller.com • Web Site: www.WilsonMiller.com

MOODY RANCH
MASTER CONCEPT PLAN

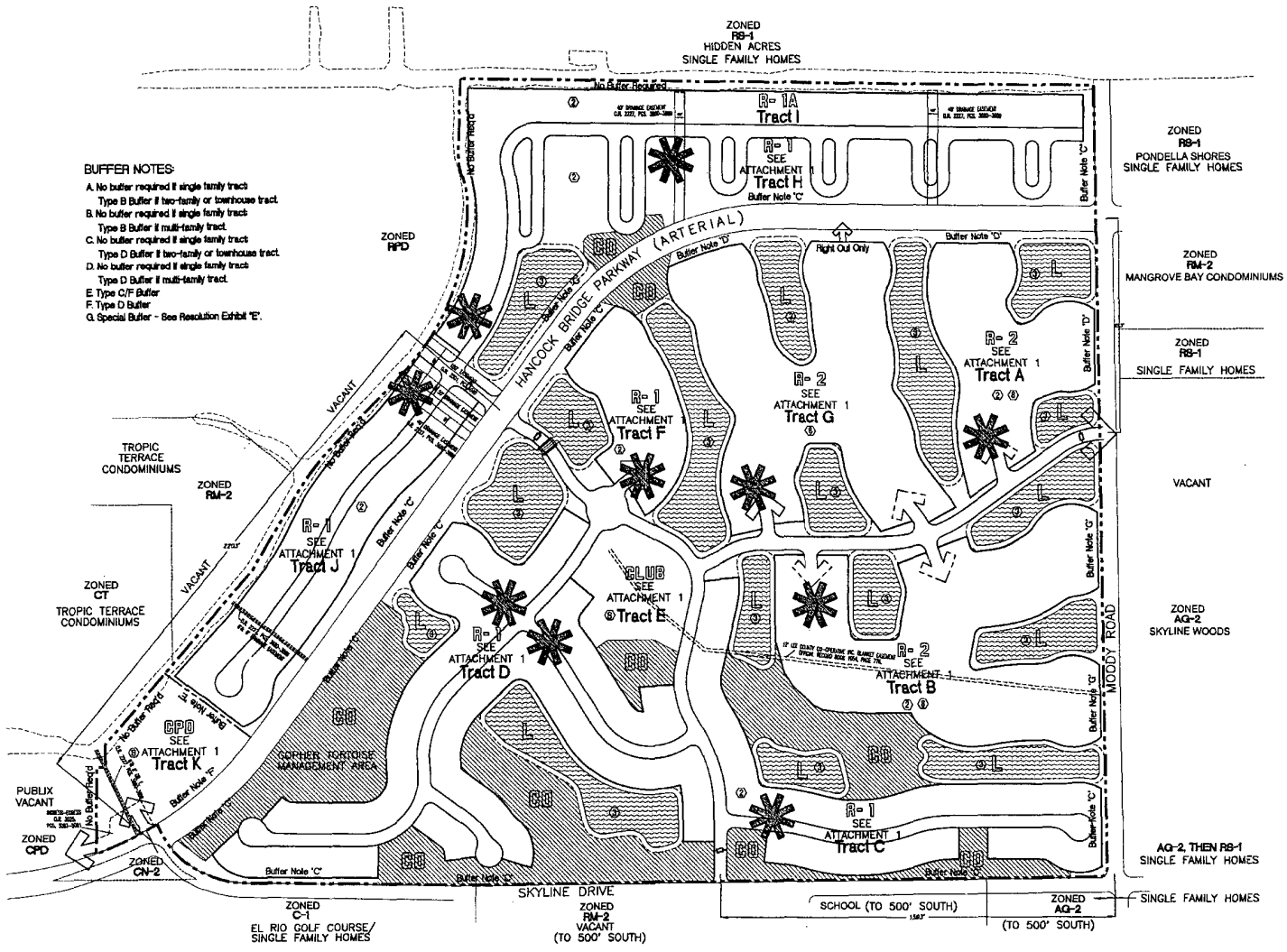
Prepared for: Colonial Homes

APPROVED
Master Concept Plan
Site Plan # 03-022 Page 1 of 1
Subject to conditions in Resolution Z-03-022
Case # DCI2002-00037

DCI 2002-00037

PRINTED
OCT 29 2003
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

SEC 10	TWP 45 RGE 24
Designed by:	CD/0359
Drawn by:	ACS/1324
Checked by:	
Approved by:	
Date:	September 2003
Scale:	1" = 200'
PIN:	03657-001-000
File #:	D-03657-06
Sheet	1 of 1



RECEIVED
OCT 29 2003
PERMIT COUNTER

WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
North • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Boulevard • Fort Myers, Florida 33966
Phone: 239-479-4810 • Fax: 239-479-4811
E-mail: FortMyers@WilsonMiller.com • Web site: wilsonmiller.com

MOODY RANCH
MASTER CONCEPT PLAN
Prepared for: Colonial Homes

APPROVED
Master Concept Plan
Site Plan # 03-022 Page 1 of 1
Subject to conditions in Resolution Z-03-022
Case # DCI2002-00037

DCI 2002-00037

PRINTED
OCT 29 2003
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

SEC 16 TWP 45 RGE 24
Designed by: CD/0359
Drawn by: ACS/1324
Checked by:
Approved by:
Date: September 2003
Scale: 1" = 200'
PIN: 03657-001-000
File #: D-03657-06
Sheet 1 of 1

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Alvin Block, AICP

DATE: 10/29/2003

Joan Henry, Asst. County Attorney
DS Reviewer - Don Blackburn
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT

PROJECT NAME: MOODY RANCH

CASE #: DCI2002-00037

INFORMATION SUMMARY:

To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: **ASAP**

Additional Comments:

Please review the attached plan to determine if it accurately reflects the approval by the BCC on August 18, 2003 in accordance with LDC 34-377(b)(6).

cc: DCI planner/working file
DCI Zone File

Distributed by: Billie Jacoby

Date: 10/30/2003

WilsonMiller
4571 Colonial Boulevard
Ft. Myers, Florida 33912-1062
Phone No. (239) 939-1020
Fax No. (239) 939-7479 (Admin/Eng.)
Fax No. (239) 939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

Date: October 29, 2003
PIN: 03657--001--000—RB000
File Designator: Pcor
Project Name: Moody Ranch
Ref: DCI2002-00037

TO: Mr. Chip Block
Lee County Community Development
1500 Monroe Street
Ft. Myers, Florida 33902

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ Overnight Express, the following items:

☐ Prints ☐ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☐ Other:

Copies	Date	Drawing File No.	Description/Sheet Numbers
12	10/29/03		Master Concept Plan for Moody Ranch

These are transmitted as checked below:

☐ For approval ☐ For your use ☒ As requested ☐ For review and comment ☐ For Bids Due
☐ ☐ Prints Returned After Loan To Us

Please find attached hard copies of the above mentioned.

DCI 2002-00037
RECEIVED
OCT 29 2003
PERMIT COUNTER

COPY TO: Ms. Joan Henry, Asst. Co. Attorney
Kim Trebatoski

SIGNED Carron Day
Carron Day, AICP
If enclosures are not as noted, kindly notify us at once.

Original to Client Copy to Project File

10/29/2003- 30030 Ver: 011- CDAY
CA#43
03657-001-000- PCOR- 7690

TRACT INFORMATION

Tracts	Acres	Unit Type*	Unit Range	Max. Height
TRACT A	8.87 ac.	R-2	120 - 150 units	4 stories/60'
TRACT B	18.33 ac.	R-2	100 - 250 units	4 stories/60'
TRACT C	10.45 ac.	R-1	60 - 80 units	2 stories/35'
TRACT D	25.99 ac.	R-1	100 - 125 units	2 stories/35'
TRACT E	3.52 ac.	CLUB	n/a	2 stories/35'
TRACT F	5.50 ac.	R-1	30 - 40 units	2 stories/35'
TRACT G	17.17 ac.	R-2	190 - 250 units	4 stories/60'
TRACT H	11.02 ac.	R-1	40 - 60 units	2 stories/35'
TRACT I	10.19 ac.	R-1A	40 - 45 units	2 stories/35'
TRACT J	12.22 ac.	R-1	20 - 30 units	2 stories/35'
TRACT K	4.50 ac.	CPD	n/a	see Attachment 1

Max. Single Family Units: 500 units
Max. Multi-Family Units: 800 units
Max. Total Units: 1,000 units

* Permitted Land Uses are set forth in Attachment 3

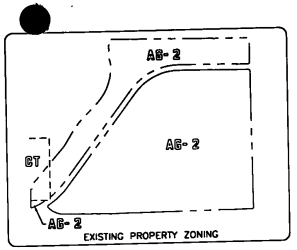
LAND USE SUMMARY

RESIDENTIAL PLANNED DEVELOPMENT	217.4 acres
Residential Tracts, Internal ROW, Open Space* and Buffers	157.2 acres
CLUB	3.52 acres
Water Management	32.2 acres
Conservation Areas	14.5 acres
COMMERCIAL PLANNED DEVELOPMENT	4.5 acres
Property Total	221.9 acres

* See Attachment 2 for Open Space Information
Note: All acreage figures are approximate.

DENSITY SUMMARY

Moody Ranch Total RPD	217.4 acres
Adjacent ROW Total	15.6 acres
Total	233.0 acres
Residential Unit Total	1,000 units
Project Density	4.29 units/acre

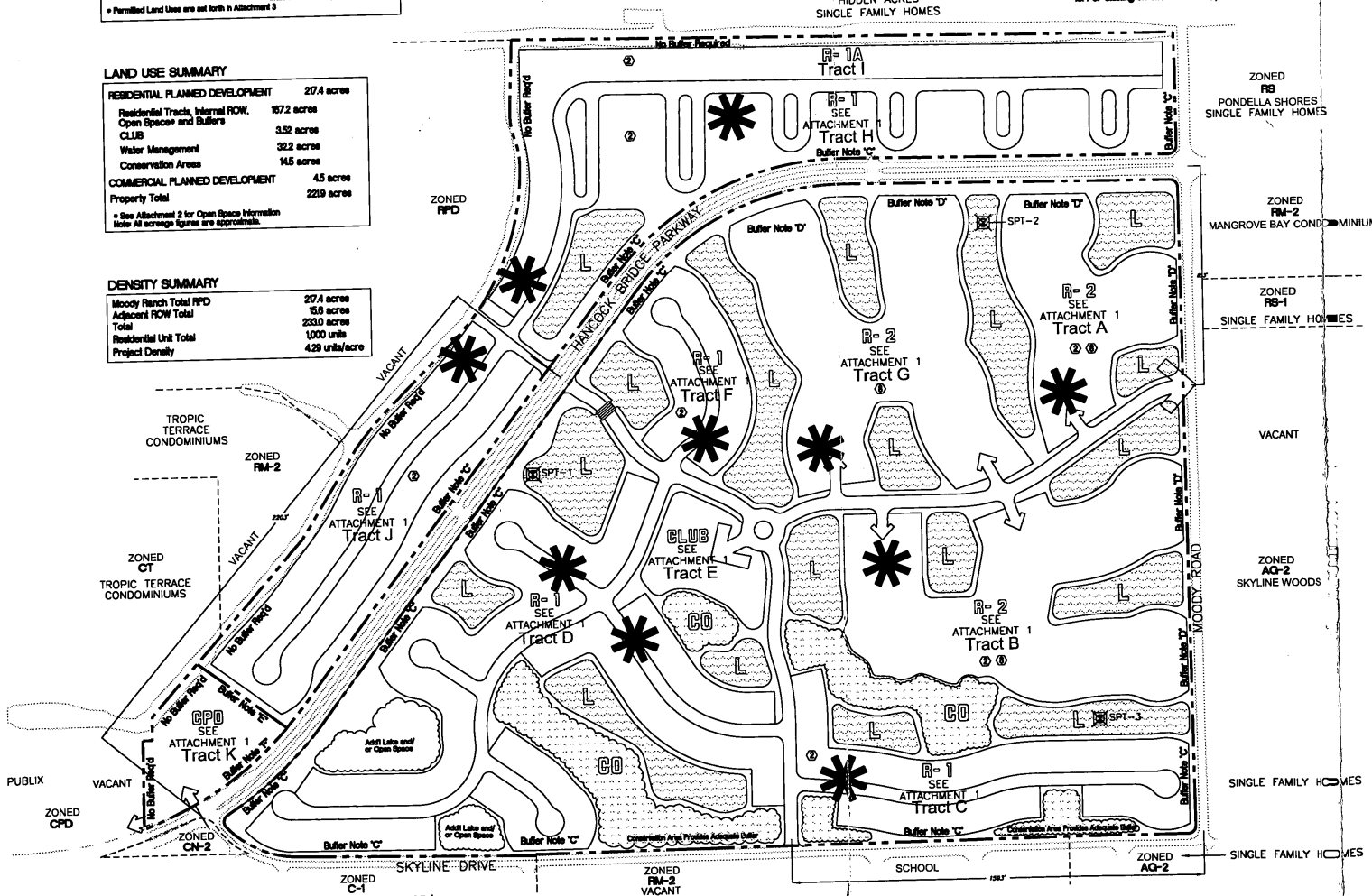


BUFFER NOTES:

A. No buffer required if single family tract
Type B Buffer if two-family or townhouse tract.
B. No buffer required if single family tract
Type B Buffer if multi-family tract.
C. No buffer required if single family tract
Type D Buffer if two-family or townhouse tract.
D. No buffer required if single family tract
Type D Buffer if multi-family tract.
E. Type C/F Buffer
F. Type D Buffer

MASTER CONCEPT PLAN NOTES:

1. The configuration of the Conservation Areas are approximate and subject to modification by the review agencies.
2. Temporary administrative and construction offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. The Master List of Uses for Moody Ranch are set forth in Exhibit IV-I-1.
5. Property Development Regulations for Moody Ranch are set forth in Attachment 1
6. For Moody Ranch Open Space and Indigenous Vegetation see Table in Attachment 2.
7. Deviations for Moody Ranch are set forth in Exhibit IV-J-1. Deviations with limited application are indicated on the Master Plan by the symbol ①. Other Deviations are located as follows:
Deviation 3 applies to the internal lakes.
Deviations 1, 4, 5, and 6 apply to residential tracts.
Deviation 7 applies to the project entrance signs.
8. Any maintenance facility in Tract E will be buffered by a minimum Type D Buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.
10. For existing on-site easements, please refer to the survey provided as Exhibit II-B-2.



LEGEND

AG-2	Agricultural - 2
CPD	Commercial Planned Development
R-1A	Residential - 1A
R-1	Residential - 1
R-2	Residential - 2
CO	Conservation Area "CO"
	Water Management
	Model Homes
①	Deviation Location
SPT-3	Soil Boring Location and Number

NORTH

SCALE: 1" = 200'

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

WilsonMiller
Planners · Engineers · Ecologists · Surveyors
Landscape Architects · Transportation Consultants
WilsonMiller, Inc.
Naples · Fort Myers · Sarasota · Tampa · Tallahassee
4511 Colonial Boulevard, Suite 201 · Fort Myers, Florida 33966
Phone 941-433-0900 · Fax 941-433-0910
E-mail: fm@wilsonmiller.com · Web Site: wilsonmiller.com

MOODY RANCH
MASTER CONCEPT PLAN
Prepared for: Colonial Homes

SEC 9&10 TWP 45	RGE 24
Designed by:	CD/0359
Drawn by:	ACS/1324
Checked by:	
Approved by:	
Date:	MAY 2002
Scale:	1" = 200'
PIN:	03657-001-000
File #:	0-03657-06
Sheet	1 of 1

DCI 2002.00037

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT - ZONING DIVISION

DATE: May 20, 2003

TO: Lee County Hearing Examiner

FROM: Alvin Block, AICP
Senior Planner

RE: Moody Ranch, DCI2002-00037

In further review of the applicant's request and the staff report, staff finds that the Master Concept Plan does not note that development blasting will be necessary as part of this project and the Master Concept Plan does not depict the location where development blasting is needed, in accordance with LDC Section 34-202(b)(6).

Since the applicant has not expressed a desire to be allowed to have development blasting and the information required by this Section has not been included, staff respectfully requests the Hearing Examiner include the following condition with any recommendation of approval:

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

cc: Zoning File
Carron Day, Applicant's agent (via Fax and e-mail attachment)

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Joan Henry, Asst. County Attorney
TIS Reviewer - Bob Rentz
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Stephanie Keyes, Lee County School District
Roland Ottolini, Natural Resources
Jerry Murphy, Zoning

FROM: Alvin Block, AICP

DATE: 05/20/2003

PROJECT NAME: MOODY RANCH

CASE #: DCI2002-00037

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments **ASAP**.

Additional Comments:
HEX hearing date is May 22, 2003. Please provide any substantive comments immediately.

cc: DCI planner/working file
DCI Zone File

Distributed by: Billie Jacoby

Date: 05/21/2003

WilsonMiller
4571 Colonial Boulevard
Ft. Myers, Florida 33912-1062
Phone No. (239) 939-1020
Fax No. (239) 939-7479 (Admin/Eng.)
Fax No. (239) 939-3412 (Planning/Survey/Environmental)

LETTER OF TRANSMITTAL

TO: Mr. Chip Block
Lee County Community Development
1500 Monroe Street
Ft. Myers, Florida 33902

Date: May 20, 2003
PIN: 03657--001--000—RB000
File Designator: Pcor
Project Name: Moody Ranch
Ref: DCI2002-00037

We are sending attached via: ☐ Client Pickup ☒ Delivery ☐ Mail ☐ Overnight Express, the following items:

☐ Prints ☒ Plans ☐ Specifications ☐ Change Order ☐ Copy of Letter ☐ Shop Drawings
☐ Disk ☐ Thermal Plot ☐ Other:

Copies	Date	Drawing File No.	Description/Sheet Numbers
12	5/20/03		Updated Master Concept Plan

These are transmitted as checked below:

☐ For approval ☐ For your use ☐ As requested ☐ For review and comment ☐ For Bids Due
☐ ☐ Prints Returned After Loan To Us

RECEIVED
MAY 20 2003
ZONING COUNTER

COPY TO: Diana Parker, Hearing Examiner w/enclosure

SIGNED: Carron Day
Carron Day
If enclosures are not as noted, kindly notify us at once.

Original to Client Copy to Project File

5/20/2003- 27356 Ver: 01!- CDAY
CA#43
03657-001-000- PCOR- 7050

CMP

YOUNG, VAN ASSENDERP, VARNADOE & ANDERSON, P.A.

ATTORNEYS AT LAW

Telephone (239) 597-2814
Facsimile (239) 597-1060

SunTrust Building
801 Laurel Oak Drive
Suite 300
Post Office Box 7907
Naples, Florida 34101-7907

OTHER OFFICE LOCATION:
Gallie's Hall
225 South Adams Street, Suite 200
Post Office Box 1833
Tallahassee, Florida 32302-1833
Telephone (850) 222-7206
Facsimile (850) 561-6834

NAPLES

LEE COUNTY
RECEIVED
2003 MAY 21 AM 9:00
COMM. DEV/
PUB. WRKS. CNTR.
SECOND FLOOR

May 20, 2003
Via Facsimile, E-mail and Regular Mail

Diana M. Parker
Chief Hearing Examiner
Lee County Court House
1500 Monroe Street, Room 218
Ft. Myers, Florida 33902

Re: Case No. DCI 2002-00037; Applicant's Statement of Issues in Dispute and New Conditions

Dear Ms. Parker:

In accordance with your memorandum dated May 17, 2002 regarding land use public hearings, the Applicant Colonial Homes, Inc. identifies the following unresolved or disputed issues and "new" conditions offered by the Applicant:

ISSUES IN DISPUTE AND NEW CONDITIONS OFFERED BY APPLICANT

1. Condition No. 1. The Applicant disagrees with the staff recommendation that no multiple family dwelling units may be developed in Tract B within 250 feet of Moody Road. As an alternative, the Applicant has previously agreed to additional landscape buffering between Tract B and Moody Road, and proposes as a new condition that in Tract B within 250 feet of Moody Road, no multi-family building would contain more than 4 dwelling units. Applicant has previously agreed that all residential dwelling units will be limited to a building height of 35 feet not to exceed 2 stories.

2. Condition No. 2(b). The Applicant disagrees with the Staff recommendation to exclude boat storage as an approved use within the CPD zoned portion of the development.

3. Condition No. 7. The Applicant and staff have agreed to the following revisions to Condition No. 7:

   Prior to local development order approval, a minimum 10-foot waterway buffer must be delineated along the canal measured from the State jurisdictional wetland line. All native vegetation within the waterway buffer must be retained during subdivision development and perpetually by future residents. Additionally, any native tree clusters which occur within 25-feet of the State jurisdictional wetland line must be preserved or relocated onsite using proper horticultural means if the trees interfere with building layout or the site drainage system ~~with no fill or grading to occur within a 10 foot radius frm the tree trunk~~. Sabal palms located landward of the 10-foot waterway buffer may be preserved in place or relocated onsite. An accessway to a dock or fishing/observation pier may be installed through the waterway buffer limited to a four foot width and placed to avoid existing native vegetation to the maximum extent possible.

   Prior to plat approval, the homeowners documents/deed restrictions must include language detailing the preservation of native trees along the canal.

4. Condition No. 8. The Applicant and staff have agreed to the following revisions to Condition No. 8:

   Any sabal palms with a minimum eight foot clear trunk located within the project north of Hancock Bridge Parkway must be ~~salvaged~~ either preserved in place or relocated onsite to buffers or common areas. Efforts must be made to coordinate the salvaging of any sabal palms with a minimum eight foot clear trunk located within the project south of Hancock Bridge Parkway ~~The salvage efforts must be coordinated~~ with the Division of Environmental Sciences staff whether used on-site or other wise. Any sabal palms being relocated must be moved in a horticulturally correct manner per Lee County Extension Services brochure Lee 8/2000A(attached). Prior to local development order approval, any preserved and/or relocated palms must be delineated on the plans. Preserved and relocated sabal palms will receive protected tree credits per LDC Section 10-420(h).

5. Applicant proposes as a new condition that permitted land uses on Tract C of the Master Concept Plan are only those allowed in the R-1-A Zoning Classification rather than R-1 Zoning Classification.

6. Applicant proposes as a new condition to add to the Master Concept Plan a right out only turn from Tract G to Hancock Bridge Parkway.

7. Applicant agrees to new Condition 16 proposed by County staff which states: No development blasting activity is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

Thank you.

Sincerely,

R. Bruce Anderson

R. Bruce Anderson

RBA/adb

cc: See Attached Certificate of Service

F:\users\Aimee\Wp9\Colonial Homes\File Memo\Ltr D Parker Email letterhead 052003.wpd

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been furnished by Facsimile, First Class U.S. Mail, and Email to Alvin "Chip" Block, AICP, Senior Planner, Department of Community Development Zoning Division, P.O. Box 398, Ft. Myers, Florida 33902-0398, Facsimile No. 239-479-8313, blockah@leegov.com, Thomas B. Hart, Esq., Knott, Consoer, Ebelini, Hart & Swett, P.A., Suite 301, 1625 Hendry Street, P. O. Box 2449, Fort Myers, Florida 33902-2449, Facsimile No. 239-334-1446, thart@knott-law.com, and Dennis Rehak, Esq., 1411 Bayview Court, Fort Myers, Florida 33901-2809, Facsimile No. 239-332-4997, rehakatlaw@hotmail.com and Joan C. Henry, Esq., Assistant Lee County Attorney, 2115 Second Street, 6th Floor, P. O. Box 398, Fort Myers, Florida 33902-0398, Facsimile No. 239-335-2606, jhenry@leegov.com, this 20th day of May, 2003.

R. Bruce Anderson

R. Bruce Anderson, Esq.

YOUNG, VAN ASSENDERP, VARNADOE & ANDERSON, P.A.
ATTORNEYS AT LAW

SunTrust Building
801 Laurel Oak Drive
Suite 300
Post Office Box 7907
Naples, Florida 34101-7907

Telephone (941) 597-2814
Facsimile (941) 597-1060

OTHER OFFICE LOCATION:
Gallie's Hall
225 South Adams Street, Suite 200
Post Office Box 1833
Tallahassee, Florida 32302-1833
Telephone (850) 222-7206
Facsimile (850) 561-6834

May 20, 2003

FAX TRANSMITTAL FORM

TO: Diana Parker (239-479-8106)

CC: Alvin Block (239-479-8313)
Thomas B. Hart (239-334-1446)
Dennis Rehak (239-332-4997)
Joan C. Henry, Esq. (239-335-2606)

FROM: R. Bruce Anderson (email - banderson@yvvalaw.com)

PHONE NO.: (239)597-2814

Original Follows: X YES ☐ NO

NUMBER OF PAGES TRANSMITTED (INCLUDING THIS COVER PAGE): 5

PLEASE CALL IMMEDIATELY IF ALL PAGES ARE NOT RECEIVED

MESSAGE: Please see attached.

Bruce Anderson

CONFIDENTIALITY NOTE:
The information contained in this facsimile message is Attorney Privileged and Confidential information intended only for the use of the individual or entity named as recipient. If the reader is not the intended recipient, be hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the address located above via the U.S. Postal Services. Thank you.

CLIENT:	Colonial Homes	CLIENT NO.:	50150.001

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been furnished by Facsimile, First Class U.S. Mail, and Email to Alvin "Chip" Block, AICP, Senior Planner, Department of Community Development Zoning Division, P.O. Box 398, Ft. Myers, Florida 33902-0398, Facsimile No. 239-479-8313, blockah@leegov.com, Thomas B. Hart, Esq., Knott, Consoer, Ebelini, Hart & Swett, P.A., Suite 301, 1625 Hendry Street, P. O. Box 2449, Fort Myers, Florida 33902-2449, Facsimile No. 239-334-1446, thart@knott-law.com, and Dennis Rehak, Esq., 1411 Bayview Court, Fort Myers, Florida 33901-2809, Facsimile No. 239-332-4997, rehakatlaw@hotmail.com and Joan C. Henry, Esq., Assistant Lee County Attorney, 2115 Second Street, 6th Floor, P. O. Box 398, Fort Myers, Florida 33902-0398, Facsimile No. 239-335-2606, jhenry@leegov.com, this 20th day of May, 2003.

R. Bruce Anderson

R. Bruce Anderson, Esq.

YOUNG, VAN ASSENDERP, VARNADOE & ANDERSON, P.A.
ATTORNEYS AT LAW

Telephone (239) 597-2814
Facsimile (239) 597-1060

SunTrust Building
801 Laurel Oak Drive
Suite 300
Post Office Box 7907
Naples, Florida 34101-7907

OTHER OFFICE LOCATION:
Gallie's Hall
225 South Adams Street, Suite 200
Post Office Box 1833
Tallahassee, Florida 32302-1833
Telephone (850) 222-7206
Facsimile (850) 561-6834

NAPLES

May 20, 2003
Via Facsimile, E-mail and Regular Mail

Diana M. Parker
Chief Hearing Examiner
Lee County Court House
1500 Monroe Street, Room 218
Ft. Myers, Florida 33902

Re: Case No. DCI 2002-00037; Applicant's Statement of Issues in Dispute and New Conditions

Dear Ms. Parker:

In accordance with your memorandum dated May 17, 2002 regarding land use public hearings, the Applicant Colonial Homes, Inc. identifies the following unresolved or disputed issues and "new" conditions offered by the Applicant:

ISSUES IN DISPUTE AND NEW CONDITIONS OFFERED BY APPLICANT

1. Condition No. 1. The Applicant disagrees with the staff recommendation that no multiple family dwelling units may be developed in Tract B within 250 feet of Moody Road. As an alternative, the Applicant has previously agreed to additional landscape buffering between Tract B and Moody Road, and proposes as a new condition that in Tract B within 250 feet of Moody Road, no multi-family building would contain more than 4 dwelling units. Applicant has previously agreed that all residential dwelling units will be limited to a building height of 35 feet not to exceed 2 stories.

2. Condition No. 2(b). The Applicant disagrees with the Staff recommendation to exclude boat storage as an approved use within the CPD zoned portion of the development.

3. Condition No. 7. The Applicant and staff have agreed to the following revisions to Condition No. 7:

Prior to local development order approval, a minimum 10-foot waterway buffer must be delineated along the canal measured from the State jurisdictional wetland line. All native vegetation within the waterway buffer must be retained during subdivision development and perpetually by future residents. Additionally, any native tree clusters which occur within 25-feet of the State jurisdictional wetland line must be preserved or relocated onsite using proper horticultural means if the trees interfere with building layout or the site drainage system ~~with no fill or grading to occur within a 10-foot radius frm the tree trunk.~~ Sabal palms located landward of the 10-foot waterway buffer may be preserved in place or relocated onsite. An accessway to a dock or fishing/observation pier may be installed through the waterway buffer limited to a four foot width and placed to avoid existing native vegetation to the maximum extent possible.

Prior to plat approval, the homeowners documents/deed restrictions must include language detailing the preservation of native trees along the canal.

4. Condition No. 8. The Applicant and staff have agreed to the following revisions to Condition No. 8:

Any sabal palms with a minimum eight foot clear trunk located within the project north of Hancock Bridge Parkway must be ~~salvaged~~ either preserved in place or relocated onsite to buffers or common areas. Efforts must be made to coordinate the salvaging of any sabal palms with a minimum eight foot clear trunk located within the project south of Hancock Bridge Parkway ~~The salvage efforts must be coordinated~~ with the Division of Environmental Sciences staff whether used on-site or other wise. Any sabal palms being relocated must be moved in a horticulturally correct manner per Lee County Extension Services brochure Lee 8/2000A(attached). Prior to local development order approval, any preserved and/or relocated palms must be delineated on the plans. Preserved and relocated sabal palms will receive protected tree credits per LDC Section 10-420(h).

5. Applicant proposes as a new condition that permitted land uses on Tract C of the Master Concept Plan are only those allowed in the R-1-A Zoning Classification rather than R-1 Zoning Classification.

6. Applicant proposes as a new condition to add to the Master Concept Plan a right out only turn from Tract G to Hancock Bridge Parkway.

7. Applicant agrees to new Condition 16 proposed by County staff which states: No development blasting activity is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

Thank you.

Sincerely,

R. Bruce Anderson

RBA/adb

cc: See Attached Certificate of Service

F:\users\Aimee\Wp9\Colonial Homes\File Memo\Ltr D Parker Email letterhead 052003.wpd

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT - ZONING DIVISION

DATE: May 20, 2003

TO: Lee County Hearing Examiner

FROM: Alvin Block, AICP
Senior Planner

RE: Moody Ranch, DCI2002-00037

In further review of the applicant's request and the staff report, staff finds that the Master Concept Plan does not note that development blasting will be necessary as part of this project and the Master Concept Plan does not depict the location where development blasting is needed, in accordance with LDC Section 34-202(b)(6).

Since the applicant has not expressed a desire to be allowed to have development blasting and the information required by this Section has not been included, staff respectfully requests the Hearing Examiner include the following condition with any recommendation of approval:

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

cc: Zoning File
Carron Day, Applicant's agent (via Fax and e-mail attachment)

MEMORANDUM
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: May 20, 2003

To: Hearing Examiner
From: Kim Trebatoski, Principal Environmental Planner

Re: Moody Ranch RPD Zoning Hearing May 22nd, 2003
Revisions to Staff Report

The Division of Environmental Sciences (ES) staff have been meeting with the applicant to achieve the intent of staff's recommended conditions. Please note that the gopher tortoise preserve location has been agreed to as shown on the Master Concept Plan. Additionally, the following revisions to condition 7 and 8 have been agreed to by both the applicant and staff:

7. Prior to local development order approval, a minimum 10-foot waterway buffer must be delineated along the canal measured from the State jurisdictional wetland line. All native vegetation within the waterway buffer must be retained during subdivision development and perpetually by future residents. Additionally, any native tree clusters which occur within 25-feet of the State jurisdictional wetland line must be preserved or relocated onsite using proper horticultural means if the trees interfere with building layout or the site drainage system ~~with no fill or grading to occur within a 10-foot radius from the tree trunk~~. Sabal palms located landward of the 10-foot waterway buffer may be preserved in place or relocated onsite. An accessway to a dock or fishing/observation pier may be installed through the waterway buffer limited to a four foot width and placed to avoid existing native vegetation to the maximum extent possible.

   Prior to plat approval, the homeowners documents / deed restrictions must include language detailing the preservation of native trees along the canal.

8. Any sabal palms with a minimum eight foot clear trunk located within the project north of Hancock Bridge Parkway must be ~~salvaged~~ either preserved in place or relocated onsite to buffers or common areas. Efforts must be made to coordinate the salvaging of any sabal palms with a minimum eight foot clear trunk located within the project south of Hancock Bridge Parkway ~~The salvage efforts must be coordinated~~ with the Division of Environmental Sciences staff whether used on-site or other wise. Any sabal palms being relocated must be moved in a horticulturally correct manner per Lee County Extension Services brochure Lee 8/2000A(attached). Prior to local development order approval, any preserved and/or relocated palms must be delineated on the plans. Preserved and relocated sabal palms will receive protected tree credits per LDC Section 10-420(h).

MEMORANDUM

FROM THE

DEPARTMENT OF COMMUNITY DEVELOPMENT DEVELOPMENT SERVICES DIVISION

DATE: May 6, 2003

TO: File DC12002-00037

FROM: Billie Jacoby
DCD Administration

RE: Notice of Public Hearing - **May 22, 2003 HEX**

I, Billie Jacoby, Secretary, Internal Services, Development Services Division, do hereby certify that I have mailed **notices to the adjacent property owners** on the above referenced date, in the attached style, pursuant to the list marked and attached hereto and made a part of this certification.

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

CASE NUMBER: DCI2002-00037

CASE NAME: MOODY RANCH

REQUEST: Rezone 221.9 acres from Agriculture Districts, AG-2 and Commercial Tourist, CT to Residential Planned Development, RPD and Commercial Planned Development, CPD to permit the development of up to 1000 residential dwelling units (single family, zero-lot-line, townhouses, and multiple family units) and 45,000 square feet of commercial floor area, with buildings not to exceed 80 feet in height.

LOCATION: The subject property is located at 865 Moody Road (located west of U.S. 41 and north of the Caloosahatchee River. The property is located west of Moody Road, east of Orange Blvd., and north of Skyline Drive. Hancock Bridge Parkway bisects the property), in S09 & 10-T44S-R24E, Lee County, FL.

SIZE OF PROPERTY: 221.9 +/- Acres

STAFF REPORT: Direct inquiries to Alvin Block, AICP, Principal Planner, at 239-479-8371, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNER'S REPRESENTATIVE:

MS. CARRON DAY
WILSONMILLER, INC.
239-939-1020

MR. BRUCE ANDERSON
239-597-2814

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 a.m. on May 22, 2003, on the above case. The public hearing will be held in the Hearing Examiner's Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

If you do not appear before the Hearing Examiner, by law, you will not be allowed to appear before the Board of County Commissioners at the final hearing in this case.

Copies of the staff report will be available two weeks prior to the hearing. The file may be reviewed at the Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jamie Princing at 239/479-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

09-44-24-00-01002.1000
COLONIAL HOMES INC
12601 WESTLINKS DR UNIT 7
FORT MYERS, FL 33913

09-44-24-00-01002.1010
COLONIAL HOMES INC
12601 WESTLINKS DR UNIT 7
FORT MYERS, FL 33913

10-44-24-00-01044.0000
COLONIAL HOMES INC
12601 WESTLINKS DR UNIT 7
FORT MYERS, FL 33913

10-44-24-00-01044.0010
COLONIAL HOMES INC
12601 WESTLINKS DR UNIT 7
FORT MYERS, FL 33913

10-44-24-00-01046.0000
COLONIAL HOMES INC
12601 WESTLINKS DR UNIT 7
FORT MYERS, FL 33913

10-44-24-00-01054.0000
COLONIAL HOMES INC
12601 WESTLINKS DR UNIT 7
FORT MYERS, FL 33913

15-44-24-00-00001.0000
COLONIAL HOMES INC
12601 WESTLINKS DR UNIT 7
FORT MYERS, FL 33913

15-44-24-00-00001.0010
COLONIAL HOMES INC
12601 WESTLINKS DR UNIT 7
FORT MYERS, FL 33913

15-44-24-00-00001.0020
COLONIAL HOMES INC
12601 WESTLINKS DR UNIT 7
FORT MYERS, FL 33913

09-44-24-00-00000.00CE
TROPIC TERRACE ASSOCIATIONS
OF LEE CO INC
1202 TROPIC TER
N FT MYERS, FL 33903

09-44-24-00-01002.0190
LUTHERAN CHURCH OF THE GOOD
4470 ORANGE GROVE BLVD
NORTH FORT MYERS, FL 33903

09-44-24-00-01002.1020
O G SHOPPING CENTER LLC
540 INLET DR
MARCO ISLAND, FL 34145

09-44-24-00-01002.2000
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-10-00000.0370
BECCE ROCCO JR + JUDITH
1017 OLD NORTHFIELD RD
THOMASTON, CT 06787

09-44-24-10-00000.0380
NEWELL WILLIAM L + BILLIE A
991 APRIL LN
N FT MYERS, FL 33903

09-44-24-10-00000.0390
SIEMS JOHN C + DOROTHEA TR
990 APRIL LN
N FT MYERS, FL 33903

09-44-24-10-00000.0400
NOCKENGOST WILLIAM R SR +
998 APRIL LN
N FT MYERS, FL 33903

09-44-24-10-00000.0410
CANNON JOHN J
1006 APRIL LANE
N FT MYERS, FL 33903

09-44-24-10-00000.0420
KAHLER RAYMOND C + GAIL L
1016 APRIL LN
N FT MYERS, FL 33903

09-44-24-12-00000.0110
ELLIS VERNON C TR
4105 HIDDEN ACRES CIRCLE
N FT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

09-44-24-12-00000.0120
HORTON PAUL N
4111 HIDDEN ACRES CIRCLE
N FT MYERS, FL 33903

09-44-24-12-00000.0130
JOHNSON ROBERT E
4106 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

09-44-24-12-00000.0140
PAVLOS CHARLES G + CYNTHIA J
4104 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

09-44-24-12-00000.0150
WEBBER PATRICIA
4010 HIDDEN ACRES CIR NW
N FT MYERS, FL 33903

09-44-24-22-00000.00CE
TROPIC TERRACE BLDG 13CONDO
ASSOC C/O PREFERRED FINANCIAL
68 PONDELLA RD #302
N FT MYERS, FL 33903

09-44-24-23-00000.00CE
TROPIC TERRACE BLDG 14
CONDO ASSOC
1400 TROPIC TERRACE
N FT MYERS, FL 33903

09-44-24-23-01401.0000
LA CROSS ROBERT J L/E
1401 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-23-01402.0000
GASSER ADA J
1402 TROPIC TER
N FT MYERS, FL 33903

09-44-24-23-01403.0000
TOBIN JOHN F + DEANNA D
6835 W 64TH ST
CHICAGO, IL 60638

09-44-24-23-01404.0000
MAURER DORETTA F TR
1404 TROPIC TER
N FT MYERS, FL 33903

09-44-24-23-01405.0000
CUNNINGHAM MARGARET L/E
1405 TROPIC TERR
N FT MYERS, FL 33903

09-44-24-23-01406.0000
WILLMAN EDWARD N + MARGARET
1638 MENIMONEE AV
S MILWAUKEE, WI 53172

09-44-24-23-01407.0000
SCRIBNER WILDUN A + DORIS
1407 TROPIC TERR
N FT MYERS, FL 33903

09-44-24-23-01408.0000
KOSIK HAROLD L CO-TR +
3008 PRAIRIE AVE
BROOKFIELD, IL 60513

09-44-24-23-01409.0000
BURKHARD ROBERT TR FOR
1409 TROPIC TERRACE
N FT MYERS, FL 33903

09-44-24-23-01410.0000
SIMON JERALD H + DEANNA M
1410 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-23-01411.0000
YUZAWICH BERNARD
205 BERKLEY AVE
PITTCBURGH, PA 15221

09-44-24-23-01412.0000
HAMNER JAMES R + DENISE F
1412 TROPIC TER
N FT MYERS, FL 33903

09-44-24-23-01413.0000
JOHNSON JAMES P + SYLVIA A
46 SILENT MEADOW LN
ORCHARD PARK, NY 14127

09-44-24-23-01414.0000
GALENSKI TEKLA +
1414 TROPIC TER
N FT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

09-44-24-23-01415.0000
HOBBS WILMA A +
12840 CELBURNE LN
BRIDGETON, MO 63044

09-44-24-23-01416.0000
KOCH PHYLLIS
27525 PARKVIEW BLVD
WARREN, MI 48092

09-44-24-23-01417.0000
COOPER HERBERT W + MAY I
8 FORT POINT RD
PO BOX 103
LAHAVE, NS B0R 1C0
CANADA

09-44-24-23-01418.0000
LEMA EDMUND J
230 PALMER NECK RD
PAWCATUCK, CT 06379

09-44-24-23-01419.0000
ROUBAL-BAUER ERNESTINE +
1419 TROPIC TERR
N FT MYERS, FL 33903

09-44-24-23-01420.0000
HILDEBRAND VIRGIL E + BEATRICE
1312 BETHEL NEW RICHMOND RD
NEW RICHMOND, OH 45157

09-44-24-23-01421.0000
LEHOTSKY RUDOLF
P O BOX 150674
CAPE CORAL, FL 33915

09-44-24-23-01422.0000
WALKER MYRA F +
1728 WEST BLUEWATER TERR
N FORT MYERS, FL 33903

09-44-24-23-01423.0000
MCGEOUGH ALLYN J + CAROLE M
1423 TROPIC TR
N FT MYERS, FL 33903

09-44-24-23-01424.0000
GIFFIN DORI L
1424 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-23-01425.0000
DOLLOFF KENNETH W JR + LEONA
27 SUGAR HILL CIR
METHUEN, MA 01844

09-44-24-23-01426.0000
STERN FRANK
P O BOX 3700
N FT MYERS, FL 33918

09-44-24-23-01427.0000
RANDOLPH LUCILLE L L/E
1427 TROPIC TER
N FT MYERS, FL 33903

09-44-24-23-01428.0000
MAGNUSON ROBERTA R
1428 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-23-01429.0000
KLINE ELOISE E
10217 STATE RT 700
MANTUA, OH 44255

09-44-24-23-01430.0000
REILLY MARY H EST
1430 TROPIC TERR
NORTH FORT MYERS, FL 33903

09-44-24-23-01431.0000
MCENERNEY MARY LOU L/E
1431 TROPIC TERR
N FT MYERS, FL 33903

09-44-24-23-01432.0000
SPURLOCK JAMES M +
80 MILLER DR
QUINCY, MI 49082

09-44-24-23-01433.0000
KEY GARNET I TR
1433 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-23-01434.0000
BESANCENEZ RAY
1434 TROPIC TER
NORTH FORT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

09-44-24-23-01435.0000
SARABIA NIVEA
4085 HANCOCK BRIDGE PKWY
SUITE 111
N FT MYERS, FL 33903

09-44-24-23-01436.0000
SERFOZO STEPHEN J + ELIZABETH
1436 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-24-00000.00CE
TROPIC TERRACE BLDG 15
CONDO ASSOC
1500 TROPIC TERRACE
N FT MYERS, FL 33903

09-44-24-24-01501.0000
HICKS ROBERT R + DONNA J
1501 TROPIC TERR
N FT MYERS, FL 33903

09-44-24-24-01502.0000
CHACONAS THEODORE M
1502 TROPIC TERRACE
N FT MYERS, FL 33903

09-44-24-24-01503.0000
WEISBROD PEARL A +
1503 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-24-01504.0000
LAMB RICHARD V TR
3350 N KEY DR A-604
N FT MYERS, FL 33903

09-44-24-24-01505.0000
MOELLER ROSE MARIE
1505 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-24-01506.0000
BURLAK FELIX F TR
1506 TROPIC TERR
N FT MYERS, FL 33903

09-44-24-24-01507.0000
LARSON MARGARET
25-18 125 TH ST
COLLEGE POINT, NY 11354

09-44-24-24-01508.0000
CARLSON JAMES F
1508 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-24-01509.0000
DRUM J A + MILDRED G
3625 MEADOWBROOK DR APT 126
FT MYERS, FL 33901

09-44-24-24-01510.0000
NOCCO HELEN EST +
C/O EDWARD NOCCO POA
P O BOX 521
NEW YORK, NY 10274

09-44-24-24-01511.0000
PAULETTE FRANCIS G + VENETIA R
1511 TROPIC TER #1511
NORTH FORT MYERS, FL 33903

09-44-24-24-01512.0000
BESKE PAMELA SUE
1521 CLOVERNOLL DR
CINCINNATI, OH 45231

09-44-24-24-01514.0000
BACZYNSKY MARGA TR
1514 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-24-01515.0000
FULLAM H O + MILDRED C
1515 TROPIC TERRACE
N FT MYERS, FL 33903

09-44-24-24-01516.0000
FULLAM HARLAND O + MILDRED C
1516 TROPIC TER
N FT MYERS, FL 33903

09-44-24-24-01517.0000
BISHOP DALE E TR FOR
VELMA M SNYDER TRUST
1517 TROPIC TER
N FT MYERS, FL 33903

09-44-24-24-01518.0000
ALBORN MABEL E TR L/E
1518 TROPIC TERR
N FT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

09-44-24-24-01519.0000
AGNELLO MARJORIE +
1519 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-24-01520.0000
CHECHO FRANK J TR
3840 SE 13TH AVE
CAPE CORAL, FL 33904

09-44-24-24-01521.0000
SWINDELLS THOMAS J
9 BROOKFIELD RD
FRANKLIN, MA 02038

09-44-24-24-01522.0000
PREUSS MARGUERITE
1522 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-24-01523.0000
MEYER ERIKA E +
1523 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-24-01524.0000
PAULL MARGARET CARMICHAEL TR
100 HIGHLAND AVE
WELLSBURG, WV 26070

09-44-24-24-01525.0000
TILLMAN WILLA S
1525 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-24-01527.0000
FOUNTAIN ARVARD K + JUDITH R
1526 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-24-01528.0000
DOMINICK FLOYD L + VERA L
1528 TROPIC TER
N FT MYERS, FL 33903

09-44-24-24-01529.0000
GALLIPEAU ANN H
394 S WASHINGTON ST
N ATTLESBORO, MA 02760

09-44-24-24-01530.0000
COLE DONALD S + SANDRA L
P O BOX 628
CENTERVILLE, MI 49032

09-44-24-24-01531.0000
MEIERS WILLIAM L + LEOTA M
1531 TROPIC TER
NORTH FORT MYERS, FL 33903

09-44-24-24-01532.0000
LADONNA FARRELL
515 W SPRUCE ST
EAST ROCHESTER, NY 14445

09-44-24-24-01533.0000
WEBER DONALD C +
991 CENTERLINE RD
STRYKERSVILLE, NY 14145

09-44-24-24-01534.0000
JEANNOTTE VERNON P + SHIRLEY
310 E WATER ST
MEDINA, ND 58467

09-44-24-24-01535.0000
KONLEY JACK E
1535 TROPIC TER
N FT MYERS, FL 33903

09-44-24-24-01536.0000
CERAMELLO FLORENCE
1536 TROPIC TERR
N FT MYERS, FL 33903

09-44-24-25-00000.00CE
TROPIC TERRACE GARDENS CONDO
ASSOC C/O PREFERRED FINANCIAL
842 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5010
SEDLACK ANTHONY J +
501 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5020
TERZANO JANET M +
502 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.5030
HIGGINS JOHN W + PATRICIA J TR
503 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.5040
SMITH DORIS P
504 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5050
HACKER WILLI H +LUCILLE I COTR
505 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5060
NEILL SHARRON S + WILLIAM J JR
1945 MEANDER DR
COLUMBUS, OH 43229

09-44-24-25-00000.5070
WILLIAMS PAULETTE L
2705 RIDGE VIEW LN
GARLAND, TX 75044

09-44-24-25-00000.5080
ANDERSON DANIEL F
508 PANGOLA DR
N FORT MYERS, FL 33903

09-44-24-25-00000.5090
WRIGHT LILLIAN +
5540 E 650 S
KNOX, IN 46534

09-44-24-25-00000.5100
HALL ELIZABETH J
510 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.5110
HARRIS PAULINE MARIE
511 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5120
STRALEY ROBERT L + ALICE V
512 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5130
STEURER ADELMA M
513 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5140
PASCIAK CARL J JR
514 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.5150
MUSTARD DOROTHY M TR
515 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5160
WALDRON RAYMOND T + JOAN B
12 RIVERSIDE DR
NEWBURY, MA 01951

09-44-24-25-00000.5170
SALZBERGER EMIL + BARBARA A
517 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.5180
REED JOHN + DONNA
518 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5190
MCGOVERN JOAN L
519 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.5200
VANSLEET DANIEL E + CAROL S
4528 STONE PINE CT
CHANTILLY, VA 20151

09-44-24-25-00000.5210
WILLIAMS SANFORD L + JENNE O
521 PANGOLA DR
N FORT MYERS, FL 33903

09-44-24-25-00000.5220
ELLUZZI SAMUEL + JENNIE TR
522 PANGOLA DR
NORTH FORT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

09-44-24-25-00000.5230
TOY MERLE JR CO TR +
P O BOX 117
WORTHINGTON, PA 16262

09-44-24-25-00000.5240
NERO DENNIS C + MAGDALENA H/W
524 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5250
BASLER ROLAND K TR
525 PANGOLA DR
FT MYERS, FL 33905

09-44-24-25-00000.5260
KOLANCHECK ROBERT B + DOLORES
526 PANGOLA DR
TROPIC TERRACE GARDENS
N FT MYERS, FL 33903

09-44-24-25-00000.5270
KAIN DAWN L +
527 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.5280
DOMIER BERTHA M 2/3 INT +
15070 INTRACOASTAL CT
FORT MYERS, FL 33908

09-44-24-25-00000.5290
WRIGHT MILDRED R
529 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5300
MILLER CHARLES W
530 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5310
KOSTELAK JOYCE
531 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.5320
MIHELIC MARTHA J +
4654 DUSTYS CIR
AKRON, OH 44319

09-44-24-25-00000.5330
GRAF HOWARD C + CELESTE R
533 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5340
TIERNAN ARGENE K
17200 POINEER ST
N FORT MYERS, FL 33917

09-44-24-25-00000.5350
BJORK JOAN E TR
535 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.5360
MYERS JOHN W +
536 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.5370
KRONENBERG RUTH E TR
537 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.5380
WESTERMAN JOHN R +
29 BIRCH HILL RD
MELROSE, MA 02176

09-44-24-25-00000.8450
ROBERTSON CAROL S
845 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.8460
LYTLE WILLIAM B DECD
846 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.8470
CRACIUN CARMEN R + CHARLES V
847 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.8480
GRAHAM MARY J +
848 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.8550
OHALLORAN CAROLINE TR
855 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.8560
OUNAN GEORGE A + LENORE M
856 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.8570
BARROWMAN JOHN A + PATRICIA A
857 PANGOLA DR
NORTH FORT MYERS, FL 33903

09-44-24-25-00000.8580
BITNER GOERGE P TR
P O BOX 102
SPRING LAKE, MI 49456

09-44-24-25-00000.8590
STEVENS MAURICE W + NORA L
9099 RUCKER RD
GROSSE ILE, MI 48138

09-44-24-25-00000.8600
WILLIAMS WAYNE W + MARILYN E
860 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.8610
WELDON FLOSSIE
APT 861 TROPIC TERR GRDNS
N FT MYERS, FL 33903

09-44-24-25-00000.8620
GRALTON PAUL A + CHARMAINE B
862 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.8630
FLIERL JEANNE TR
863 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-25-00000.8640
ERDY KENNETH P PER REP
864 PANGOLA DR
N FT MYERS, FL 33903

09-44-24-28-00000.0790
CHRISTIANNA SAMUEL J + NANCY L
9127 PALM ISLAND CIR
N FT MYERS, FL 33903

09-44-24-28-00000.0800
DIETZEL DAVID E + MARLENE
9131 PALM ISLAND CIR
N FT MYERS, FL 33903

09-44-24-28-00000.0810
GITTINS JOHN C + DIANA G
9139 PALM ISLAND CIR
N FT MYERS, FL 33903

09-44-24-28-00000.0820
OBRIEN JAMES L + WANDA JEAN
9143 PALM ISLAND CIR
N FT MYERS, FL 33903

09-44-24-28-00000.0830
MARTIN ELAINE R
9149 PALM ISLAND CIR
NORTH FORT MYERS, FL 33903

09-44-24-28-00000.0840
LIEBERMAN ROSANNE
13331 GINGER LILY CT
N FT MYERS, FL 33903

09-44-24-28-00000.0850
HEIMANN LORETTA C TR
13341 GINGER LILY CT
NORTH FORT MYERS, FL 33903

09-44-24-28-00000.0860
CASARANO MICHAEL R + ANN E
13351 GINGER LILY CT
NORTH FORT MYERS, FL 33903

09-44-24-28-00000.0870
HALL RICHARD D + JANET K
13360 GINGER LILY CT
NORTH FORT MYERS, FL 33903

09-44-24-28-00000.0880
CULLER CARL +
13350 GINGER LILLY CT
NORTH FORT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

09-44-24-28-00000.0890
SWANN DON L +
13340 GINGER LILY CT
FT MYERS, FL 33903

09-44-24-28-00000.0910
PARK HELEN J
9175 PALM ISLAND CIR
N FT MYERS, FL 33903

09-44-24-28-00000.0930
BUCKLAND MELVIN JAY + LINDA L
9183 PALM ISLAND CIR
NORTH FORT MYERS, FL 33903

09-44-24-28-00000.0940
MAXWELL DAVID JAMES + SARA H
9150 PALM ISLAND CIR
NORTH FORT MYERS, FL 33903

09-44-24-28-00000.0950
DAVIS DONALD + JOYCE
9146 PALM ISLAND CIR
NORTH FORT MYERS, FL 33903

09-44-24-28-00000.0960
ISRAEL DORIS E TR
9142 PALM ISLAND CIR
NORTH FORT MYERS, FL 33903

09-44-24-28-00000.0970
REZNER CHRISTINE M +
9138 PALM ISLAND CIR
N FT MYERS, FL 33903

09-44-24-28-00000.0980
COWIN WILLIAM + SUSAN K
P O BOX 694
CADILLAC, MI 49601

09-44-24-28-00000.0990
HELLER DONALD L + TREVA J
21560 NORMANDALE ST
BEVERLY HILLS, MI 48025

09-44-24-28-00000.1000
CHESTER JAMES R + CATHLEEN D
9124 PALM ISLAND CIR
NORTH FORT MYERS, FL 33903

09-44-24-28-00001.00CE
PALM ISLAND HOMEOWNERS ASSOC
P O BOX 2070
FT MYERS, FL 33902

09-44-24-28-00004.0000
PALM ISLAND HOMEOWNERS ASSOC
P O BOX 2070
FORT MYERS, FL 33902

09-44-24-28-00005.0000
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0010
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0020
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0030
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0040
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0050
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0060
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0070
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

09-44-24-31-00000.0560
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0570
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0580
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0590
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0600
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0610
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00000.0620
MILLER RUTH A TR
9185 PALMISLAND CIR
NORTH FORT MYERS, FL 33903

09-44-24-31-00000.0630
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

09-44-24-31-00001.0000
US HOME CORPORATION
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912

10-44-24-00-00047.0000
FISCHER J WILLIAM + EVELYN A
938 MOODY RD
N FT MYERS, FL 33903

10-44-24-00-00047.0010
OLSON GORDON + ROSEMARY TR
938 MOODY RD
N FT MYERS, FL 33903

10-44-24-00-01039.0020
WATERWAY GROUP INC
3436 MARINATOWN LN
N FT MYERS, FL 33903

10-44-24-00-01043.0000
WARD ENTERPRISES INC
P O BOX 1630
FT MYERS, FL 33902

10-44-24-00-01048.0000
AMTEL GROUP OF FLORIDA INC
2500 EDWARDS DR
ATT: RUNG
FT MYERS, FL 33901

10-44-24-00-01049.0000
AMTEL GROUP OF FLORIDA INC
2500 EDWARDS DR
ATT: RUNG
FT MYERS, FL 33901

10-44-24-00-01049.0010
AMTEL GROUP OF FLORIDA INC
2500 EDWARDS DR
ATTN: RUNG
FT MYERS, FL 33091

10-44-24-00-01052.0000
AMTEL GROUP OF FLORIDA INC
2500 EDWARDS DR
ATT: RUNG
FT MYERS, FL 33901

10-44-24-00-01053.0000
AMTEL GROUP OF FLORIDA INC
2500 EDWARDS DR
ATT: RUNG
FT MYERS, FL 33901

10-44-24-07-00000.020A
SUBURBAN CORP
P.O.BOX 2070
FT MYERS, FL 33902

10-44-24-07-00005.0000
KING THOMAS A
393 ANCHOR WAY
N FT MYERS, FL 33903

10-44-24-07-00006.0000
CLARK K A + PATRICIA M
355 ANCHOR WAY
N FT MYERS, FL 33903

10-44-24-07-00007.0000
HARRELSON ROBERT T + PATRICIA
233 ANCHOR WAY
NORTH FORT MYERS, FL 33912

10-44-24-07-00008.0000
BARTZ DAVID A + TINA D
155 ANCHOR WAY
N FT MYERS, FL 33903

10-44-24-07-00009.0000
SHERLOCK THOMAS A +
2196 HAVANA AV
FORT MYERS, FL 33905

10-44-24-07-00010.0000
TOBIN JOHN L SR TR L/E +
232 ANCHOR WAY
NORTH FORT MYERS, FL 33903

10-44-24-07-00011.0000
KOESTER JUSTUS + CALANDRA
404 ANCHOR WAY
NORTH FORT MYERS, FL 33903

10-44-24-07-00012.0000
BARRACO SANTA +
435 GRENIER DR
FT MYERS, FL 33903

10-44-24-07-00013.0000
PACL THOMAS J + REBECCA S
434 ANCHOR WAY
N FT MYERS, FL 33903

10-44-24-07-00020.0000
LAYNE IRVING R
9266 DESOTO DR
NORTH FORT MYERS, FL 33903

10-44-24-07-00021.0000
BUNYAVIROCH S + EM-ORN
672 OAK TREE RD
PALISADES, NY 10964

10-44-24-07-00023.0000
CARLO JOHN P +
540-3 W OCEANVIEW AV #8
NORFOLK, VA 23503

10-44-24-07-00024.0000
DAVID WILLIAM G + LAURA A
9131 KESWICK AV
GRANT TOWNSHIP, MN 55082

10-44-24-09-00011.0000
DEXTER LINCOLN A + LYNN
94 SKYLINE DR
N FT MYERS, FL 33903

10-44-24-09-00012.0000
LAND FRANK E + NANCY G
96 SKYLINE DR
N FT MYERS, FL 33903

10-44-24-11-00000.0160
SHAW SALLY D
3998 HIDDEN ACRES CIR
N FT MYERS, FL 33903

10-44-24-11-00000.0170
HARRISON RANDOLPH F +
3980 HIDDEN ACRES CIR
N FT MYERS, FL 33903

10-44-24-11-00000.0180
CAANGAY DEOGRACIAS L TR
3970 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0190
LUPSKI LORI
3944 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0200
INGALLS JERRY W + SALLY G
3934 HIDDEN ACRES CIR
FORT MYERS, FL 33903

10-44-24-11-00000.0210
HOWIE ANDREW R + FREDRICKA E
3924 HIDDEN ACRES CIR
N FT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

10-44-24-11-00000.0220
PROCTOR ROBERT L IV
3914 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0230
BECKER JAMES R JR + DEBRA DEE
308 EVERGREEN RD
N FT MYERS, FL 33903

10-44-24-11-00000.0240
PROFFER LESTER R + AGNES J
3894 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0250
BYRD DIANNE T
3884 HIDDEN ACRES
N FT MYERS, FL 33903

10-44-24-11-00000.0260
GRIFFIN JOHN C
PO BOX 4665
NORTH FORT MYERS, FL 33918

10-44-24-11-00000.0270
PODOWSKI MICHAEL J + JANE H/W
5032 SW 9TH PL
CAPE CORAL, FL 33914

10-44-24-11-00000.0280
ASHMORE ROBIN R
3854 HIDDEN ACRES CIR
N FT MYERS, FL 33903

10-44-24-11-00000.0290
MANCUSO JOHN D + LAURA L
3844 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0300
WEDLER BRENT G + KAREN D
3818 HIDDEN ACRES CIR
N FT MYERS, FL 33903

10-44-24-11-00000.0310
CARRASQUILLO THOMAS + ANNE
3812 HIDDEN ACRES CR NW
N FT MYERS, FL 33903

10-44-24-11-00000.0320
MEEK RICHARD T + ROSEMARY ANN
3802 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0330
HENDRICKSON ROSEMARY B
1333 SANTA BARBARA BLVD #523
CAPE CORAL, FL 33991

10-44-24-11-00000.0340
HODSDON JUDITH A
3792 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0350
PAONE ANTHONY J ETAL
1031 NEILL AVE
BRONX, NY 10461

10-44-24-11-00000.0360
BAKER RUSSELL + TINA
3776 HIDDEN ACRES CIR
N FT MYERS, FL 33903

10-44-24-11-00000.0370
FOOTE LEO C
3772 HIDDEN ACRES CIR
N FT MYERS, FL 33903

10-44-24-11-00000.0530
MORRIS KELLY H
3936 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0580
CAMPBELL KELLY D + SHERESA K
3943 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0590
WHITTAKER DOUGLAS K + SUSAN K
3931 HIDDEN ACRES CIRCLE
N FT MYERS, FL 33903

10-44-24-11-00000.0600
LA FOUNTAIN JAMES + JEANNE
3921 HIDDEN ACRES CIR
N FT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

10-44-24-11-00000.0610
ABDO ALBERT JR + ENID L
3911 HIDDEN ACRES CIR
N FT MYERS, FL 33903

10-44-24-11-00000.0620
DELANOY GEORGE TIMOTHY +
3901 HIDDEN ACRES CIR
N FT MYERS, FL 33903

10-44-24-11-00000.0630
MARSHALL RICHARD +
3891 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0640
ROBBINS DAVID L + PAULA B
3879 HIDDEN ACRES CIR
N FT MYERS, FL 33903

10-44-24-11-00000.0650
MILBERG SVEN
3869 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0660
PARENT DAVID C + LYNN M
3859 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0670
JOHNSON ROBERT E + JANICE A
3849 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0680
BISHOP JAMES E + JANET L
3837 HIDDEN ACRES CIR
N FT MYERS, FL 33903

10-44-24-11-00000.0690
MCBRIDE GERALD TR
3825 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0700
RIVERS WILLIAM L + SYLVIA W
3815 HIDDEN ACRES CIRCLE
N FT MYERS, FL 33903

10-44-24-11-00000.0710
JONES DONALD W + BRENDA K
3803 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-00000.0720
MCKEEVER DOUGLAS + DAWN
3793 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

10-44-24-11-0000A.00CE
HIDDEN ACRES HOMEOWNERS ASSOC
P O BOX 4436
N FT MYERS, FL 33918

10-44-24-23-0000A.0010
COY JAMES F + KATHERINE D
8450 AQUA COVE LN
NORTH FORT MYERS, FL 33903

10-44-24-23-0000B.0010
TOMASELLI MICHAEL
1801 BRANTLEY RD #805
FORT MYERS, FL 33907

10-44-24-23-0000B.0030
RADHAKRISHNA BHARATH + SHIRLEY
8441 AQUA COVE LN
NORTH FORT MYERS, FL 33903

10-44-24-23-0000B.0040
HABAYEB HABIL + LOUISE A
8431 AQUA COVE LN
NORTH FORT MYERS, FL 33903

10-44-24-23-0000B.0050
VOGELBACH BRETT D + MELODY M
8415 AQUA COVE LN
NORTH FORT MYERS, FL 33903

10-44-24-24-00000.0010
BARTZ DAVID A + TINA D
155 ANCHOR WAY
FORT MYERS, FL 33903

10-44-24-24-00000.0020
PADILLA LELAND V + CAROL
1030 MOODY RD
NORTH FORT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

10-44-24-24-00000.0030
SMITH WILLIAM F
1020 MOODY RD
N FT MYERES, FL 33903

10-44-24-24-00000.0050
PASSIVE LION LLC
752 OVERIVER DR
N FORT MYERS, FL 33903

10-44-24-27-00000.00CE
MANGROVE BAY CONDO ASSOC
950 MOODY RD
N FT MYERS, FL 33903

10-44-24-27-00000.1030
WOODBURY KIRK A +
950 MOODY RD #103
N FT MYERS, FL 33903

10-44-24-27-00000.1040
HARTLEY GREGORY
950 MOODY RD #104
NORTH FORT MYERS, FL 33903

10-44-24-27-00000.1080
LAWRENCE PHYLLIS
950 MOODY RD #108
N FT MYERS, FL 33903

10-44-24-27-00000.1090
WHITESIDE THOMAS R
950 MOODY RD #109
N FT MYERS, FL 33903

10-44-24-27-00000.1100
GALLO JAMES A + REBECCA A
950 MOODY RD #110
N FT MYERS, FL 33903

10-44-24-27-00000.1110
DAGGETT LYN L + SUZANNE L
950 MOODY RD #111
NORTH FORT MYERS, FL 33903

10-44-24-27-00000.1120
MENDOLERA DEAN + TRACI
612 SE 21ST PL
CAPE CORAL, FL 33990

10-44-24-27-00000.1150
MERCIER JACQUES R + DOREEN M
40 ELGIN ST
NASHUA, NH 03060

10-44-24-27-00000.1160
MILLS MARTHA ANN
950 MOODY RD #116
N FT MYERS, FL 33903

10-44-24-27-00000.1170
BURTON ROBERT
950 MOODY RD #117
NORTH FORT MYERS, FL 33903

10-44-24-27-00000.1180
POMPONIO E V + MARGUERITE +
8A IVY LN
MILFORD, MA 01757

10-44-24-27-00000.1190
JOHNSON E JIM + SANDRA P
950 MOODY RD #119
NORTH FORT MYERS, FL 33903

10-44-24-27-00000.1200
EARLEY RAYMOND N + DOROTHY C
950 MOODY RD #120
NORTH FORT MYERS, FL 33903

10-44-24-27-00000.1210
LINK DAVID B + ROBIN L
950 MOODY RD #121
N FT MYERS, FL 33903

10-44-24-27-00000.1220
LACHANCE CELIA 1/2 INT +
950 MOODY RD #122
N FT MYERS, FL 33903

10-44-24-27-00000.1230
NEASE STEPHEN L
1601 JACKSON ST STE 202
FORT MYERS, FL 33901

10-44-24-27-00000.1240
POSEY WILLIAM C + NANCI G TR
950 MOODY RD #124
N FT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

10-44-24-27-00000.1250
SMITH WILFRED J JR + LANA D
950 MOODY RD #125
N FT MYERS, FL 33903

10-44-24-27-00000.1260
RICE THOMAS A + SHIRLEY D
950 MOODY ROAD #126
NORTH FORT MYERS, FL 33903

10-44-24-27-00000.1270
OTTO JOAN A
136 MOORLAND CT
LITITZ, PA 17543

10-44-24-27-00000.1280
SAMMONS NANCY H
950 MOODY RD #128
N FT MYERS, FL 33903

10-44-24-27-00000.1290
VONDRA SUSAN C TR
950 MOODY RD
NORTH FORT MYERS, FL 33903

10-44-24-27-00000.1300
SECKER WILLIAM S JR +
950 MOODY RD #130
N FT MYERS, FL 33903

10-44-24-27-00000.1330
EARLEY PETER J
950 MOODY ST #133
N FT MYERS, FL 33903

10-44-24-27-00000.1340
HILLS SCOTT
950 MOODY RD #134
NORTH FORT MYERS, FL 33903

10-44-24-27-00000.1370
LEE JOHN R + KAREN J
4068 CADLE CREEK RD
EDGEWATER, MD 21037

10-44-24-27-00000.1380
BOREIKO JOSEPH
#114
950 MOODY RD
N FT MYERS, FL 33903

10-44-24-27-0000A.0000
MANGROVE BAY CONDOMINIUM
950 MOODY RD #101
N FT MYERS, FL 33903

11-44-24-10-00000.00CE
NORTH KEY UNIT 1

15-44-24-00-00001.0030
LEE COUNTY DIST SCHOOL BOARD
2055 CENTRAL AV
FT MYERS, FL 33901

15-44-24-02-0000A.0020
PEFLEY KARL N + CYTNTHIA J
59 AQUA LANE
N FT MYERS, FL 33903

15-44-24-02-0000A.0030
PENNER RUSSELL R + LOIS F
55 AQUA LANE
N FT MYERS, FL 33903

15-44-24-02-0000A.0050
HOFFMAN GEORGE P + LINDA A
750 MOODY RD
N FT MYERS, FL 33903

15-44-24-02-0000B.0030
MOLL JOHN R + JEAN
56 AQUA LANE
N FT MYERS, FL 33903

15-44-24-02-0000B.0040
MYERS DOUGLAS R
52 AQUA LN
NORTH FORT MYERS, FL 33903

15-44-24-02-0000B.0050
CHRISTENSEN WILLIAM + DANA
18021 TRAVERSE DR
ALVA, FL 33920

15-44-24-02-0000C.0050
RAMBO MARK A + DEBORAH L
700 MOODY RD
N FT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

15-44-24-03-00000.0010
VANGIESEN GEORGE E + SYLVIA
12650 TREELINE CT
N FT MYERS, FL 33903

15-44-24-03-00000.0020
YAP LOO T +
14120 REFLECTION LAKE DR
FT MYERS, FL 33907

15-44-24-03-00000.0030
SCHAEFER REID R +
12590 TREELINE CT
N FT MYERS, FL 33903

15-44-24-03-00000.0040
WARDEN PAUL W + KAYLEEN A
12621 TREELINE CT
NORTH FORT MYERS, FL 33903

15-44-24-03-00000.0050
FIRESTONE BRUCE D + ROSEMARY A
12711 TREELINE CT
N FT MYERS, FL 33903

15-44-24-03-00000.0060
UDELL JOANNE M
12741 TREELINE CT
NORTH FORT MYERS, FL 33903

15-44-24-03-00000.0070
LEE CHRISTOPHER J + SUSAN I
12771 TREELINE CT
NORTH FORT MYERS, FL 33903

15-44-24-03-00000.0080
FULLENKAMP DENNIS J + SUSAN
2911 NE PINE ISLAND RD
CAPE CORAL, FL 33909

15-44-24-03-00000.0100
FITZGERALD JOHN
6109 BAYVIEW AV
BRANT BEACH, NJ 08008

15-44-24-03-00000.0120
YATES SHAWN A + STACEY L
12921 TREELINE CT
North Fort Myers, FL 33903

15-44-24-03-00000.0130
SKINNER KAREN A TR
12981 TREELINE CT
NORTH FORT MYERS, FL 33903

15-44-24-03-00000.0140
SKINNER KAREN A TR
12981 TREELINE CT
N FT MYERS, FL 33903

15-44-24-03-00000.0150
DIBONAVENTURE ROBERT J
12980 TREELINE CT
NORTH FORT MYERS, FL 33903

15-44-24-03-00000.0160
LOVELACE JOHN P + GLENDA
12950 TREELINE CT
NORTH FORT MYERS, FL 33903

15-44-24-03-00000.0170
LOVELACE JOHN P + GLENDA L
12950 TREELINE CT
NORTH FORT MYERS, FL 33903

15-44-24-03-00000.0200
CANDIANO JOHN J + SHARON J +
5215 SW 23RD AV
CAPE CORAL, FL 33914

15-44-24-03-00000.0210
LYNCH SUSAN V
17460 NALLE RD
NORTH FORT MYERS, FL 33917

15-44-24-03-00000.0220
BERTI TIMOTHY A TR
12770 TREELINE CT
NORTH FORT MYERS, FL 33903

15-44-24-03-00000.0230
TREISE DON F + LINDA M
12740 TREELINE CT
N FORT MYERS, FL 33903

15-44-24-03-00000.0240
CANINE JACK
150 BANJO DR
CRAWFORDSVILLE, IN 47933

15-44-24-03-00000.0250
CANINE JACK K + MILDRED
109 WALNUT HLS
CRAWFORDSVILLE, IN 47933

15-44-24-04-00000.0010
BLAISCO LLC
P O BOX 07151
FT MYERS, FL 33919

15-44-24-04-00000.0090
TIPTON BENJAMIN K + SHERRY
12520 PANASOFFKEE DR
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0220
DAIGLE DENNIS P TR
12481 POPASH CT
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0230
HUDSON JOHN E + JANE R
C/O THERMO KING CORP
314 WEST 90TH ST
MINNEAPOLIS, MN 55420

15-44-24-04-00000.0240
WALLACE JERALD L + JOANNE
12501 POPASH CT
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0250
KOTTKAMP JEFFREY D + CYNTHIA I
102 SW 9TH ST
CAPE CORAL, FL 33991

15-44-24-04-00000.0260
DIAZ ROSENDO JR + DONNA M
4521 RANDAG DR
N FT MYERS, FL 33903

15-44-24-04-00000.0270
BOWMAN JACQUELINE A TR
4531 RANDAG DR
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0280
MOUNT WILLIAM JR + WILHELMINA
9439 PALM ISLAND CIR
N FT MYERS, FL 33903

15-44-24-04-00000.0290
FLOWERS MERILYN J +
4551 RANDAG DR
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0300
CIUNCI ROBERT J
1012 PONTIAC AV
CRANSTON, RI 02920

15-44-24-04-00000.0310
GINEGAW OLIVER L TR 1/2 INT +
4580 RANDAG DR
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0320
HOWARD DENNIS L
3412 SE 22ND AV
CAPE CORAL, FL 33904

15-44-24-04-00000.0330
JENSENS TWIN PALM RESORT +
P O BOX 191
CAPTIVA, FL 33924

15-44-24-04-00000.0340
PHAN MINH +
4550 RANDAG DR
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0350
PELLAND JOHN F + DIANNA J
4540 RANDAG DR
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0360
RAGGETT ROGER A + KAREN A
4530 RANDAG DR
FORT MYERS, FL 33903

15-44-24-04-00000.0370
TROMBLEY NEAL + CYNTHIA
2944 NW 5TH PL
CAPE CORAL, FL 33903

15-44-24-04-00000.0380
POWELL WILLIAM M + SUSAN L
12591 ARBUCKLE CT
N FT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

15-44-24-04-00000.0390
GOLDBERG DEAN R + DOVI
10275 BISMARK PALM WAY #1132
FORT MYERS, FL 33912

15-44-24-04-00000.0400
RAGGETT ROGER A + KAREN A
3896 HIDDEN ACRES CIR
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0410
HARDMAN LUKE
14760 LAKE OLIVE DR
FT MYERS, FL 33919

15-44-24-04-00000.0420
EDWARDS DANIEL J + DONNA S
121 RICHMOND HILL DR
GENESEO, IL 61254

15-44-24-04-00000.0430
NICHOLS HAYWOOD F JR
2691 NW 47TH AVE
LAUDERHILL, FL 33313

15-44-24-04-00000.0440
POLLINS BRADLEY F + DEBORAH S
12620 ARBUCKLE CT
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0450
HUGHEY JEFF + MARY ANN
12610 ARBUCKLE CT
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0460
BORCHELT EDWARD D + DESIREE C
12600 ARBUCKLE CT
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0470
BLUE CHIP CONTRACTING INC
15630 MCGREGOR BLVD #102
FORT MYERS, FL 33908

15-44-24-04-00000.0480
WELEBNY RONALD J + FLORENE
5349 COBALT CT
CAPE CORAL, FL 33904

15-44-24-04-00000.0490
EARLY PETER J + AMANDA
950 MOODY RD #133
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0500
PURTZ RICHARD L + KATHY L
12591 APOPKA CT
N FT MYERS, FL 33903

15-44-24-04-00000.0510
RONDON ALFREDO E TR
2135 SE 18TH PL
CAPE CORAL, FL 33990

15-44-24-04-00000.0520
FLOYD E RAY + MARA
422 SEAWORTHY RD
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0530
LACAGNINA S + BERNADETTE
12621 APOPKA CT
N FT MYERS, FL 33903

15-44-24-04-00000.0540
BOWEN STEPHEN R + VICKI L
214 SE 1TH AVE
CAPE CORAL, FL 33990

15-44-24-04-00000.0550
SIN JA WOO + MYONG Y E
4523 PALM BEACH BLVD
FORT MYERS, FL 33905

15-44-24-04-00000.0560
SANGMASTER ROBERT J
4341 ORANGE GROVE BLVD
NORTH FORT MYERS, FL 33909

15-44-24-04-00000.0570
WALKER DOUGLAS + VICKIE
13180 CORBEL CIR #727
FORT MYERS, FL 33907

15-44-24-04-00000.0580
HESS JACK A + CAROL A
12600 APOPKA CT
N FT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

15-44-24-04-00000.0590
COSSENTINO SALVATORE J + MARIE
2513 SE 20TH PL
CAPE CORAL, FL 33904

15-44-24-04-00000.0600
MURRAY MICHAEL
12601 PANASOFFKEE DR
N FT MYERS, FL 33903

15-44-24-04-00000.0610
GARGIULA MICHAEL P + TRACEY L
12611 PANASOFFKEE DR
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0620
STOTTER RONALD F + DEBBIE
12621 PANASOFFKEE DR
NORTH FORT MYERS, FL 33903

15-44-24-04-00000.0630
MCGRATH KEVIN O + GAYLE S L/E
15201 N CLEVELAND AV
PM BOX 232
N FT MYERS, FL 33903

15-44-24-04-00000.0640
WELLER RICHARD T + CATHERINE S
3 E CAMBRIDGE AV
LIHWOOD, NJ 08221

15-44-24-04-00000.0650
KLIMOWICH CHRISTOPHER A +
12630 PANASOFFKEE DR
N FT MYERS, FL 33903

15-44-24-04-00000.0660
TIHEN LAWRENCE D + DEBORAH L
12620 PANASOFFKEE DR
N FT MYERS, FL 33903

15-44-24-04-00000.0670
GARGIULA MICHAEL P + TRACEY L
3896 HIDDEN ACRES CIR
FORT MYERS, FL 33903

15-44-24-04-0000A.00CE
BUTTONWOOD HARBOR ~~PROPERTY~~

16-44-24-03-0030C.0070
LUTHERAN CHURCH OF THE GOOD
4770 ORANGE GROVE BLVD
N FT MYERS, FL 33903

16-44-24-03-0030C.0090
LUTHERAN CHURCH OF THE GOOD
4470 ORANGE GROVE BLVD
NORTH FORT MYERS, FL 33903

16-44-24-03-0030C.00CE
BUTTONWOOD HARBOR PROPERTY
4700 RANDAG DR
N FT MYERS, FL 33903

16-44-24-04-00000.2380
FUTCHKAR JANE A
4456 LAKESIDE AV
N FT MYERS, FL 33903

16-44-24-04-00000.2390
JORDAN JACK R
207 SWAN LAKE DR
NORTH FORT MYERS, FL 33917

16-44-24-04-00000.2400
JORDON JACK + E JUNE
207 SWAN LAKE DR
N FT MYERS, FL 33917

16-44-24-04-00000.2410
WESTBERRY BRUCE A + DEENA S
1686 LAKEVIEW BLVD
N FT MYERS, FL 33903

16-44-24-09-00000.0290
MICALE JOSEPH P CO TR +
1640 ST CLAIR AV E
NORTH FORT MYERS, FL 33903

16-44-24-09-00000.0300
HUTCHISON TIMOTHY P + DIANE M
1636 ST CLAIR AV E
N FT MYERS, FL 33903

16-44-24-09-00000.0310
BERTI TIMOTHY A TR
12770 TREELINE CT
NORTH FORT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

16-44-24-09-00000.0330
ESTES III DAVID L +
4703 RANDAG DR
NORTH FORT MYERS, FL 33903

16-44-24-09-00000.0340
RUGAR CATHLEEN
4711 RANDAG DR
NORTH FORT MYERS, FL 33903

16-44-24-09-00000.0350
JAGER CHARLES L + SUZANNE O
4719 RANDAG DR
N FT MYERS, FL 33903

16-44-24-09-00000.0360
BITONDO PETER + MARIE TRUST
4727 RANDAG DR
N FT MYERS, FL 33903

16-44-24-09-00000.0370
RAY RICHARD H
4735 RANDAG DR
NORTH FORT MYERS, FL 33903

16-44-24-09-00000.0380
RHODES LEWIS T + MARYALYCE
4743 RANDAG DR
NORTH FORT MYERS, FL 33903

16-44-24-09-00000.0390
DOUCETTE JEFFREY N + CATHERINE
1613 SILVERWOOD CT
NORTH FORT MYERS, FL 33903

16-44-24-09-00000.0410
INK STANLEY K + EDITH
1625 SILVERWOOD CT
N FT MYERS, FL 33903

16-44-24-09-00000.0420
MILLER SUSAN E
1630 SILVERWOOD CT
N FT MYERS, FL 33903

16-44-24-09-00000.0430
CASE KENNETH L +
1620 SILVERWOOD CT
NORTH FORT MYERS, FL 33903

16-44-24-09-00000.0440
PIERCE MICHAEL P + DIANNE
1612 SILVERWOOD CT
NORTH FORT MYERS, FL 33903

16-44-24-09-00000.0450
MILLER KELLSY J ETAL J/T
4769 RANDAG DRIVE
N FT MYERS, FL 33903

16-44-24-09-0000A.0000
RESORT ENTERPRISES INC
3911 ORANGE GROVE BLVD
N FT MYERS, FL 33903

16-44-24-10-00007.1310
COX PAMELA
1637 SWAIN TER
NORTH FORT MYERS, FL 33903

16-44-24-10-00007.1320
MASSIE MICHAEL F + SUSAN
1631 SWAN TER
N FT MYERS, FL 33903

16-44-24-10-00007.1330
NICHOLS ANDREW J + SHIRLEY A
1629 SWAN TERR
N FORT MYERS, FL 33903

16-44-24-10-00007.1340
SCHILLER LARRY F + BARBARA J
13490 RED MAPLE CIR
FORT MYERS, FL 33903

16-44-24-10-00007.1350
BIR MARK S + CATHERINE S
4536 MACKINAW AVE
N FT MYERS, FL 33903

16-44-24-10-00007.1360
FRENCH JAMES + SHARON
4604 MACKINAW AV
N FT MYERS, FL 33903

16-44-24-10-00007.1370
SMITH THOMAS NELSON
4610 MACKINAW AV
N FT MYERS, FL 33903

16-44-24-10-00007.1380
SWEENEY JAMES M + JEANNE M
4616 MACKINAW AVE
FORT MYERS, FL 33903

16-44-24-10-00007.1390
THIELGES CEATA E +
4622 MACKINAW AV
NORTH FORT MYERS, FL 33903

16-44-24-10-00007.1400
ANGELUCCI FRANCES R
4628 MACKINAW
N FT MYERS, FL 33903

16-44-24-10-00007.1410
PERRO FRANK T + HELEN M
1624 MANSVILLE TERR
N FT MYERS, FL 33903

16-44-24-10-00007.1420
BROOKS ROBT J + KATHLEEN M
1630 MANSVILLE TERR
N FT MYERS, FL 33903

16-44-24-10-00007.1430
AYERS DARRELL M + JOYCE
1636 MANSVILLE TERR
N FT MYERS, FL 33903

16-44-24-10-00007.1640
DALTON JULIANNE
4704 MERIDIAN CIRCLE
N FT MYERS, FL 33903

16-44-24-10-00007.1650
MINDER HILDA M +
4710 MERIDIAN CIR
NORTH FORT MYERS, FL 33903

16-44-24-10-00007.1660
DOUGHERTY F P + DOROTHY L/E
1641 ST CLAIR AV
N FT MYERS, FL 33903

16-44-24-10-00007.1670
GRUCA GEORGE + DONNA J
1639 ST CLAIR AVE
N FT MYERS, FL 33903

16-44-24-10-00007.1680
TRUEBLOOD F C + KRISTINE
4711 ROCKWOOD CIRCLE
N FT MYERS, FL 33903

16-44-24-10-00007.1690
CRAIG CRAIG W
4705 ROCKWOOD CIR
N FT MYERS, FL 33903

16-44-24-10-00007.1700
ST JEAN DONNA
4643 ROCKWOOD CIR
NORTH FORT MYERS, FL 33903

16-44-24-10-00007.1710
KIRGAN YVETTE M
4635 ROCKWOOD CIR
NORTH FORT MYERS, FL 33903

16-44-24-10-00007.1720
HOLLAN STRIDER
4631 ROCKWOOD CIR
NORTH FORT MYERS, FL 33903

16-44-24-10-00007.1730
BAKER TIMMY L + TOMETTE M
4630 ROCKWOOD CIR
NORTH FORT MYERS, FL 33903

16-44-24-10-00007.1740
CARLSON FRANK G + JANICE M
11642 AQUILLA RD
CHARDIN, OH 44024

16-44-24-10-00007.1750
LAWSON KATHRYN L
4644 ROCKWOOD CIR
N FT MYERS, FL 33903

16-44-24-10-00007.1760
CONNER CHARLES E + BERNICE M
4646 ROCKWOOD CIRCLE
N FT MYERS, FL 33903

16-44-24-10-00007.1770
THEROUX GUY A + JANMARIE
4710 ROCKWOOD CIR
N FT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

16-44-24-10-00007.1780
HOLTHUS KURT M + DEBORAH A
49120 FAIRCHILD RD
MACOMB, MI 48042

16-44-24-10-00008.0060
MCDOWELL R F + HEATHER K
1635 MANSVILLE TER
N FT MYERS, FL 33903

16-44-24-10-00008.0080
HERRIN TERESA S
1642 WHITE PLAINS TER
NORTH FORT MYERS, FL 33903

16-44-24-10-00009.0060
CHAPMAN ELIZABETH W M
1635 WHITE PLAINS TER
N FT MYERS, FL 33903

16-44-24-10-00009.0080
JANSEN JAMES R + MARY JANE
1642 SWAN TERR
N FT MYERS, FL 33903

16-44-24-13-00003.0010
GREINER SHIRLEY A
1715 GOLF CLUB DR
N FT MYERS, FL 33903

16-44-24-13-00003.0030
BARBER LYNN A
1715 GOLF CLUB DR #3
NORTH FORT MYERS, FL 33903

16-44-24-13-00003.0050
SUTTON JOSEPH G + BRENDA M
1715 GOLF CLUB DR #5
NORTH FORT MYERS, FL 33903

16-44-24-13-00003.0070
SHELLABARGER ERVENE L TR
1715 GOLF CLUB DR #7
NORTH FORT MYERS, FL 33903

16-44-24-14-00000.00CE
GREENWOOD CONDO BLDG 4 ASSOC
1715 GOLF CLUB DR #2
N FT MYERS, FL 33903

16-44-24-10-00008.0050
COLLIER WILFRED T +
1641 MANSVILLE TERR
N FT MYERS, FL 33903

16-44-24-10-00008.0070
MORRIS CARL K + JEANETTE M
1636 WHITE PLAINS TERRACE
N FT MYERS, FL 33903

16-44-24-10-00009.0050
GURNHAM R H + ELEANOR N
1641 WHITEPLAINS TERRACE
N FT MYERS, FL 33903

16-44-24-10-00009.0070
MEDRANO MANUEL
% ENILDA RODRIGUEZ
5906 SPICER CT
N FT MYERS, FL 33903

16-44-24-13-00000.00CE
GREENWOOD COND BLDGS 2 + 3
1715 GOLF CLUB DR #2
N FT MYERS, FL 33903

16-44-24-13-00003.0020
SIMONETTI DOROTHY J TR
1715 GOLF CLUB DR #2
N FT MYERS, FL 33903

16-44-24-13-00003.0040
DOUGLAS MOZELLE W
1715 GOLF CLUB DR #4
N FT MYERS, FL 33903

16-44-24-13-00003.0060
GREIWE ROBERT GEORGE
3580 MILLER FARMS LN
DULUTH, GA 30136

16-44-24-13-00003.0080
BARDEN JOHN
P O BOX 237
FORT MYERS, FL 33902

16-44-24-23-00000.00CE
EL RIO GARDEN CONDO ASSOC
C/O JACK MORRISON
757 PONDELLA RD
NORTH FORT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

16-44-24-23-00001.0010
TRAISTER EDWIN H + JANET L H/W
1697 GOLF CLUB DR APT 1
NORTH FORT MYERS, FL 33903

16-44-24-23-00001.0020
MARINI CATHERINE
1697 GOLF CLUB DR #2
NORTH FORT MYERS, FL 33903

16-44-24-23-00001.0030
RAGLAND ANNE W
1699 GOLF CLUB DR #3
N FT MYERS, FL 33903

16-44-24-23-00001.0040
PURISH LORETTA
3462 HANCOCK BRIDGE PKWY #246
NORTH FORT MYERS, FL 33903

16-44-24-23-00001.0050
MORRISON JACK L JR + SARA J
2406 SE 28TH STREET
OCALA, FL 34471

16-44-24-23-00001.0060
PAPA WILLIAM + ANN
1697 GOLF CLUB DR #6
N FT MYERS, FL 33903

16-44-24-23-00001.0070
LUEBBERS RAYMOND J TR
1699 GOLF CLUB DR
N FT MYERS, FL 33903

16-44-24-23-00001.0080
WILCOX GLEN D + CHERYL L
1699 GOLF CLUB DR APT 8
FT MYERS, FL 33903

Nina Paight (*North Ft. Myers)
Nomining Civic Association
20150 Keola Lane
North Fort Myers, FL 33917

All data is current at time of printing and subject to change without notice.

Copy to Chip 5/21/03 MR

Theresa (Tess) Murphy
5855 Sandburg Drive
North Fort Myers, FL 33903
(239) 656-1270
tess@leeschoolfoundation.org

Hearing Examiner
Lee County

Re: Case # DCI200200037
Moody Ranch Property

I sent a letter yesterday protesting the development of high-density housing on the Moody Ranch Property. This letter is protesting the public hearing, which is scheduled for 9:00 a.m. tomorrow.

I have worked for government agencies and have organized public meetings and I know that when you announce a public hearing you must tell those who cannot attend the meeting how to register their opinions. The postcard that was sent out about tomorrow's hearing did not even give a telephone number about where to call for more information. It provided no guidance on how to register an opinion about this action.

Most people who are very busy—much too busy to attend a 9:00 a.m. meeting on a weekday—are also too busy to call during the day to find out how to register this opinions. The responsibility of giving the citizens this information is Lee County's—it is not the citizens obligation to become detectives to find out how to register their opinions.

Another public hearing should be set in the evening, another postcard should be sent with proper notification, and it should include guidance as to how to comment (with a fax number , a mailing address and an e-mail address) if they cannot attend the meeting. As a Hearing Examiner, it is your responsibility to make sure that these things are done right.

Sincerely,

Tess Murphy

Fax Transmission

TO: Hearing Examiner
Lee County

FROM: Tess Murphy

RE: Public Hearing
Moody Ranch Property

WilsonMiller
New Directions In Planning, Design & Engineering

January 9, 2003

DCI 2002-00037

Mr. Alvin "Chip" Block, AICP
Senior Planner
Department of Community Development, Zoning Division
P.O. Box 398
Fort Myers, Florida 33902-0398

RECEIVED
JAN 15 2003
ZONING COUNTER

RE: Moody Ranch RPD/CPD
Case Number: DCI2002-00037

Dear Mr. Block:

Thank you for your letter dated November 15, 2002 outlining the items needed to deem the application sufficient for review. The following responses follow in the same order as your letter requesting additional information.

Environmental Sciences Planned Development Sufficiency Checklist

Comment: ***6) Parks, Recreation Areas and Indigenous Areas. The general location of proposed parks, recreation areas and facilities as well as indigenous areas to be preserved must be shown on the Master Concept Plan. [34-3 73 (a) (6) e]***

The open space must be calculated on the entire project. The proposed lot coverage exceeds the standard lot coverage, therefore open space must be calculated on the entire project. Residential open space must be 40% common open space which may be reduced to 30% common when the remaining 10% open space is provided on individual lots per LDC Section 34-935(g)(1), and fifty percent of the required open space must be provided as indigenous preservation. Please revise the MCP to meet this requirement.

Response: As provided in the Sufficiency Response dated October 28, 2002 on page 2, it is most likely that most of the lots used to calculate the 54 acres of lots under 6,500 square feet will exceed this minimum square footage.

LDC Section 34-373 (a)(6)(g) requires that the Master Concept Plan show, "The percentage of open space, unless the proposed development consists solely of conventional single family dwelling units on lot of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or outparcel must be as set forth in section 34-414(c)."

The intent of LDC Section 34-373(a)(6)(g) clearly indicates that conventional single-family homes on lots under 6,500 square feet are not required to set aside open space. Furthermore, other planned developments within Lee County have calculated open space by estimating the percentage of 6,500 square foot single-

family lots at the planned development stage and not counting them lots for open space requirements.

The Applicant has agreed to decrease the requested lot coverage from 65% to 55%. Please refer to the attached revised property development regulations.

The Applicant understands that Staff is requesting assurances that sufficient open space is provided. The Applicant is agreeable to the following condition that would monitor the amount of open space throughout the development order phase. "Development Orders within the Moody Ranch development will provide an ongoing tabulation of the required open space on the project."

The project meets the LDC standards regarding the calculation of open space on the entire project (LDC 10-414(c).)

The Open Space Table has been provided as Attachment Two of the Master Concept Plan as required by LDC Section 34-414 (c) (2) and no lot, tract or parcel will have less than 10% open space as required by LDC Section 34-414 (c)(3). As discussed above, Attachment 2 to the Master Concept Plan shows a total of 71.03 acres of open space provided within Moody Ranch with 35.52 acres designated as indigenous.

The commercial portion of the project contains 4.5 acres and 0.68 acres are set aside for open space. Approximately 25% of the subject property will be reserved for single-family units on lots that are under 6,500 square feet in size. This means that 163.4 acres will be subject to the 40% open space residential standards outlined in LDC Section 10-415. This translates to 65.36 acres of residential open space. The required associated indigenous combining the commercial and residential portions of the projects equate to 33.36 acres.

Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

Comment: ***12d1) Parcels/Lots. The general location, configuration, and approximate dimensions of each lot or parcel (including outparcels). [34-3 73 (a) (6) c.]***

Staff acknowledges the applicant's October 28, 2002 response to this item. Since other areas of the application need some clarification, staff wanted to emphasize that this item requires more specificity than currently provided on the Master Concept Plan. The Plan does not currently provide the general location and configuration of lots within this development. Please revise the Master Concept Plan to provide this information.

Response: The Schedule of Uses provided as Attachment 3 of the Master Concept Plan allows for a variety of residential uses along with property development regulations that show minimum setbacks and maximum heights for each

residential land use. The Master Concept Plan has also been revised to show lot typicals showing the minimum lot size and setback for each residential housing type. The residential pods, commercial pod and the internal roadways are depicted on the Master Concept Plan. In addition, the Applicant is also willing to agree to a site condition that limits the height of structures within 50 feet of the project property boundary along Tracts B, C, D, J, H and I to 35 feet in height.

The residential product types have not been finalized for each development pod and at this time and it is impossible to provide the exact residential product type for each residential pod. The market will determine the ultimate residential product type mix for each pod.

Comment: ***12d4) Uses. The proposed use of each lot or parcel (including outparcels) keyed to the list of proposed uses submitted with the application. If the property development regulations for a specific zoning district will be used, reference to the specific district will be sufficient. [34-3 73 (a) (6) c.]***

This item had been intended to be found insufficient the last time with the following comment: "If the applicant can provide more specificity concerning the location of the different uses within each of the development areas and what types of uses are proposed for each individual area, this would be helpful to staff and the public to determine the compatibility of the project with the adjoining land uses."

Since this was omitted in error, staff asks the applicant to respond to this by amending the Plan to provide greater detail where each of the uses would be located within the development.

Response: The Schedule of Uses on the Master Concept Plan allow for a variety of residential uses along with property development regulations that show minimum setbacks and maximum heights for each residential land use. The Master Concept Plan has also been revised to show lot typicals showing the minimum lot size and setback for each residential housing type. The residential pods, commercial pod and the internal roadways are depicted on the Master Concept Plan. In addition, the Applicant is willing to agree to a site condition that limits the height of structures within 50 feet of the project property boundary along Tracts B, C, D, J, H and I to 35 feet in height.

The residential product types have not been finalized for each development pod and at this time and it is impossible to provide the exact residential product type for each residential pod. The market will determine the ultimate residential product type mix for each pod.

Comment: ***12f) Service Areas. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions. [34-3 73 (a) (6)e.]***

The proposed development includes other uses in the residential areas other than a residential subdivision. Please provide the general location of service areas for these other uses as required by this Section.

Response: The general location of the service areas for the commercial area and the Club area are shown on Tracts "E" and "K" on the Master Concept Plan.

Comment: ***20) Contact. The Zoning Planner may be contacted regarding any questions on the Planned Development Sufficiency Checklist.***

You may contact Chip Block at 239-478-8371 if you have any questions concerning this portion of the checklist.

Response: Acknowledged.

Comment: **4)General Legal Submittal Requirements for all Applications. All properties within a single application must be abutting.**
Please submit written verification that this requirement has been waived.

Response: Please refer to Exhibit II-F-1 that was provided in the initial planned development request. The waiver was approved on July 11,2002.

Comment: 6) All applications requiring a public hearing must include the following:[34-201(b)(1)]

See below

6a) Legal description. The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]
6)a1) The legal description must be sufficiently detailed so as to locate the property on county maps or section aerial photographs. 34-202(a)(1)]

The property contains an RPD portion and a CPD portion. These areas should be uniquely described.

Response: Please refer to the attached legal descriptions.

Comment: **6a3) If the application includes multiple abutting parcels or consist of other than one or more undivided platted lots, the legal description must specifically describe the perimeter of the total property by metes & bounds with accurate bearings and distances for every line, but need not describe each individual parcel. [34-202 (a)(1)]**
See above as to RPD and CPD.

Response: Please refer to the attached legal descriptions.

Comment: **6c) Boundary Survey. A boundary survey meeting the minimum technical standards for land surveying in the state, as set out in Chapter 61G 17-6 FAC, is required for property encompassing 10 or more acres and for all Planned Developments. [34-202(a)(2)]**
The boundary survey notes that it is subject to easements, reservations, and rights-of-way of record. All such encumbrances should be shown on the survey. The survey notes that it is based upon title commitment OPM-1137450; please provide a copy of this document. Please delinate easements encumbering the property on the master concept plan.

Response: A copy of the Title Commitment is attached. The boundary survey has been based on the Title Commitment and reflects all easements, reservations and rights-of-way of record to the best of the surveyors knowledge. However, the survey note, "subject to easements, reservations, and rights-of-way of record" cannot be removed for potential liability reasons.

Comment: **6c2) The boundary survey must show the location of existing structures on the property. [34-202(a))2)**

The application indicates that the property is not vacant but the survey notes that improvements are not shown. Location of existing structures is required.

Response: Please refer to the attached revised Boundary Survey.

Comment: **6c3) If the property encompasses 10 or more acres the survey must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment). [34-202(a)(2)]**
State plan coordinates, two for each parcel, preferably on opposing corners, are required.

Response: The State plane coordinates have been added to the revised boundary survey.

Comment: **7) Miscellaneous Items. Applicability and sufficiency of items subject to receipt and review of subsequent submittals.**

Response: Acknowledged.

Please let me know if you have any questions or would like to meet with the Project Team. As always, your time and assistance are greatly appreciated.

Sincerely,
WilsonMiller, Inc.

Carron Day
Regional Manager
Development Planning & Approvals

RECEIVED
JAN 15 2003
ZONING COUNTER
DCI 2002-00037

Cc: John Campbell
Bruce Anderson
Project Team

Attachment 1

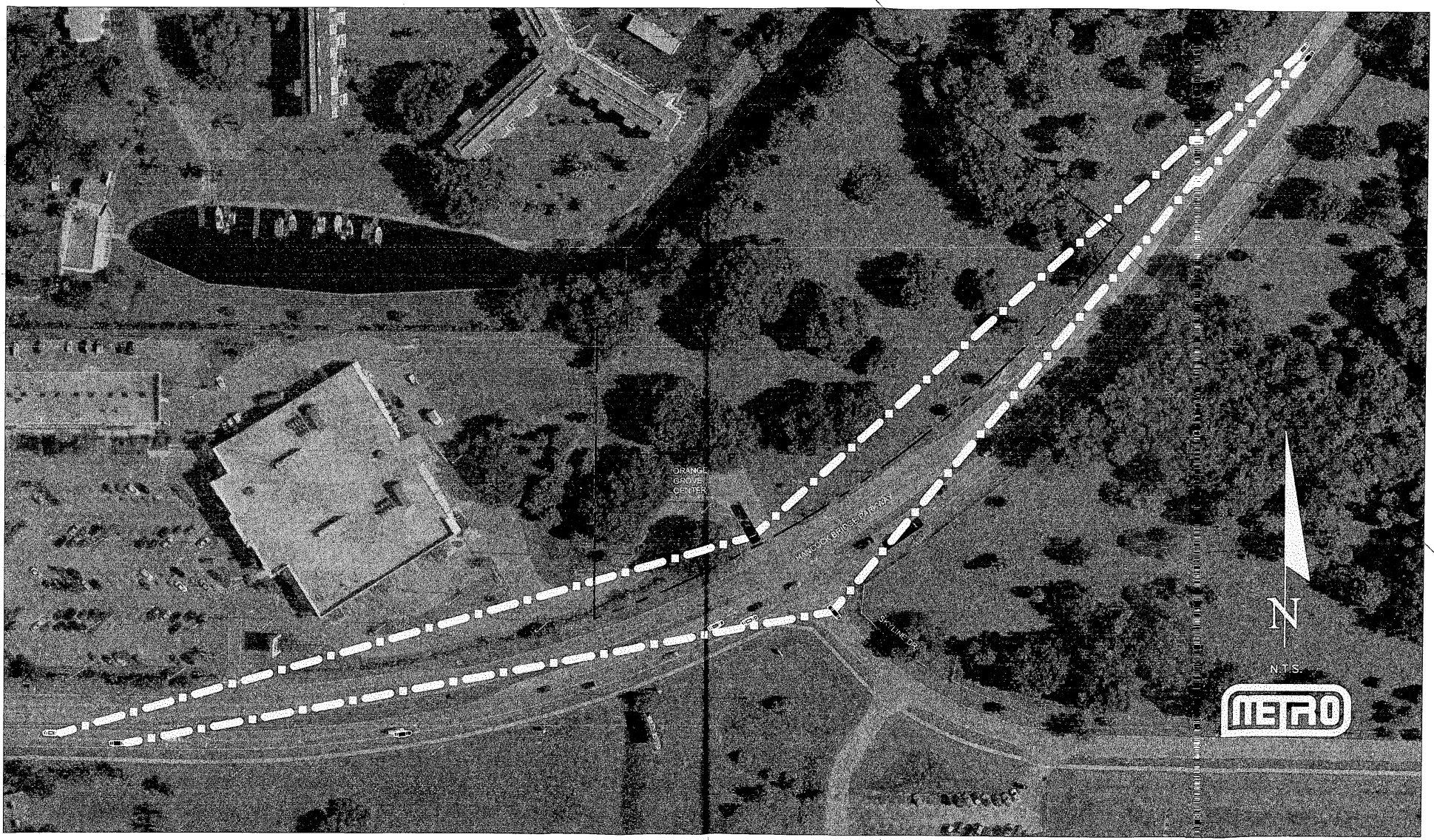
Moody Ranch
PROPERTY DEVELOPMENT REGULATIONS
January 6, 2003

RESIDENTIAL PLANNED DEVELOPMENT													
	Minimum Lot			Minimum Setback (ft)									
					Rear (ft)			Front (ft)					
LAND USES	Area (sq ft)	Min Width (ft)	Min Depth (ft)	Side Including . Corner Lots (ft)*	Lots	Wetland	Acc	Front Entry Garage	Bldg or Side Entry Garage	Water Body (ft)	Max Building Height (ft)	Min Bldg Separation (ft)	Max Lot Coverage (%)**
Single Family Detached	4,000	40	100	5	20	20	5	20	12	20	35 or 2 stories	10	55
Two Family Attached	3,500	35	100	0 or 5	20	20	5	20	12	20	35 or 2 stories	10	55
Townhouse	2,000	25	80	0 or 10	20	20	5	20	15	20	35 or 2 stories	10	55
Multi-Family	10,000	100	100	10	20	20	5	20	20	20	60 or 4 stories	10 or 20***	55
Clubhouse	20,000	80	100	10	20	20	5	n/a	20	20	45 or 2 stories	20	55

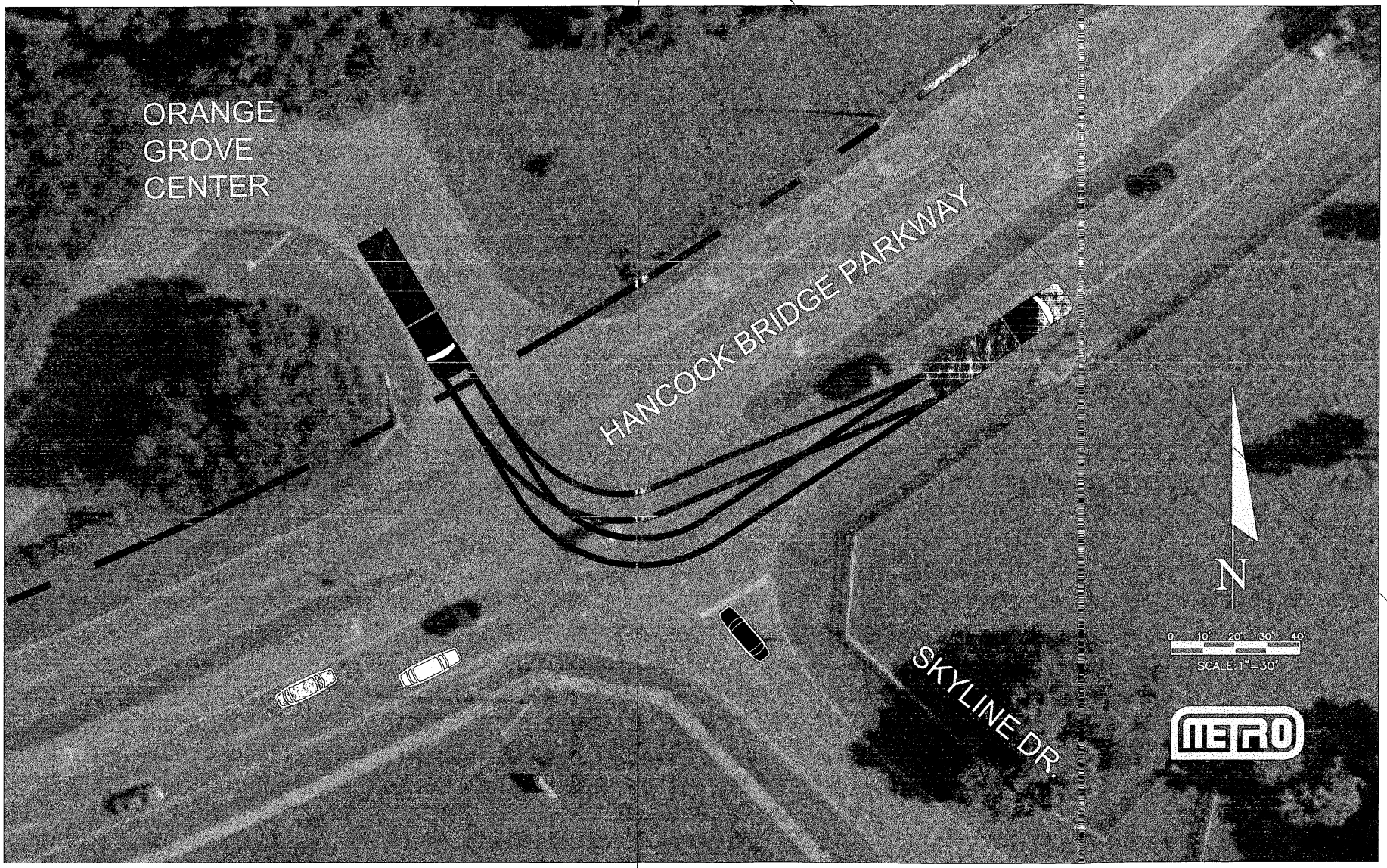
* Applies to lots of all widths and to corner lots. Each lot, including corner lots, will have only one front yard.
** As defined by LDC, Chapter 34.
*** 10 feet for 1 story building, 20 feet for 2 story buildings and higher

COMMERCIAL PLANNED DEVELOPMENT		
	PRINCIPAL USES	**ACCESSORY USES**
MINIMUM LOT OR PARCEL AREA	10,000 sq ft	NA
MINIMUM LOT WIDTH	75 ft	NA
MINIMUM BUILDING SETBACKS		
Hancock Bridge Parkway	35 ft or BH whichever greater	20 ft
Internal Frontage Drives	15 ft	20 ft
Waterfront	25 ft	0 ft to bulkhead or riprap at top of bank
MINIMUM DISTANCE		
Between Structures which are part of an architecturally unified group	10 ft.	10 ft *
Between All Other Structures	20 ft	10 ft
MAXIMUM HEIGHT		
Retail Buildings	50 ft	35 ft
Office Buildings	80 ft	80 ft
Boat Dry Storage	35 ft	35 ft
Architectural features	n/a	100 ft
MAX. LOT COVERAGE *	55%	55%

*As defined by LDC, Chapter 34.



840' SIGHT DISTANCE @ DESIGN SPEED 50 MPH



TURNING PATH OF A WB-50 SEMI-TRAILER

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT - ZONING DIVISION

DATE: May 20, 2003

TO: Lee County Hearing Examiner

FROM: Alvin Block, AICP
Senior Planner

RE: Moody Ranch, DCI2002-00037

In further review of the applicant's request and the staff report, staff finds that the Master Concept Plan does not note that development blasting will be necessary as part of this project and the Master Concept Plan does not depict the location where development blasting is needed, in accordance with LDC Section 34-202(b)(6).

Since the applicant has not expressed a desire to be allowed to have development blasting and the information required by this Section has not been included, staff respectfully requests the Hearing Examiner include the following condition with any recommendation of approval:

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

cc: Zoning File
Carron Day, Applicant's agent (via Fax and e-mail attachment)

VARIANCE REPORT -- Parcels Found by Scan DCI 2002.00037

SUBJECT PARCEL: AP:104424:00:00047:0010 EXPAND HDR: FALSE TRAP CONDOS: TRUE

1) 10-44-24-00-00047.0010
2) 09-44-24-00-00000.00CE
3) 09-44-24-00-01002.0190
4) 09-44-24-00-01002.1000
5) 09-44-24-00-01002.1020
6) 09-44-24-00-01002.2000
7) 09-44-24-10-00000.000A
8) 09-44-24-10-00000.0360
9) 09-44-24-10-00000.0370
10) 09-44-24-10-00000.0380
11) 09-44-24-10-00000.0390
12) 09-44-24-10-00000.0400
13) 09-44-24-10-00000.0410
14) 09-44-24-10-00000.0420
15) 09-44-24-12-00000.000A
16) 09-44-24-12-00000.0110
17) 09-44-24-12-00000.0120
18) 09-44-24-12-00000.0130
19) 09-44-24-12-00000.0140
20) 09-44-24-12-00000.0150
21) 09-44-24-23-00000.000A
22) 09-44-24-23-00000.00CE
23) 09-44-24-23-01401.0000
24) 09-44-24-23-01402.0000
25) 09-44-24-23-01403.0000
26) 09-44-24-23-01404.0000
27) 09-44-24-23-01405.0000
28) 09-44-24-23-01406.0000
29) 09-44-24-23-01407.0000
30) 09-44-24-23-01408.0000
31) 09-44-24-23-01409.0000
32) 09-44-24-23-01410.0000
33) 09-44-24-23-01411.0000
34) 09-44-24-23-01412.0000
35) 09-44-24-23-01413.0000
36) 09-44-24-23-01414.0000
37) 09-44-24-23-01415.0000
38) 09-44-24-23-01416.0000
39) 09-44-24-23-01417.0000
40) 09-44-24-23-01418.0000
41) 09-44-24-23-01419.0000
42) 09-44-24-23-01420.0000
43) 09-44-24-23-01421.0000
44) 09-44-24-23-01422.0000
45) 09-44-24-23-01423.0000
46) 09-44-24-23-01424.0000
47) 09-44-24-23-01425.0000
48) 09-44-24-23-01426.0000
49) 09-44-24-23-01427.0000
50) 09-44-24-23-01428.0000
51) 09-44-24-23-01429.0000
52) 09-44-24-23-01430.0000
53) 09-44-24-23-01431.0000
54) 09-44-24-23-01432.0000
55) 09-44-24-23-01433.0000

RECEIVED
JUL 26 2002
COMMUNITY DEVELOPMENT

56) 09-44-24-23-01434.0000
57) 09-44-24-23-01435.0000
58) 09-44-24-23-01436.0000
59) 09-44-24-24-00000.000A
60) 09-44-24-24-00000.00CE
61) 09-44-24-24-01501.0000
62) 09-44-24-24-01502.0000
63) 09-44-24-24-01503.0000
64) 09-44-24-24-01504.0000
65) 09-44-24-24-01505.0000
66) 09-44-24-24-01506.0000
67) 09-44-24-24-01507.0000
68) 09-44-24-24-01508.0000
69) 09-44-24-24-01509.0000
70) 09-44-24-24-01510.0000
71) 09-44-24-24-01511.0000
72) 09-44-24-24-01512.0000
73) 09-44-24-24-01514.0000
74) 09-44-24-24-01515.0000
75) 09-44-24-24-01516.0000
76) 09-44-24-24-01517.0000
77) 09-44-24-24-01518.0000
78) 09-44-24-24-01519.0000
79) 09-44-24-24-01520.0000
80) 09-44-24-24-01521.0000
81) 09-44-24-24-01522.0000
82) 09-44-24-24-01523.0000
83) 09-44-24-24-01524.0000
84) 09-44-24-24-01525.0000
85) 09-44-24-24-01527.0000
86) 09-44-24-24-01528.0000
87) 09-44-24-24-01529.0000
88) 09-44-24-24-01530.0000
89) 09-44-24-24-01531.0000
90) 09-44-24-24-01532.0000
91) 09-44-24-24-01533.0000
92) 09-44-24-24-01534.0000
93) 09-44-24-24-01535.0000
94) 09-44-24-24-01536.0000
95) 09-44-24-25-00000.000A
96) 09-44-24-25-00000.00CE
97) 09-44-24-28-00000.000A
98) 09-44-24-28-00005.0000
99) 10-44-24-00-00047.0000
100) 10-44-24-00-01043.0000
101) 10-44-24-00-01044.0000
102) 10-44-24-00-01044.0010
103) 10-44-24-00-01048.0000
104) 10-44-24-00-01049.0000
105) 10-44-24-00-01049.0010
106) 10-44-24-00-01052.0000
107) 10-44-24-00-01053.0000
108) 10-44-24-07-00000.000A
109) 10-44-24-07-00000.020A
110) 10-44-24-07-00001.0000
111) 10-44-24-07-00005.0000
112) 10-44-24-07-00006.0000
113) 10-44-24-07-00007.0000
114) 10-44-24-07-00008.0000
115) 10-44-24-07-00009.0000

116) 10-44-24-07-00010.0000
117) 10-44-24-07-00011.0000
118) 10-44-24-07-00012.0000
119) 10-44-24-07-00013.0000
120) 10-44-24-07-00020.0000
121) 10-44-24-07-00021.0000
122) 10-44-24-07-00023.0000
123) 10-44-24-07-00024.0000
124) 10-44-24-09-00000.000A
125) 10-44-24-09-00011.0000
126) 10-44-24-09-00012.0000
127) 10-44-24-11-00000.000A
128) 10-44-24-11-00000.0160
129) 10-44-24-11-00000.0170
130) 10-44-24-11-00000.0180
131) 10-44-24-11-00000.0190
132) 10-44-24-11-00000.0200
133) 10-44-24-11-00000.0210
134) 10-44-24-11-00000.0220
135) 10-44-24-11-00000.0230
136) 10-44-24-11-00000.0240
137) 10-44-24-11-00000.0250
138) 10-44-24-11-00000.0260
139) 10-44-24-11-00000.0270
140) 10-44-24-11-00000.0280
141) 10-44-24-11-00000.0290
142) 10-44-24-11-00000.0300
143) 10-44-24-11-00000.0310
144) 10-44-24-11-00000.0320
145) 10-44-24-11-00000.0330
146) 10-44-24-11-00000.0340
147) 10-44-24-11-00000.0350
148) 10-44-24-11-00000.0360
149) 10-44-24-11-00000.0370
150) 10-44-24-11-00000.0390
151) 10-44-24-11-00000.0400
152) 10-44-24-11-00000.0410
153) 10-44-24-11-00000.0420
154) 10-44-24-11-00000.0430
155) 10-44-24-11-00000.0500
156) 10-44-24-11-00000.0510
157) 10-44-24-11-00000.0520
158) 10-44-24-11-00000.0530
159) 10-44-24-11-00000.0580
160) 10-44-24-11-00000.0590
161) 10-44-24-11-00000.0600
162) 10-44-24-11-00000.0610
163) 10-44-24-11-00000.0620
164) 10-44-24-11-00000.0630
165) 10-44-24-11-00000.0640
166) 10-44-24-11-00000.0650
167) 10-44-24-11-00000.0660
168) 10-44-24-11-00000.0670
169) 10-44-24-11-00000.0680
170) 10-44-24-11-00000.0690
171) 10-44-24-11-00000.0700
172) 10-44-24-11-00000.0710
173) 10-44-24-11-00000.0720
174) 10-44-24-11-0000A.00CE
175) 10-44-24-23-00000.000A

176) 10-44-24-23-0000A.0010
177) 10-44-24-23-0000A.0020
178) 10-44-24-23-0000B.0010
179) 10-44-24-23-0000B.0030
180) 10-44-24-23-0000B.0040
181) 10-44-24-23-0000B.0050
182) 10-44-24-24-00000.000A
183) 10-44-24-24-00000.0010
184) 10-44-24-24-00000.0020
185) 10-44-24-24-00000.0030
186) 10-44-24-24-00000.0050
187) 10-44-24-27-00000.000A
188) 10-44-24-27-00000.00CE
189) 10-44-24-27-00000.1030
190) 10-44-24-27-00000.1040
191) 10-44-24-27-00000.1080
192) 10-44-24-27-00000.1090
193) 10-44-24-27-00000.1100
194) 10-44-24-27-00000.1110
195) 10-44-24-27-00000.1120
196) 10-44-24-27-00000.1150
197) 10-44-24-27-00000.1160
198) 10-44-24-27-00000.1170
199) 10-44-24-27-00000.1180
200) 10-44-24-27-00000.1190
201) 10-44-24-27-00000.1200
202) 10-44-24-27-00000.1210
203) 10-44-24-27-00000.1220
204) 10-44-24-27-00000.1230
205) 10-44-24-27-00000.1240
206) 10-44-24-27-00000.1250
207) 10-44-24-27-00000.1260
208) 10-44-24-27-00000.1270
209) 10-44-24-27-00000.1280
210) 10-44-24-27-00000.1290
211) 10-44-24-27-00000.1300
212) 10-44-24-27-00000.1330
213) 10-44-24-27-00000.1340
214) 10-44-24-27-00000.1370
215) 10-44-24-27-00000.1380
216) 10-44-24-27-0000A.0000
217) 15-44-24-00-00001.0000
218) 15-44-24-00-00001.0010
219) 15-44-24-00-00001.0030
220) 15-44-24-02-00000.000A
221) 15-44-24-02-0000A.0020
222) 15-44-24-02-0000A.0030
223) 15-44-24-02-0000A.0050
224) 15-44-24-02-0000B.0030
225) 15-44-24-02-0000B.0040
226) 15-44-24-02-0000B.0050
227) 15-44-24-02-0000C.0050
228) 15-44-24-03-00000.000A
229) 15-44-24-03-00000.0120
230) 15-44-24-03-00000.0130
231) 15-44-24-03-00000.0140
232) 15-44-24-03-00000.0150
233) 15-44-24-03-00000.0160
234) 15-44-24-03-00000.0170
235) 16-44-24-03-00000.000A

236) 16-44-24-03-0030C.0070
237) 16-44-24-03-0030C.0090
238) 16-44-24-03-0030C.00CE
239) 16-44-24-09-00000.0420
240) 16-44-24-09-00000.0430
241) 16-44-24-09-00000.0440
242) 16-44-24-09-00000.0450
243) 16-44-24-09-0000A.0000
244) 16-44-24-13-00000.000A
245) 16-44-24-13-00000.00CE
246) 16-44-24-13-00002.0010
247) 16-44-24-13-00002.0020
248) 16-44-24-13-00002.0030
249) 16-44-24-13-00002.0040
250) 16-44-24-13-00002.0050
251) 16-44-24-13-00002.0060
252) 16-44-24-13-00002.0070
253) 16-44-24-13-00002.0080
254) 16-44-24-13-00003.0010
255) 16-44-24-13-00003.0020
256) 16-44-24-13-00003.0030
257) 16-44-24-13-00003.0040
258) 16-44-24-13-00003.0050
259) 16-44-24-13-00003.0060
260) 16-44-24-13-00003.0070
261) 16-44-24-13-00003.0080
262) 16-44-24-14-00000.000A
263) 16-44-24-14-00000.00CE
264) 16-44-24-23-00000.000A
265) 16-44-24-23-00000.00CE
266) 16-44-24-23-00001.0010
267) 16-44-24-23-00001.0020
268) 16-44-24-23-00001.0030
269) 16-44-24-23-00001.0040
270) 16-44-24-23-00001.0050
271) 16-44-24-23-00001.0060
272) 16-44-24-23-00001.0070
273) 16-44-24-23-00001.0080

TOTAL STRAPS: 273 (EXPANDED)CONDOS: 0
TOTAL PARCELS : 273

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-00-00047.0010

THE NORTH 102.60 FT OF PROPERTY DESCRIBED I N OR 2864 PG 316

********** OWNER **********
OLSON GORDON + ROSEMARY TR

938 MOODY RD

N FT MYERS FL 33903

********** SITE **********
940 MOODY RD

North Fort Myers 33903

09-44-24-00-00000.00CE

RECREATION POOL LAKE + B OAT DOCK + R/W FOR CONDOS COMMON ELEMENT

********** OWNER **********
TROPIC TERRACE ASSOCIATIONS

OF LEE CO INC
1202 TROPIC TER
N FT MYERS FL 33903

********** SITE **********
0 COMMON ELEMENTS

North Fort Myers 33903

09-44-24-00-01002.0190

PARL IN SW 1/4 OF SE 1/4 OF SECT SOUTH OF HANCOCK BRIDGE PARKWAY

********** OWNER **********
LUTHERAN CHURCH OF THE GOOD

4470 ORANGE GROVE BLVD

NORTH FORT MYERS FL 33903

********** SITE **********
4000 HANCOCK BRIDGE PKWY

North Fort Myers 33903

09-44-24-00-01002.1000

PARL IN S 1/2 OF SEC EAST OF PANGOLA CIR + NW OF H ANCOCK BRIDGE PKWY

********** OWNER **********
COLONIAL HOMES INC

12220 TOWNE LAKE DR STE 55

FORT MYERS FL 33913

********** SITE **********
4860 ORANGE GROVE BLVD

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-00-01002.1020

PARCEL LYING IN SOUTH HALF OF SE 1/4 FURTHER DESC IN OR 302

********** OWNER ********** ********** SITE **********

O G SHOPPING CENTER LLC

540 INLET DR 4065-95 HANCOCK BRIDGE PKWY

MARCO ISLAND FL 34145 N. FT MYERS 33903

09-44-24-00-01002.2000

PARL IN SE 1/4 SEC DESC I N OR 3557/4385

********** OWNER ********** ********** SITE **********

US HOME CORPORATION

10481 SIC MILE CYPRESS PKWY 0 ACCESS UNDETERMINED

FORT MYERS FL 33912 North Fort Myers 33903

09-44-24-10-00000.000A

S/D IN N E 1/4 SEC 9 TWP 44 R 24 AS RECORDED IN PB 22 PG 27

********** OWNER ********** ********** SITE **********

SUBURBAN PARK UNIT 5

0 HDR: SUBURBAN PK 5

North Fort Myers 33903

09-44-24-10-00000.0360

SUBURBAN PARK UNIT 5 PB 22 PG 27 LOT 36

********** OWNER ********** ********** SITE **********

PERRY BEATRICE

999 APRIL LANE 999 APRIL LN

N FT MYERS FL 33903 North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-10-00000.0370

SUBURBAN PARK UNIT 5
PB 22 PG 27 LOT 37

********** OWNER ********** ********** SITE *********
BECCE ROCCO JR + JUDITH

1017 OLD NORTHFIELD RD 995 APRIL LN

THOMASTON CT 06787 North Fort Myers
33903

09-44-24-10-00000.0380

SUBURBAN PARK UNIT 5
PB 22 PG 27 LOT 38

********** OWNER ********** ********** SITE *********
NEWELL WILLIAM L + BILLIE A

991 APRIL LN 991 APRIL LN

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-10-00000.0390

SUBURBAN PARK UNIT 5
PB 22 PG 27 LOT 39

********** OWNER ********** ********** SITE *********
SIEMS JOHN C + DOROTHEA TR

990 APRIL LN 990 APRIL LN

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-10-00000.0400

SUBURBAN PARK UNIT 5
PB 22 PG 27 LOT 40

********** OWNER ********** ********** SITE *********
NOCKENGOST WILLIAM R SR +

998 APRIL LN 998 APRIL LN

N FT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-10-00000.0410

SUBURBAN PARK UNIT 5
PB 22 PG 27 LOT 41

**** OWNER ********** ********** SITE *********
CANNON J J + MARY J

1006 APRIL LANE 1006 APRIL LN

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-10-00000.0420

SUBURBAN PARK UT 5 PB 22
LOT 42 + VAC CANAL ADJACE
NT THERETO

**** OWNER ********** ********** SITE *********
KAHLER RAYMOND C + GAIL L

1016 APRIL LN 1016 APRIL LN

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-12-00000.000A

S/D IN MULTI SECS 9 + 10
RECORDED PB 30 PGS 71 + 72

***** OWNER ********** ********** SITE *********
HIDDEN ACRES

0 HDR: HIDDEN ACRES

North Fort Myers
33903

09-44 -24-12-00000.0110

LT 11 IN HIDDEN ACRES S/D
SEC 9+10 DESC PB30 PG72 +
DESC OR 2306/498

***** ******* OWNER ********** ********** SITE *********
ELLIS VERNON C TR

4105 HIDDEN ACRES CIRCLE 4105 HIDDEN ACRES CIR

N FT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-12-00000.0120

LT 12 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 72

********** OWNER **********
HORTON PAUL N + ELSIE B

4111 HIDDEN ACRES CIRCLE

N FT MYERS FL 33903

********** SITE **********
4111 HIDDEN ACRES CIR

North Fort Myers 33903

09-44-24-12-00000.0130

LT 13 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 72

********** OWNER **********
JOHNSON ROBERT E

4106 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

********** SITE **********
4106 HIDDEN ACRES CIR

North Fort Myers 33903

09-44-24-12-00000.0140

HIDDEN ACRES S/D PB 30 PG 72 LOT 14

********** OWNER **********
PAVLOS CHARLES G + CYNTHIA J

4104 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

********** SITE **********
4104 HIDDEN ACRES CIR

North Fort Myers 33903

09-44-24-12-00000.0150

LT 15 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 72

********** OWNER **********
WEBBER PATRICIA

4010 HIDDEN ACRES CIR NW

N FT MYERS FL 33903

********** SITE **********
4010 HIDDEN ACRES CIR

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-23-00000.000A

TROPIC TERRACE CONDO BLDG 14 OR404 PG747 CPB1 PG125

********** OWNER ********** ********** SITE **********

TROPIC TERRACE BLDG 14

1400 TROPIC TERR 0 HDR: TROPIC TERR14

N FT MYERS FL 33903 North Fort Myers 33903

09-44-24-23-00000.00CE

TROPIC TERRACE BLDG 14 CONDO DESC OR404 PG747 C/E CLUBHOUSE-POOL-DOCK

********** OWNER ********** ********** SITE **********

TROPIC TERRACE BLDG 14

CONDO ASSOC 0 COMMON ELEMENTS
1400 TROPIC TERRACE
N FT MYERS FL 33903 North Fort Myers 33903

09-44-24-23-01401.0000

TROPIC TERR.COND.BLDG.1400 OR 404 PG 747 APT.1401

********** OWNER ********** ********** SITE **********

LA CROSS ROBERT J L/E

1401 PANGOLA DR 1401 TROPIC TER

N FT MYERS FL 33903 North Fort Myers 33903

09-44-24-23-01402.0000

TROPIC TERR COND BLDG 1400 OR 404 PG 747 APT 1402

********** OWNER ********** ********** SITE **********

GASSER ADA J

1402 TROPIC TER 1402 TROPIC TER

N FT MYERS FL 33903 North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-23-01403.0000

TROPIC TERR.COND.BLDG.1400 OR 404 PG 747 APT.1403

********** OWNER **********
TOBIN JOHN F + DEANNA D

6835 W 64TH ST

CHICAGO IL 60638

********** SITE **********
1403 TROPIC TER

North Fort Myers 33903

09-44-24-23-01404.0000

TROPIC TERR COND BLDG 1400 OR 404 PG 747 APT 1404

********** OWNER **********
MAURER DORETTA F TR

1404 TROPIC TER

N FT MYERS FL 33903

********** SITE **********
1404 TROPIC TER

North Fort Myers 33903

09-44-24-23-01405.0000

TROPIC TERR COND BLDG 1400 OR 404 PG 747 APT 1405

********** OWNER **********
CUNNINGHAM MARGARET L/E

1405 TROPIC TERR

N FT MYERS FL 33903

********** SITE **********
1405 TROPIC TER

North Fort Myers 33903

09-44-24-23-01406.0000

TROPIC TERR COND BLDG 1400 OR 404 PG 747 APT 1406

********** OWNER **********
KRUG JEANETTE ETAL

5134 W 90TH ST

OAK LAWN IL 60453

********** SITE **********
1406 TROPIC TER

North Fort Myers 33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-23-01407.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1407

********** OWNER ********** ********** SITE *********
SCRIBNER WILDUN A + DORIS

1407 TROPIC TERR 1407 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01408.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1408

********** OWNER ********** ********** SITE *********
KOSIK HAROLD L CO-TR +

3008 PRAIRIE AVE 1408 TROPIC TER

BROOKFIELD IL 60513 North Fort Myers
33903

09-44-24-23-01409.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1409

********** OWNER ********** ********** SITE *********
BURKHARD ROBERT TR FOR

1409 TROPIC TERRACE 1409 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01410.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1410

********** OWNER ********** ********** SITE *********
SIMON JERALD H + DEANNA M

1410 TROPIC TER 1410 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-23-01411.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1411

********** OWNER ********** ********** SITE *********
VILCNEK ANNE M +

1411 TROPIC TER 1411 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01412.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1412

********** OWNER ********** ********** SITE *********
HAMNER JAMES R + DENISE F

1412 TROPIC TER 1412 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01413.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1413

********** OWNER ********** ********** SITE *********
JOHNSON JAMES P + SYLVIA A

46 SILENT MEADOW LN 1413 TROPIC TER

ORCHARD PARK NY 14127 North Fort Myers
33903

09-44-24-23-01414.0000

TROPIC TERR.COND.BLDG.1400
OR404 PG 747
APT.1414

********** OWNER ********** ********** SITE *********
GALENSKI TEKLA +

1414 TROPIC TER 1414 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

VARIANCE REPORT

Prepared By
LEE COUNTY PROPERTY APPRAISER
Kenneth M. Wilkinson

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10 -44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-23-01415.0000

TROPIC TERR.COND.BLDG.1400 OR 404 PG 747 APT.1415

********** OWNER **********
HOBBS WILMA A +

12840 CELBURNE LN

BRIDGETON MO 63044

********** SITE *********
1415 TROPIC TER

North Fort Myers 33903

09-44-24-23-01416.0000

TROPIC TERR.COND.BLDG.1400 OR 404 PG 747 APT.1416

********** OWNER **********
KOCH PHYLLIS

27525 PARKVIEW BLVD

WARREN MI 48092

********** SITE *********
1416 TROPIC TER

North Fort Myers 33903

09-44-24-23-01417.0000

TROPIC TERR.COND.BLDG.1400 OR 404 PG 747 APT 1417/ PS#17

********** OWNER **********
COOPER HERBERT W + MAY I

8 FORT POINT RD
PO BOX 103
LAHAVE NS B0R 1C0
CANADA

********** SITE *********
1417 TROPIC TER

North Fort Myers 33903

09-44-24-23-01418.0000

TROPIC TERR.COND.BLDG.1400 OR 404 PG 747 APT.1418

********** OWNER **********
LEMA EDMUND J

230 PALMER NECK RD

PAWCATUCK CT 06379

********** SITE *********
1418 TROPIC TER

North Fort Myers 33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-23-01419.0000

TROPIC TERR COND BLDG 1400
OR 404 PG 747
APT 1419

********** OWNER ********** ********** SITE *********
ROUBAL-BAUER ERNESTINE +

1419 TROPIC TERR 1419 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01420.0000

TROPIC TERR COND BLDG 1400
OR 404 PG 747
APT 1420

********** OWNER ********** ********** SITE *********
HILDEBRAND VIRGIL E + BEATRICE

1306 BETHEL NEW RICHMOND RD 1420 TROPIC TER

NEW RICHMOND OH 45157 North Fort Myers
33903

09-44-24-23-01421.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1421

********** OWNER ********** ********** SITE *********
LEHOTSKY RUDOLF

1421 TROPIC TER 1421 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01422.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1422

********** OWNER ********** ********** SITE *********
ROUBAL GUNTHER H

1422 TROPIC TER 1422 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-000 47.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-23-01423.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1423 /PS#23

********** OWNER ********** ********** SITE **********
MCGEOUGH ALLYN J + CAROLE M

1423 TROPIC TR 1423 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01424.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1424

********** OWNER ********** ********** SITE **********
GIFFIN DORI L

1424 TROPIC TER 1424 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01425.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1425

********** OWNER ********** ********** SITE **********
DOLLOFF KENNETH W JR + LEONA

27 SUGAR HILL CIR 1425 TROPIC TER

METHUEN MA 01844 North Fort Myers
33903

09-44-24-23-01426.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1426

********** OWNER ********** ********** SITE **********
STERN FRANK

P O BOX 3700 1426 TROPIC TER

N FT MYERS FL 33918 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-23-01427.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1427

********** OWNER ********** ********** SITE *********
RANDOLPH LUCILLE L L/E

1427 TROPIC TER 1427 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01428.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1428

********** OWNER ********** ********** SITE *********
GENDREAU H G + MADELYN F

1428 TROPIC TERR 1428 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01429.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1429

********** OWNER ********** ********** SITE *********
KLINE ELOISE E

10217 STATE RT 700 1429 TROPIC TER

MANTUA OH 44255 North Fort Myers
33903

09-44-24-23-01430.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1430

********** OWNER ********** ********** SITE *********
REILLY MARY H

1430 TROPIC TERR 1430 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-23-01431.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1431

********** OWNER ********** ********** SITE *********
MCENERNEY MARY LOU L/E

1431 TROPIC TERR 1431 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01432.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT#1432/PKG#32

********** OWNER ********** ********** SITE *********
SPURLOCK JAMES M +

80 MILLER DR 1432 TROPIC TER

QUINCY MI 49082 North Fort Myers
33903

09-44-24-23-01433.0000

TROPIC TERR COND BLDG 1400
OR 404 PG 747
APT 1433

********** OWNER ********** ********** SITE *********
KEY GARNET I TR

1433 TROPIC TER 1433 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01434.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1434

********** OWNER ********** ********** SITE *********
BESANCENEZ RAY

1434 TROPIC TER 1434 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-23-01435.0000

TROPIC TERR.COND.BLDG.1400
OR 404 PG 747
APT.1435

********** OWNER ********** ********** SITE *********
SARABIA NIVEA

4085 HANCOCK BRIDGE PKWY 1435 TROPIC TER
SUITE 111
N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-23-01436.0000

TROPIC TERR COND BLDG 1400
OR 404 PG 747
APT 1436

********** OWNER ********** ********** SITE *********
SERFOZO STEPHEN J + ELIZABETH

1436 TROPIC TER 1436 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-00000.000A

TROPIC TERRACE CONDO BLDG
15 OR457 PG466 CPB1 PG17
4

********** OWNER ********** ********** SITE *********
TROPIC TERRACE BLDG 15

1500 TROPIC TERR 0 HDR: TROPIC TERR15

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-00000.00CE

TROPIC TERRACE BLDG 15 CO
NDO DESC OR457 PG466 C/E
CLUBHOUSE-POOL-DOCK

********** OWNER ********** ********** SITE *********
TROPIC TERRACE BLDG 15

CONDO ASSOC 0 COMMON ELEMENTS
1500 TROPIC TERRACE
N FT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-24-01501.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT. 1501

********** OWNER ********** ***** ***** SITE *********
HICKS ROBERT R + DONNA J

1501 TROPIC TERR 1501 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01502.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT. 1502

********** OWNER ********** ***** ***** SITE *********
CHACONAS THEODORE M

1502 TROPIC TERRACE 1502 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01503.0000

TROPI C TERR.COND.BLDG.1500
OR 457 PG 466
APT. 1503

********** OWNER ********** ***** ***** SITE *********
WEISBROD PEARL A

1503 TROPIC TER 1503 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01504.0000

TROPI C TERR.COND.BLDG.1500
OR 457 PG 466
APT. 1504

********** OWNER ********** ***** ***** SITE *********
LAMB RICHARD V TR

1504 TROPIC TERR 1504 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-24-01505.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1505

********** OWNER ********** ********** SITE *********
MOELLER ROSE MARIE

1505 TROPIC TER 1505 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01506.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1506

********** OWNER ********** ********** SITE *********
BURLAK FELIX F TR

1506 TROPIC TERR 1506 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01507.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1507

********** OWNER ********** ********** SITE *********
LARSON MARGARET

140 WEST STREET 1507 TROPIC TER
20TH FLOOR
NEW YORK NY 10007 North Fort Myers
33903

09-44-24-24-01508.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1508

********** OWNER ********** ********** SITE *********
CARLSON JAMES F

1508 TROPIC TER 1508 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-24-01509.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1509

********** OWNER ********** ********** SITE *********
DRUM J A + MILDRED G

3625 MEADOWBROOK DR APT 126 1509 TROPIC TER

FT MYERS FL 33901 North Fort Myers
33903

09-44-24-24-01510.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1510

********** OWNER ********** ********** SITE *********
NOCCO HELEN EST +

1510 TROPIC TERR 1510 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01511.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1511

********** OWNER ********** ********** SITE *********
PAULETTE FRANCIS G + VENETIA R

1511 TROPIC TER #1511 1511 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01512.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1512

********** OWNER ********** ********** SITE *********
BESKE PAMELA SUE

1521 CLOVERNOLL DR 1512 TROPIC TER

CINCINNATI OH 45231 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-24-01514.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1514

********** OWNER ********** ********** SITE *********
BACZYNSKY MARGA TR

9326 ADOBE AV 1514 TROPIC TER

ENGLEWOOD FL 34224 North Fort Myers
33903

09-44-24-24-01515.0000

TROPIC TERR COND BLDG 1500
OR 457 PG 466
APT 1515

********** OWNER ********** ********** SITE *********
FULLAM H O + MILDRED C

1515 TROPIC TERRACE 1515 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01516.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1516

********** OWNER ********** ********** SITE *********
FULLAM HARLAND O + MILDRED C

1516 TROPIC TER 1516 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01517.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1517

********** OWNER ********** ********** SITE *********
BISHOP DALE E TR FOR

VELMA M SNYDER TRUST 1517 TROPIC TER
1517 TROPIC TER
N FT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-24-01518.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1518

********** OWNER ********** ********** SITE *********
ALBORN MABEL E TR L/E

1518 TROPIC TERR 1518 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01519.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1519

********** OWNER ********** ********** SITE *********
AGNELLO MARJORIE +

1519 TROPIC TER 1519 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01520.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1520/PS#20

********** OWNER ********** ********** SITE *********
CHECHO FRANK J

3840 SE 13TH AV 1520 TROPIC TER

CAPE CORAL FL 33904 North Fort Myers
33903

09-44-24-24-01521.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1521

********** OWNER ********** ********** SITE *********
SWINDELLS THOMAS J

9 BROOKFIELD RD 1521 TROPIC TER

FRANKLIN MA 02038 North Fort Myers
33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-24-01522.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1522

********** OWNER ********** ********** SITE *********
PRUESS MARGUERITE

1522 TROPIC TER 1522 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01523.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1523

********** OWNER ********** ********** SITE *********
MEYER ERIKA E +

1523 TROPIC TER 1523 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01524.0000

TROPIC TERR COND BLDG 1500
OR 457 PG 466
APT 1524

********** OWNER ********** ********** SITE *********
PAULL MARGARET CARMICHAEL TR

100 HIGHLAND AVE 1524 TROPIC TER

WELLSBURG WV 26070 North Fort Myers
33903

09-44-24-24-01525.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1525/PS#25

********** OWNER ********** ********** SITE *********
HANSELL MARY I L/E

1525 TROPIC TERR 1525 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-24-01527.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1527

********** OWNER ********** ********** SITE *********
FOUNTAIN ARVARD K + JUDITH R

1526 TROPIC TER 1526 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01528.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1528

********** OWNER ********** ********** SITE *********
DOMINICK FLOYD L + VERA L

1528 TROPIC TER 1528 TROPIC TER

N FT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01529.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1529

********** OWNER ********** ********** SITE *********
GALLIPEAU ANN H

394 S WASHINGTON ST 1529 TROPIC TER

N ATTLESBORO MA 02760 North Fort Myers
33903

09-44-24-24-01530.0000

TROPIC TERR COND BLDG 1500
OR 457 PG 466
APT 1530

********** OWNER ********** ********** SITE *********
JARRY PIERRE DENIS +

4640 CARTIER 1530 TROPIC TER

STE ADELE QC J8B 1R7 North Fort Myers
CANADA 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-24-01531.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1531

********** OWNER ********** ********** SITE *********
MEIERS WILLIAM L + LEOTA M

1531 TROPIC TER 1531 TROPIC TER

NORTH FORT MYERS FL 33903 North Fort Myers
33903

09-44-24-24-01532.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1532

********** OWNER ********** ********** SITE *********
LADONNA FARRELL

515 W SPRUCE ST 1532 TROPIC TER

EAST ROCHESTER NY 14445 North Fort Myers
33903

09-44-24-24-01533.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1533

********** OWNER ********** ********** SITE *********
WEBER DONALD C +

991 CENTERLINE RD 1533 TROPIC TER

STRYKERSVILLE NY 14145 North Fort Myers
33903

09-44-24-24-01534.0000

TROPIC TERR.COND.BLDG.1500
OR 457 PG 466
APT.1534

********** OWNER ********** ********** SITE *********
JEANNOTTE VERNON P + SHIRLEY

310 E WATER ST 1534 TROPIC TER

MEDINA ND 58467 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-24-01535.0000

TROPIC TERR.COND.BLDG.1500 OR 457 PG 466 APT.1535

********** OWNER ********** ********** SITE *********
KONLEY JACK E

1535 TROPIC TER 1535 TROPIC TER

N FT MYERS FL 33903 North Fort Myers 33903

09-44-24-24-01536.0000

TROPIC TERR.COND.BLDG.1500 OR 457 PG 466 APT.1536

********** OWNER ********** ********** SITE *********
CERAMELLO FLORENCE

1536 TROPIC TERR 1536 TROPIC TER

N FT MYERS FL 33903 North Fort Myers 33903

09-44-24-25-00000.000A

TROPIC TERRACE GARDENS CONDO DESC OR 771 PG 400

********** OWNER ********** ********** SITE *********
TROPIC TERRACE GARDENS CONDO
C/O PREFERRED FINANCIAL
842 PANGOLA DR 0 HDR: TRPC TER GDNS

N FT MYERS FL 33903 North Fort Myers 33903

09-44-24-25-00000.00CE

TROPIC TERRACE GARDENS CONDO DESC OR 771 PG 400 C/E CLUB HOUSE-POOL-TENNIS

********** OWNER ********** ********** SITE *********
TROPIC TERRACE GARDENS CONDO

ASSOC C/O PREFERRED FINANCIAL 0 COMMON ELEMENTS
842 PANGOLA DR
N FT MYERS FL 33903 North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

09-44-24-28-00000.000A

ING IN E1/2 SEC 09 E OF O ANGE GROVE BLVD RECD PB 4 7 PGS 56 THRU 63 HD
R: PALM ISLAND 0

********** OWNER **********
PALM ISLAND PH-1

********** SITE **********

33903 North Fort Myers

L

L 116.

09-44-24-28-00005.0000

PALM ISLAND PH-1 S/D PB 4 7 PG 61 TRACT 5 LAKE

********** OWNER **********
US HOME CORPORATION

10481 SIX MILE CYPRESS PKWY

FORT MYERS FL 33912

********** SITE **********

0 COMMON ELEMENT

North Fort Myers 33903

10-44-24-00-00047.0000

S 102.60 FT OF PROPERTY D ESCRIBED IN OR 2864 PG 317 1

********** OWNER **********
FISCHER J WILLIAM + EVELYN A

938 MOODY RD

N FT MYERS FL 33903

********** SITE **********

938 MOODY RD

North Fort Myers 33903

10-44-24-00-01043.0000

S 550 FT OF N 620 FT OF S E 1/4 BTW RD + CRK LESS OR 2012/2054 + CONDO

********** OWNER **********
WARD ENTERPRISES INC

P O BOX 1630

FT MYERS FL 33902

********** SITE **********

950 MOODY RD

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-00-01044.0000

E 533 FT S OF CRK OF NW 1 /4 OF SE 1/4 LESS W 125 F T

********** OWNER ********** ********** SITE *********
COLONIAL HOMES INC

12220 TOWN LAKE DR STE 55 880 MOODY RD

FORT MYERS FL 33913 North Fort Myers 33903

10-44-24-00-01044.0010

W 125 FT OF 533 FT S OF C REEK OF NW 1/4 OF SE 1/4

********** OWNER ********** ********** SITE *********
COLONIAL HOMES INC

12220 TOWN LAKE DR STE 55 876 MOODY RD

FORT MYERS FL 33913 North Fort Myers 33903

10-44-24-00-01048.0000

N 275 FT OF S 1350 FT E1/2 OF SE1/4 + N 750 FT OF S 1790 FT W 1/2 OF SE 1/4

********** OWNER ********** ********** SITE *********
AMTEL GROUP OF FLORIDA INC

2500 EDWARDS DR 872 MOODY RD
ATT: RUNG
FT MYERS FL 33901 North Fort Myers 33903

10-44-24-00-01049.0000

N 535 FT -S 1065 FT + N 2 08 FT - S 750 FT - E 208 FT - W 238 FT - SE 1/4

********** OWNER ********** ********** SITE *********
AMTEL GROUP OF FLORIDA INC

2500 EDWARDS DR 864 MOODY RD
ATT: RUNG
FT MYERS FL 33901 North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-00-01049.0010

PAR IN S 1/2 OF SE 1/4 DE SC OR 1888 PG 4391 (AS PT OF C-1)

********** OWNER ********** ********** SITE *********

AMTEL GROUP OF FLORIDA INC

2500 EDWARDS DR
ATTN: RUNG
FT MYERS FL 33091

0 MOODY RD
North Fort Myers
33903

10-44-24-00-01052.0000

N 140 FT OF S 540 FT OF S E 1/4 LESS W 315 FT + S/D +1052.0010

********** OWNER ********** ********** SITE *********

AMTEL GROUP OF FLORIDA INC

2500 EDWARDS DR
ATT: RUNG
FT MYERS FL 33901

854 MOODY RD
North Fort Myers
33903

10-44-24-00-01053.0000

N 510 FT OF S 540 FT OF E 285 FT OF W 315 FT OF SE 1/4

********** OWNER ********** ********** SITE *********

AMTEL GROUP OF FLORIDA INC

2500 EDWARDS DR
ATT: RUNG
FT MYERS FL 33901

100 SKYLINE DR
North Fort Myers
33903

10-44-24-07-00000.000A

S/D IN N E 1/4 SEC 10 TWP 44 R 24 AS RECORDED IN P B 10 PG 111

********** OWNER ********** ********** SITE *********

MARINE HOMES

0 HDR: MARINE HOMES
North Fort Myers
33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-07-00000.020A

MARINE HOMES PB 10 PG 111 TRACTS 20A THRU 26A INC.

********** OWNER **********
SUBURBAN CORP

P.O.BOX 2070

FT MYERS FL 33902

********** SITE **********
0 EASEMENT

North Fort Myers 33903

10-44-24-07-00001.0000

MARINE HOMES PB 10 PG 111 LOTS 1 2 + 3

********** OWNER **********
NAYLOR WALLACE E + BEATRICE

433 ANCHOR WAY

N FT MYERS FL 33903

********** SITE **********
433 ANCHOR WAY

North Fort Myers 33903

10-44-24-07-00005.0000

MARINE HOMES PB 10 PG 111 LOT 5

********** OWNER **********
KING THOMAS A

393 ANCHOR WAY

N FT MYERS FL 33903

********** SITE **********
393 ANCHOR WAY

North Fort Myers 33903

10-44-24-07-00006.0000

MARINE HOMES SUBDIVISION PB 10 PG 111 LOT 6

********** OWNER **********
CLARK K A + PATRICIA M

355 ANCHOR WAY

N FT MYERS FL 33903

********** SITE **********
355 ANCHOR WAY

North Fort Myers 33903

********** **********
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
********** **********

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-07-00007.0000

MARINE HOMES PB
10 PG 111 LOT 7

********** OWNER **** ******** ********** SITE *********
HARRELSON ROBERT T + PATRICIA

233 ANCHOR WAY 233 ANCHOR WAY

NORTH FORT MYERS FL 33912 North Fort Myers
33903

10-44-24-07-00008.0000

MARINE HOMES PB
10 PG 111 LOT 8

********** OWNER **** ******** ********** SITE *********
BARTZ DAVID A + TINA D

155 ANCHOR WAY 155 ANCHOR WAY

N FT MYERS FL 33903 North Fort Myers
33903

10-44-24-07-00009.0000

MARINE HOMES PB
10 PG 111 LOT 9

********** OWNER **** ******** ********** SITE *********
AHLERSMEYER DELORIS

154 ANCHOR WY 154 ANCHOR WAY

N FT MYERS FL 33903 North Fort Myers
33903

10-44-24-07-00010.0000

MARINE HOMES PB
10 PG 111 LOT 10

********** OWNER **** ******** ********** SITE *********
TOBIN JOHN L

232 ANCHOR WAY 232 ANCHOR WAY

N FT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-07-00011.0000

MARINE HOMES PB 10 PG 111 LOT 11

********** OWNER **********
KOESTER JUSTUS + CALANDRA

404 ANCHOR WAY

NORTH FORT MYERS FL 33903

********** SITE **********
404 ANCHOR WAY

North Fort Myers 33903

10-44-24-07-00012.0000

MARINE HOMES PB 10 PG 111 LOT 12

********** OWNER **********
BARRACO SANTA +

435 GRENIER DR

FT MYERS FL 33903

********** SITE **********
414 ANCHOR WAY

North Fort Myers 33903

10-44-24-07-00013.0000

MARINE HOMES PB 10 PG 111 LOT 13

********** OWNER **********
PACL THOMAS J + REBECCA S

434 ANCHOR WAY

N FT MYERS FL 33903

********** SITE **********
434 ANCHOR WAY

North Fort Myers 33903

10-44-24-07-00020.0000

MARINE HOMES PB 10 PG 111 LOT 20

********** OWNER **********
LAYNE IRVING R JR

9266 DESOTO DR

N FT MYERS FL 33903

********** SITE **********
477 SEAWORTHY RD

North Fort Myers 33903

********** **********
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
********** **********

DATE OF REPORT : 23MAY0 2
SUBJECT PROPERTY : 10-44- 24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-07-00021.0000

MARINE HOMES PB 10 PG 111 LOTS 21 + 22

********** OWNER **********
BUNYAVIROCH S + EM-ORN

672 OAK TREE RD

PALISADES NY 10964

********** SITE **********
471 SEAWORTHY RD

North Fort Myers 33903

10-44-24-07-00023.0000

MARINE HOMES PB 10 PG 111 LOT 23

********** OWNER **********
CARLO JOHN P +

540-3 W OCEANVIEW AV #8

NORFOLK VA 23503

********** SITE **********
459 SEAWORTHY RD

North Fort Myers 33903

10-44-24-07-00024.0000

MARINE HOMES PB 10 PG 111 LOT 24

********** OWNER **********
DAVID WILLIAM G + LAURA A

9131 KESWICK AV

GRANT TOWNSHIP MN 55082

********** SITE **********
453 SEAWORTHY RD

North Fort Myers 33903

10-44-24-09-00000.000A

S/D IN S E 1/4 SEC 10 TWP 44 R 24 AS RECORDED IN P B 25 PG 79

********** OWNER **********
TROPIC SHORES ESTATES

********** SITE **********
HDR: TROPIC SHRS

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-09-00011.0000

TROPIC SHORES ESTATES PB 25 PG 79 LT 11 E 110 FT + OR 2078 PG 0150

********** OWNER **********
DEXTER LINCOLN A + LYNN

94 SKYLINE DR

N FT MYERS FL 33903

********** SITE *********
94 SKYLINE DR

North Fort Myers 33903

10-44-24-09-00012.0000

TROPIC SHORES ESTATES PB 25 PG 79 LOT 12 + THE W 10 FT OF LOT 11

********** OWNER **********
LAND FRANK E + NANCY G

96 SKYLINE DR

N FT MYERS FL 33903

********** SITE *********
96 SKYLINE DR

North Fort Myers 33903

10-44-24-11-00000.000A

S/D IN MULTI SECS 9 + 10 RECORDED PB 30 PGS 71 + 72

********** OWNER **********
HIDDEN ACRES

********** SITE *********
0 HDR: HIDDEN ACRES

North Fort Myers 33903

10-44-24-11-00000.0160

LT 16 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 72

********** OWNER **********
SHAW SALLY D

3998 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE *********
3998 HIDDEN ACRES CIR

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047 .0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-11-00000.0170

HIDDEN ACRES S/D PB 30 PG 72 LOT 17

********** OWNER ********** ********** SITE *********
HARRISON RANDOLPH F +

3980 HIDDEN ACRES CIR 3980 HIDDEN ACRES CIR

N FT MYERS FL 33903 North Fort Myers 33903

10-44-24-11-00000.0180

LT 18 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 72

********** OWNER ********** ********** SITE *********
CAANGAY DEOGRACIAS L TR

3970 HIDDEN ACRES CIR 3970 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903 North Fort Myers 33903

10-44-24-11-00000.0190

HIDDEN ACRES S/D PB 30 PG 72 LOT 19

********** OWNER ********** ********** SITE *********
LUPSKI LORI

3944 HIDDEN ACRES CIR 3944 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903 North Fort Myers 33903

10-44-24-11-00000.0200

HIDDEN ACRES S/D PB 30 PG 72 LOT 20

********** OWNER ********** ********** SITE *********
INGALLS JERRY W + SALLY G

3934 HIDDEN ACRES CIR 3934 HIDDEN ACRES CIR

FORT MYERS FL 33903 North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-11-00000.0210

LT 21 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER **********
HOWIE ANDREW R + FREDRICKA E

3924 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE *********
3924 HIDDEN ACRES CIR

North Fort Myers
33903

10-44-24-11-00000.0220

LT 22 IN HIDDEN ACRES S/D
IN SEC 9 + 10 SEC 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER **********
PROCTOR ROBERT L IV

3914 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

********** SITE *********
3914 HIDDEN ACRES CIR

North Fort Myers
33903

10-44-24-11-00000.0230

LT 23 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER **********
BECKER JAMES R JR + DEBRA DEE

308 EVERGREEN RD

N FT MYERS FL 33903

********** SITE *********
3904 HIDDEN ACRES CIR

North Fort Myers
33903

10-44-24-11-00000.0240

LT 24 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER **********
PROFFER LESTER R + AGNES J

3894 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

********** SITE *********
3894 HIDDEN ACRES CIR

North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-11-00000.0250

LT 25 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 72

********** OWNER ********** ********** SITE **********

BYRD DIANNE T

3884 HIDDEN ACRES 3884 HIDDEN ACRES CIR

N FT MYERS FL 33903 North Fort Myers 33903

10-44-24-11-00000.0260

LT 26 IN HIDDEN ACRES S/D IN SECS 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PB 72

********** OWNER ********** ********** SITE **********

GRIFFIN JOHN C

3874 HIDDEN ACRES CIR 3874 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903 North Fort Myers 33903

10-44-24-11-00000.0270

LT 27 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 71

********** OWNER ********** ********** SITE **********

PODOWSKI MICHAEL J + JANE H/W

5032 SW 9TH PL 3864 HIDDEN ACRES CIR

CAPE CORAL FL 33914 North Fort Myers 33903

10-44-24-11-00000.0280

LT 28 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PB 71

********** OWNER ********** ********** SITE **********

ASHMORE ROBIN R

3854 HIDDEN ACRES CIR 3854 HIDDEN ACRES CIR

N FT MYERS FL 33903 North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-11-00000.0290

LT 29 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 71

********** OWNER **********
MANCUSO JOHN D + LAURA L

3844 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

********** SITE *********
3844 HIDDEN ACRES CIR

North Fort Myers 33903

10-44-24-11-00000.0300

LT 30 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 71

********** OWNER **********
WEDLER BRENT G + KAREN D

3818 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE *********
3818 HIDDEN ACRES CIR

North Fort Myers 33903

10-44-24-11-00000.0310

HIDDEN ACRES S/D PB 30 PG 71 LOT 31

********** OWNER **********
CARRASQUILLO THOMAS + ANNE

3812 HIDDEN ACRES CR NW

N FT MYERS FL 33903

********** SITE *********
3812 HIDDEN ACRES CIR

North Fort Myers 33903

10-44-24-11-00000.0320

HIDDEN ACRES S/D PB 30 PG 71 LOT 32

********** OWNER **********
MEEK RICHARD T + ROSEMARY ANN

3802 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

********** SITE *********
3802 HIDDEN ACRES CIR

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-11-00000.0330

HIDDEN ACRES S/D PB 30 PG 71 LOT 33

********** OWNER **********
HENDRICKSON J J + ROSEMARY B

3800 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE *********
3800 HIDDEN ACRES CIR

North Fort Myers 33903

10-44-24-11-00000.0340

LT 34 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 71

********** OWNER **********
HODSDON GEORGE E TR

1242 PLUMOSA DR

FT MYERS FL 33901

********** SITE *********
3792 HIDDEN ACRES CIR

North Fort Myers 33903

10-44-24-11-00000.0350

HIDDEN ACRES S/D PB 30 PG 71 LOT 35

********** OWNER **********
PAONE ANTHONY J ETAL

1031 NEILL AVE

BRONX NY 10461

********** SITE *********
3778 HIDDEN ACRES CIR

North Fort Myers 33903

10-44-24-11-00000.0360

LT 36 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 71

********** OWNER **********
BAKER RUSSELL + TINA

3776 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE *********
3776 HIDDEN ACRES CIR

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-11-00000.0370

LT 37 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 71

********** OWNER **********
FOOTE LEO C

3772 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE *********
3772 HIDDEN ACRES CIR

North Fort Myers 33903

10-44-24-11-00000.0390

LT 39 HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 71

********** OWNER **********
MELVIN RONALD E + JEANNE M

3794 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE *********
3794 HIDDEN ACRES CIR

North Fort Myers 33903

10-44-24-11-00000.0400

LT 40 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 71

********** OWNER **********
KOCH ERIC L +

3806 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE *********
3806 HIDDEN ACRES CIR

North Fort Myers 33903

10-44-24-11-00000.0410

LT 41 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 71

********** OWNER **********
VOGELBACH WILLIAM D + JENNIE L

3816 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE *********
3816 HIDDEN ACRES CIR

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-11-00000.0420

HIDDEN ACRES S/D PB 30 PG 71 LOT 42

********** OWNER **********
MCBRIDE DANIEL S

PO BOX 9229

FT MYERS FL 33902

********** SITE **********
3826 HIDDEN ACRES CIR

North Fort Myers 33903

10-44-24-11-00000.0430

LT 43 IN HIDDEN ACRES S/D IN SEC 9 + 10 TWP 44 R 24 RECORDED IN PB 30 PG 71

********** OWNER **********
GIROUX LAWRENCE JOSEPH TR L/E

3836 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE **********
3836 HIDDEN ACRES CIR

North Fort Myers 33903

10-44-24-11-00000.0500

HIDDEN ACRES PB 30 PG 72 LT 50 + W 3 FT LOT 49 + E 3 FT LOT 51

********** OWNER **********
JACKSON RICHARD K + LORI A

3906 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

********** SITE **********
3906 HIDDEN ACRES CIR

North Fort Myers 33903

10-44-24-11-00000.0510

HIDDEN ACRES PB 30 PG 72 LOT 51 LESS E 3 FT

********** OWNER **********
COATS M E + NANCY

3916 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE **********
3916 HIDDEN ACRES CIR

North Fort Myers 33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-11-00000.0520

LT 52 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER ********** ********** SITE **********

BENNER SHARON R +

3926 HIDDEN ACRES CIRCLE N W 3926 HIDDEN ACRES CIR

N FT MYERS FL 33903 North Fort Myers
33903

10-44-24-11-00000.0530

LT 53 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER ********** ********** SITE **********

MORRIS KELLY H

3936 HIDDEN ACRES CIR 3936 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

10-44-24-11-00000.0580

LT 58 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER ********** ********** SITE **********

CAMPBELL KELLY D + SHERESA K

3943 HIDDEN ACRES CIR 3943 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

10-44-24-11-00000.0590

LT 59 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER ********** ********** SITE **********

WHITTAKER DOUGLAS K + SUSAN K

3931 HIDDEN ACRES CIRCLE 3931 HIDDEN ACRES CIR

N FT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-11-00000.0600

LT 60 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER ********** ********** SITE *********
LA FOUNTAIN JAMES + JEANNE

3921 HIDDEN ACRES CIR 3921 HIDDEN ACRES CIR

N FT MYERS FL 33903 North Fort Myers
33903

10-44-24-11-00000.0610

LT 61 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER ********** ********** SITE *********
ABDO ALBERT JR + ENID L

3911 HIDDEN ACRES CIR 3911 HIDDEN ACRES CIR

N FT MYERS FL 33903 North Fort Myers
33903

10-44-24-11-00000.0620

LT 62 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER ********** ********** SITE *********
DELANOY GEORGE TIMOTHY +

3901 HIDDEN ACRES CIR 3901 HIDDEN ACRES CIR

N FT MYERS FL 33903 North Fort Myers
33903

10-44-24-11-00000.0630

LT 63 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER ********** ********** SITE *********
MARSHALL RICHARD +

3891 HIDDEN ACRES CIR 3891 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-11-00000.0640

LT 64 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 72

********** OWNER ********** ********** SITE **********

ROBBINS DAVID L + PAULA B

3879 HIDDEN ACRES CIR 3879 HIDDEN ACRES CIR

N FT MYERS FL 33903 North Fort Myers
33903

10-44-24-11-00000.0650

LT 65 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
DESC IN PB 30 PG 71

********** OWNER ********** ********** SITE **********

MILBERG SVEN

3869 HIDDEN ACRES CIR 3869 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

10-44-24-11-00000.0660

LT 66 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 71

********** OWNER ********** ********** SITE **********

PARENT DAVID C + LYNN M

3859 HIDDEN ACRES CIR 3859 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

10-44-24-11-00000.0670

LT 67 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 71

********** OWNER ********** ********** SITE **********

JOHNSON ROBERT E + JANICE A

3849 HIDDEN ACRES CIR 3849 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-11-00000.0680

LT 68 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 71

********** OWNER **********
BISHOP JAMES E + JANET L

3837 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE *********
3837 HIDDEN ACRES CIR

North Fort Myers
33903

10-44-24-11-00000.0690

LT 69 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 71

********** OWNER **********
WILLIAMS SANFORD + JENNE O

3825 HIDDEN ACRES CIR

N FT MYERS FL 33903

********** SITE *********
3825 HIDDEN ACRES CIR

North Fort Myers
33903

10-44-24-11-00000.0700

LT 70 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 71

********** OWNER **********
RIVERS WILLIAM L + SYLVIA W

3815 HIDDEN ACRES CIRCLE

N FT MYERS FL 33903

********** SITE *********
3815 HIDDEN ACRES CIR

North Fort Myers
33903

10-44-24-11-00000.0710

LT 71 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 71

********** OWNER **********
JONES DONALD W + BRENDA K

3803 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903

********** SITE *********
3803 HIDDEN ACRES CIR

North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-11-00000.0720

LT 72 IN HIDDEN ACRES S/D
IN SEC 9 + 10 TWP 44 R 24
RECORDED IN PB 30 PG 71

********** OWNER ********** ********** SITE *********
MCKEEVER DOUGLAS + DAWN

3793 HIDDEN ACRES CIR 3793 HIDDEN ACRES CIR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

10-44-24-11-0000A.00CE

HIDDEN ACRES PB 30 PG 72
TRACTS A THRU G + J+L + L
TS 54 - 57 COMMON ELEMENT

********** OWNER ********** ********** SITE *********
HIDDEN ACRES HOMEOWNERS ASSOC

P O BOX 4436 0 COMMON ELEMENT

N FT MYERS FL 33918 North Fort Myers
33903

10-44-24-23-00000.000A

A S/D LYING IN THE N 1/2
SEC 10 TWP 44 RGE 24

********** OWNER ********** ********** SITE *********
AQUA COVE

0 HDR: AQUA COVE

North Fort Myers
33903

10-44-24-23-0000A.0010

AQUA COVE S/D BLK A PB 35
PG 116 LOT 1

********** OWNER ********** ********** SITE *********
COY JAMES F + KATHERINE D

8450 AQUA COVE LN 8450 AQUA COVE LN

NORTH FORT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-23-0000A.0020

AQUA COVE S/D BLK A PB 35 PG 116 LOT 2

********** OWNER **********
JAYE DEAN JR

8440 AQUA COVE LN

NORTH FORT MYERS FL 33903

********** SITE **********
8440 AQUA COVE LN

North Fort Myers 33903

10-44-24-23-0000B.0010

AQUA COVE S/D BLK B PB 35 PG 116 LOT 1

********** OWNER **********
TOMASELLI MICHAEL

1801 BRANTLEY RD #805

FORT MYERS FL 33907

********** SITE **********
8451 AQUA COVE LN

North Fort Myers 33903

10-44-24-23-0000B.0030

AQUA COVE S/D BLK B PB 35 PG 116 LOT 3 + PT LT 4 1 934/4202 + LOT 2

********** OWNER **********
RADHAKRISHNA BHARATH + SHIRLEY

8441 AQUA COVE LN

NORTH FORT MYERS FL 33903

********** SITE **********
8441 AQUA COVE LN

North Fort Myers 33903

10-44-24-23-0000B.0040

AQUA COVE S/D BLK B PB 35 PG 116 PT LT 4 DESC 1938 /1661

********** OWNER **********
HABAYEB HABIL + LOUISE A

8431 AQUA COVE LN

NORTH FORT MYERS FL 33903

********** SITE **********
8431 AQUA COVE LN

North Fort Myers 33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-23-0000B.0050

AQUA COVE S/D BLK B PB 35 PG 116 LOT 5

********** OWNER ********** ********** SITE *********
VOGELBACH BRETT D + MELODY M

8415 AQUA COVE LN 8415 AQUA COVE LN

NORTH FORT MYERS FL 33903 North Fort Myers 33903

10-44-24-24-00000.000A

S/D BEING REPLAT OF LTS 14 THRU 19 MARINE HOMES S/D LYING IN N 1/2 OF SEC 10

********** OWNER ********** ********** SITE *********
WARDS LANDING

0 HDR: WARD'S LNDING

North Fort Myers 33903

10-44-24-24-00000.0010

WARDS LANDING PB 35 PG 70 LOT 1

********** OWNER ********** ********** SITE *********
BARTZ DAVID A + TINA D

155 ANCHOR WAY 1040 MOODY RD

FORT MYERS FL 33903 North Fort Myers 33903

10-44-24-24-00000.0020

WARDS LANDING PB 35 PG 70 LOT 2

********** OWNER ********** ********** SITE *********
PEACOCK CHRISTOPHER S

4610 SW 5TH PL 1030 MOODY RD

CAPE CORAL FL 33914 North Fort Myers 33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-24-00000.0030

WARDS LANDING PB 35 PG 70
LOT 3

********** OWNER **********
SMITH WILLIAM F

1020 MOODY RD

N FT MYERES FL 33903

********** SITE *********
1020 MOODY RD

North Fort Myers
33903

10-44-24-24-00000.0050

WARDS LANDING PB 35 PG 70
LOTS 4 THRU 6

********** OWNER **********
DODSON CHARLES W + ANN F

438 ANCHOR WAY

NORTH FORT MYERS FL 33903

********** SITE *********
438 ANCHOR WAY

North Fort Myers
33903

10-44-24-27-00000.000A

MANGROVE BAY CONDO DESC O R 2138 PG 4303 + OR 2394 PG 1660

********** OWNER **********
MANGROVE BAY CONDO

950 MOODY RD

N FT MYERS FL 33903

********** SITE *********
0 HDR: MANGROVE BAY

North Fort Myers
33903

10-44-24-27-00000.00CE

MANGROVE BAY CONDO DESC O R 2138 PG 4303 + OR 2394 PG 1660

********** OWNER **********
MANGROVE BAY CONDO ASSOC

950 MOODY RD

N FT MYERS FL 33903

********** SITE *********
0 COMMON ELEMENT

North Fort Myers
33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-27-00000.1030

MANGROVE BAY OR 2138 PG 4 303 UNIT 103

********** OWNER **********
WOODBURY KIRK A +

950 MOODY RD #103

N FT MYERS FL 33903

********** SITE **********
950 MOODY RD

North Fort Myers 33903

10-44-24-27-00000.1040

MANGROVE BAY OR 2138 PT 4 303 UNIT 104

********** OWNER **********
HARTLEY GREGORY

950 MOODY RD #104

NORTH FORT MYERS FL 33903

********** SITE **********
950 MOODY RD

North Fort Myers 33903

10-44-24-27-00000.1080

MANGROVE BAY OR 2138 PG 4 303 UNIT 108

********** OWNER **********
LAWRENCE PHYLLIS

950 MOODY RD #108

N FT MYERS FL 33903

********** SITE **********
950 MOODY RD

North Fort Myers 33903

10-44-24-27-00000.1090

MANGROVE BAY OR 2138 PG 4 303 UNIT 109

********** OWNER **********
WHITESIDE THOMAS R

950 MOODY RD #109

N FT MYERS FL 33903

********** SITE **********
950 MOODY RD

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-27-00000.1100

MANGROVE BAY OR 2138 PG 4 303 UNIT 110

********** OWNER ********** ********** SITE *********
GALLO JAMES A + REBECCA A

950 MOODY RD #110 950 MOODY RD

N FT MYERS FL 33903 North Fort Myers 33903

10-44-24-27-00000.1110

MANGROVE BAY OR 2138 PG 4 303 UNIT 111 + DOCK

********** OWNER ********** ********** SITE *********
DAGGETT LYN L + SUZANNE L

950 MOODY RD #111 950 MOODY RD

NORTH FORT MYERS FL 33903 North Fort Myers 33903

10-44-24-27-00000.1120

MANGROVE BAY OR 2138 PG 4 303 UNIT 112

********** OWNER ********** ********** SITE *********
JORDAN TRACI

950 MOODY RD 112 950 MOODY RD

NORTH FORT MYERS FL 33903 North Fort Myers 33903

10-44-24-27-00000.1150

MANGROVE BAY OR 2138 PG 4 303 UNIT 115

********** OWNER ********** ********** SITE *********
MERCIER JACQUES R + DOREEN M

40 ELGIN ST 950 MOODY RD

NASHUA NH 03060 North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-27-00000.1160

MANGROVE BAY OR 2138 PG 4 303 UNIT 116

********** OWNER **********
MILLS MARTHA ANN

950 MOODY RD #116

N FT MYERS FL 33903

********** SITE **********
950 MOODY RD

North Fort Myers 33903

10-44-24-27-00000.1170

MANGROVE BAY OR 2138 PG 4 303 UNIT 117

********** OWNER **********
BURTON ROBERT

950 MOODY RD #117

NORTH FORT MYERS FL 33903

********** SITE **********
950 MOODY RD

North Fort Myers 33903

10-44-24-27-00000.1180

MANGROVE BAY OR 2138 PG 4 303 UNIT 118

********** OWNER **********
ADAMS DONNA M 1/2 INT +

ADAMS DONNA M 1/2 INT +
8A IVY LN
MILFORD MA 01757

********** SITE **********
950 MOODY RD

North Fort Myers 33903

10-44-24-27-00000.1190

MANGROVE BAY OR 2138 PG 4 303 UNIT 119 + DOCK

********** OWNER **********
JOHNSON E JIM + SANDRA P

950 MOODY RD #119

NORTH FORT MYERS FL 33903

********** SITE **********
950 MOODY RD

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-27-00000.1200

MANGROVE BAY OR 2138 PG 4 303 UNIT 120 + DOCK

********** OWNER ********** ********** SITE *********
EARLEY RAYMOND N + DOROTHY C

950 MOODY RD #120 950 MOODY RD

NORTH FORT MYERS FL 33903 North Fort Myers 33903

10-44-24-27-00000.1210

MANGROVE BAY OR 2138 PG 4 303 UNIT 121

********** OWNER ********** ********** SITE *********
LINK DAVID B + ROBIN L

950 MOODY RD #121 950 MOODY RD

N FT MYERS FL 33903 North Fort Myers 33903

10-44-24-27-00000.1220

MANGROVE BAY OR 2138 PG 4 303 UNIT 122

********** OWNER ********** ********** SITE *********
LACHANCE CELIA

950 MOODY RD #122 950 MOODY RD

N FT MYERS FL 33903 North Fort Myers 33903

10-44-24-27-00000.1230

MANGROVE BAY OR 2138 PG 4 303 UNIT 123

********** OWNER ********** ********** SITE *********
NEASE STEPHEN L

1601 JACKSON ST STE 202 950 MOODY RD

FORT MYERS FL 33901 North Fort Myers 33903

********** **********
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
********** **********

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-27-00000.1240

MANGROVE BAY OR 2138 PG 4
303 UNIT 124

********** OWNER **********
POSEY WILLIAM C + NANCI G TR

950 MOODY RD #124

N FT MYERS FL 33903

********** SITE *********
950 MOODY RD

North Fort Myers
33903

10-44-24-27-00000.1250

MANGROVE BAY OR 2138 PG 4
303 UNIT 125 + DOCK

********** OWNER **********
SMITH WILFRED J JR + LANA D

950 MOODY RD #125

N FT MYERS FL 33903

********** SITE *********
950 MOODY RD

North Fort Myers
33903

10-44-24-27-00000.1260

MANGROVE BAY OR 2138 PG 4
303 UNIT 126 + DOCK

********** OWNER **********
RICE THOMAS A + SHIRLEY D

950 MOODY ROAD #126

NORTH FORT MYERS FL 33903

********** SITE *********
950 MOODY RD

North Fort Myers
33903

10-44-24-27-00000.1270

MANGROVE BAY OR 2138 PG 4
303 UNIT 127 + DOCK

********** OWNER **********
OTTO JOAN A

136 MOORLAND CT

LITITZ PA 17543

********** SITE *********
950 MOODY RD

North Fort Myers
33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-27-00000.1280

MANGROVE BAY OR 2138 PG 4 303 UNIT 128

********** OWNER **********
SAMMONS NANCY H

950 MOODY RD #128

N FT MYERS FL 33903

********** SITE **********
950 MOODY RD

North Fort Myers 33903

10-44-24-27-00000.1290

MANGROVE BAY OR 2138 PG 4 303 UNIT 129

********** OWNER **********
DONATO JOSEPH M + CATHERINE A

4073 PHEASANT CT

ST CHARLES IL 60174

********** SITE **********
950 MOODY RD

North Fort Myers 33903

10-44-24-27-00000.1300

MANGROVE BAY OR 2138 PG 4 303 UNIT 130 + DOCK

********** OWNER **********
SECKER WILLIAM S JR +

950 MOODY RD #130

N FT MYERS FL 33903

********** SITE **********
950 MOODY RD

North Fort Myers 33903

10-44-24-27-00000.1330

MANGROVE BAY OR 2138 PG 4 303 UNIT 133

********** OWNER **********
EARLEY PETER J

950 MOODY ST #133

N FT MYERS FL 33903

********** SITE **********
950 MOODY RD

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

10-44-24-27-00000.1340

MANGROVE BAY OR 2138 PG 4303 UNIT 134 + DOCK

********** OWNER **********
HILLS SCOTT

950 MOODY RD #134

NORTH FORT MYERS FL 33903

******** SITE *********
950 MOODY RD

North Fort Myers 33903

10-44-24-27-00000.1370

MANGROVE BAY OR 2394-1660 UNIT 137

********** OWNER **********
LEE JOHN R + KAREN J

4068 CADLE CREEK RD

EDGEWATER MD 21037

******** SITE *********
950 MOODY RD

North Fort Myers 33903

10-44-24-27-00000.1380

MANGROVE BAY OR 2394-1660 UNIT 138

********** OWNER **********
BOREIKO JOSEPH

#114
950 MOODY RD
N FT MYERS FL 33903

******* SITE *********
950 MOODY RD

North Fort Myers 33903

10-44-24-27-0000A.0000

MANGROVE BAY OR2138 PG4303 LAND FOR 101/102/105/107 / 131/132/135/136/139/140

********** OWNER **********
MANGROVE BAY CONDOMINIUM

950 MOODY RD #101

N FT MYERS FL 33903

******* SITE *********
0 RESERVED

North Fort Myers 33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

15-44-24-00-00001.0000

PARL IN NW 1/4 DESC OR 18 87 PG 3944 LESS 1.0030 + 1.0020

********** OWNER ********** ********** SITE *********
COLONIAL HOMES INC

12220 TOWN LAKE DR STE 55 0 SKYLINE DR

FORT MYERS FL 33913 North Fort Myers 33903

15-44-24-00-00001.0010

W650.45 FT OF NW 1/4 S OF SKYLINE DR

********** OWNER ********** ********** SITE *********
COLONIAL HOMES INC

12220 TOWN LAKE DR STE 55 0 ACCESS UNDETERMINED

FORT MYERS FL 33913 North Fort Myers 33903

15-44-24-00-00001.0030

FR NW COR TR A W 53 FT N 5 FT W 607FT S 1320.40FT E 660FT N 1315.40FT TO POB

********** OWNER ********** ********** SITE *********
LEE COUNTY DIST SCHOOL BOARD

2055 CENTRAL AV 1601 SKYLINE DR

FT MYERS FL 33901 North Fort Myers 33917

15-44-24-02-00000.000A

S/D IN N E 1/4 SEC 15 TWP 44 R 24 AS RECORDED IN P B 10 PG 75

********** OWNER ********** ********** SITE *********
RIVER MANOR

0 HDR: RIVER MANOR

North Fort Myers 33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

15-44-24-02-0000A.0020

RIVER MANOR BLK.A PB 10 PG 75 LOT 2

********** OWNER **********
PEFLEY KARL N + CYTNTHIA J

59 AQUA LANE

N FT MYERS FL 33903

********* SITE *********
59 AQUA LN

North Fort Myers 33903

15-44-24-02-0000A.0030

RIVER MANOR BLK A PB 10 PG 75 LOT 3 + ELY 1/2 LOT 4

********** OWNER **********
PENNER RUSSELL R + LOIS F

55 AQUA LANE

N FT MYERS FL 33903

********* SITE *********
55 AQUA LN

North Fort Myers 33903

15-44-24-02-0000A.0050

RIVER MANOR BLK A PB 10 PG 75 LOT 5 + WLY 1/2 LOT 4

********** OWNER **********
HOFFMAN GEORGE P + LINDA A

750 MOODY RD

N FT MYERS FL 33903

********* SITE *********
750 MOODY RD

North Fort Myers 33903

15-44-24-02-0000B.0030

RIVER MANOR BLK B PB 10 PG 75 LOT 3

********** OWNER **********
MOLL JOHN R + JEAN

56 AQUA LANE

N FT MYERS FL 33903

********* SITE *********
56 AQUA LN

North Fort Myers 33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

15-44-24-02-0000B.0040

RIVER MANOR BLK.B PB 10 PG 75 LOT 4

********** OWNER **********
AUTRY KAREN RUTH R A

16380 TORTUGA ST

BOKEELIA FL 33922

********** SITE **********
52 AQUA LN

North Fort Myers 33903

15-44-24-02-0000B.0050

RIVER MANOR BLK B PB 10 PG 75 LOT 5

********** OWNER **********
CHRISTENSEN WILLIAM + DANA

18021 TRAVERSE DR

ALVA FL 33920

********** SITE **********
738 MOODY RD

North Fort Myers 33903

15-44-24-02-0000C.0050

RIVER MANOR BLK.C PB 10 PG 75 LOT 5

********** OWNER **********
RAMBO MARK A + DEBORAH L

700 MOODY RD

N FT MYERS FL 33903

********** SITE **********
700 MOODY RD

North Fort Myers 33903

15-44-24-03-00000.000A

A S/D IN GOVT LOTS 2 + 3 RECORDED IN PB 39 PGS 66 THRU 69

********** OWNER **********
SKYLINE WOODS S/D

********** SITE **********
0 HDR: SKYLINE WOODS

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

15-44-24-03-00000.0120

SKYLINE WOODS S/D PB 39 P G 68 LOT 12

********** OWNER ********** ********** SITE *********
YATES SHAWN A + STACEY L

12921 TREELINE CT 12921 TREELINE CT

North Fort Myers FL 33903 North Fort Myers 33903

15-44-24-03-00000.0130

SKYLINE WOODS S/D PB 39 P G 68 LOT 13

********** OWNER ********** ********** SITE *********
SKINNER KAREN A TR

12981 TREELINE CT 12951 TREELINE CT

N FT MYERS FL 33903 North Fort Myers 33903

15-44-24-03-00000.0140

SKYLINE WOODS S/D PB 39 P G 68 LOT 14

********** OWNER ********** ********** SITE *********
SKINNER KAREN A TR

12981 TREELINE CT 12981 TREELINE CT

N FT MYERS FL 33903 North Fort Myers 33903

15-44-24-03-00000.0150

SKYLINE WOODS S/D PB 39 P G 68 LOT 15

********** OWNER ********** ********** SITE *********
SCHWEIN DAVID + DANA L

12980 TREELINE CT 12980 TREELINE CT

N FT MYERS FL 33903 North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

15-44-24-03-00000.0160

SKYLINE WOODS S/D PB 39 P G 68 LOT 16

********** OWNER **********
LOVELACE JOHN P + GLENDA

12950 TREELINE CT

NORTH FORT MYERS FL 33903

********** SITE *********
12950 TREELINE CT

North Fort Myers 33903

15-44-24-03-00000.0170

SKYLINE WOODS S/D PB 39 P G 68 LOT 17

********** OWNER **********
LOVELACE JOHN P + GLENDA L

12950 TREELINE CT

NORTH FORT MYERS FL 33903

********** SITE *********
12920 TREELINE CT

North Fort Myers 33903

16-44-24-03-00000.000A

S/D IN SEC 16 21 + 22 TWP 44 R 24 AS RECORDED IN P B 12 PG 63 THRU 67

********** OWNER **********
WATERWAY ESTATES UNIT 2

********** SITE *********
0 HDR: WATERWAY EST II

North Fort Myers 33903

16-44-24-03-0030C.0070

WATERWAY ESTATES UNIT 2 PB 12 PG 67 PT T RACT C

********** OWNER **********
LUTHERAN CHURCH OF THE GOOD

4770 ORANGE GROVE BLVD

N FT MYERS FL 33903

********** SITE *********
4770 ORANGE GROVE BLVD

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

16-44-24-03-0030C.0090

WATERWAY ESTATES UT 2 PB 12 PG 64 PT TR C DESC OR 650 PG 301 LESS 0100

********** OWNER ********** ********** SITE *********
LUTHERAN CHURCH OF THE GOOD

4470 ORANGE GROVE BLVD 1700 GOLF CLUB DR

NORTH FORT MYERS FL 33903 North Fort Myers 33903

16-44-24-03-0030C.00CE

WATERWAY ESTATES UNIT 2 P B 12 PG 67 TRACT PT C

********** OWNER ********** ********** SITE *********
BUTTONWOOD HARBOR PROPERTY

4700 RANDAG DR 0 EASEMENT

N FT MYERS FL 33903 North Fort Myers 33903

16-44-24-09-00000.0420

WATERWAY EST.GOLF PARK PB 22 PG 161 LOT 42

********** OWNER ********** ********** SITE *********
MILLER SUSAN E

1630 SILVERWOOD CT 1630 SILVERWOOD CT

N FT MYERS FL 33903 North Fort Myers 33903

16-44-24-09-00000.0430

WATERWAY EST.GOLF PARK PB 22 PG 161 LOT 43

********** OWNER ********** ********** SITE *********
CASE KENNETH L

1620 SILVERWOOD CT 1620 SILVERWOOD CT

N FT MYERS FL 33903 North Fort Myers 33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

16-44-24-09-00000.0440

WATERWAY EST.GOLF PARK PB 22 PG 161 LOT 44

********** OWNER **********
PIERCE MICHAEL P + DIANNE

1612 SILVERWOOD CT

NORTH FORT MYERS FL 33903

********** SITE **********
1612 SILVERWOOD CT

North Fort Myers 33903

16-44-24-09-00000.0450

WATERWAY EST GOLF PARK PB 22 PG 161 LOT 45 + PT TR ACT A DESC OR 1158/0632

********** OWNER **********
MILLER KELLSY J ETAL J/T

4769 RANDAG DRIVE

N FT MYERS FL 33903

********** SITE **********
4769 RANDAG DR

North Fort Myers 33903

16-44-24-09-0000A.0000

WATERWAY EST GOLF PARK PB 22 PG 161 TRACT A EL RIO GOLF COURSE

********** OWNER **********
RESORT ENTERPRISES INC

3911 ORANGE GROVE BLVD

N FT MYERS FL 33903

********** SITE **********
1801 SKYLINE DR

North Fort Myers 33903

16-44-24-13-00000.000A

A CONDOMINIUM OF LOTS 2 + 3 EL RIO COND SUBD AS RECORD IN OR 549 PG 213

********** OWNER **********
GREENWOOD COND BLDGS 2 + 3

1715 GOLF CLUB DR #2

N FT MYERS FL 33903

********** SITE **********
0 HDR: GREENWOOD 2&3

North Fort Myers 33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

16-44-24-13-00000.00CE

A CONDOMINIUM OF LOTS 2 + 3 EL RIO COND SUBD AS RECORD IN OR 549 PG 213 COM

********** OWNER ********** ********** SITE *********

GREENWOOD COND BLDGS 2 + 3

1715 GOLF CLUB DR #2 0 HDR: GREENWOOD 2&3

N FT MYERS FL 33903 North Fort Myers 33903

16-44-24-13-00002.0010

GREENWOOD COND BLDGS 2 + 3 BLDG 2 OR 546 PG 213 APT.1

********** OWNER ********** ********** SITE *********

CHRISTIANSEN LURA

1707 GOLF CLUB DR APT 1 1707 GOLF CLUB DR

N FT MYERS FL 33903 North Fort Myers 33903

16-44-24-13-00002.0020

GREENWOOD COND BLDGS 2 + 3 BLDG 2 OR 546 PG 213 APT.2

********** OWNER ********** ********** SITE *********

LOWERY M KIRK + BETTY J

1707 GOLF CLUB DR A-2 1707 GOLF CLUB DR

N FT MYERS FL 33903 North Fort Myers 33903

16-44-24-13-00002.0030

GREENWOOD COND BLDGS 2 + 3 BLDG 2 OR 546 PG 213 APT 3

********** OWNER ********** ********** SITE *********

STRICKLAND STEVEN C

880 COAST VIEW DR 1707 GOLF CLUB DR

LAGUNA BEACH CA 92651 North Fort Myers 33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

16-44-24-13-00002.0040

GREENWOOD COND BLDGS 2 + 3
BLDG 2 OR546 PG 213
APT 4

********** OWNER ********** ********** SITE **********
FUHRMANN IRVING P + ELEANOR M

1707 GOLF CLUB DR #4 1707 GOLF CLUB DR

N FT MYERS FL 33903 North Fort Myers
33903

16-44-24-13-00002.0050

GREENWOOD COND BLDGS 2 + 3
BLDG 2 OR 546 PG 213
APT.5

********** OWNER ********** ********** SITE **********
RUSSELL MICHAEL E + JANE M

1707 GOLF CLUB DR #5 1707 GOLF CLUB DR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

16-44-24-13-00002.0060

GREENWOOD COND BLDGS 2 + 3
BLDG 2 OR 546 PG 213
APT.6

********** OWNER ********** ********** SITE **********
CONOVER ELEANOR S

1707 GOLF CLUB DR #6 1707 GOLF CLUB DR

N FT MYERS FL 33903 North Fort Myers
33903

16-44-24-13-00002.0070

GREENWOOD COND BLDGS 2 + 3
BLDG 2 OR 546 PG 213
APT 7

********** OWNER ********** ********** SITE **********
FILLMORE NORMAN R

1707 GOLF CLUB DR #7 1707 GOLF CLUB DR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

16-44-24-13-00002.0080

GREENWOOD COND BLDGS 2 + 3
BLDG 2 OR 546 PG 213
APT.8

********** OWNER ********** ********** SITE *********
PARR RALPH I + VIOLET M

1707 GOLF CLUB DR #8 1707 GOLF CLUB DR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

16-44-24-13-00003.0010

GREENWOOD COND BLDGS 2 + 3
BLDG 3 OR 546 PG 213
LOT 1

********** OWNER ********** ********** SITE *********
GREINER SHIRLEY A

1715 GOLF CLUB DR 1715 GOLF CLUB DR

N FT MYERS FL 33903 North Fort Myers
33903

16-44-24-13-00003.0020

GREENWOOD COND BLDGS 2 + 3
BLDG 3 OR 546 PG 213
APT.2

********** OWNER ********** ********** SITE *********
SIMONETTI DOROTHY J TR

1715 GOLF CLUB DR #2 1715 GOLF CLUB DR

N FT MYERS FL 33903 North Fort Myers
33903

16-44-24-13-00003.0030

GREENWOOD COND BLDGS 2 + 3
BLDG 3 OR 546 PG 213
APT.3

********** OWNER ********** ********** SITE *********
BARBER LYNN A

1715 GOLF CLUB DR #3 1715 GOLF CLUB DR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

****
*** VARIANCE REPORT ***
*** ***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

16-44-24-13-00003.0040

GREENWOOD COND BLDGS 2 + 3
BLDG 3 OR 546 PG 213
APT 4

********** OWNER ********** ********** SITE *********
DOUGLAS MOZELLE W

1715 GOLF CLUB DR #4 1715 GOLF CLUB DR

N FT MYERS FL 33903 North Fort Myers
33903

16-44-24-13-00003.0050

GREENWOOD COND BLDGS 2 + 3
BLDG 3 OR 546 PG 213
APT.5

********** OWNER ********** ********** SITE *********
SUTTON JOSEPH G + BRENDA M

1715 GOLF CLUB DR #5 1715 GOLF CLUB DR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

16-44-24-13-00003.0060

GREENWOOD COND BLDGS 2 + 3
BLDG 3 OR 546 PG 213
APT.6

********** OWNER ********** ********** SITE *********
GREIWE ROBERT G + JANE E

3580 MILLER FARMS LN 1715 GOLF CLUB DR

DULUTH GA 30136 North Fort Myers
33903

16-44-24-13-00003.0070

GREENWOOD COND BLDGS 2 + 3
BLDG 3 OR 546 PG 213
APT 7

********** OWNER ********** ********** SITE *********
SHELLABARGER ERVENE L TR

1715 GOLF CLUB DR #7 1715 GOLF CLUB DR

NORTH FORT MYERS FL 33903 North Fort Myers
33903

```
**********************************************
***            VARIANCE REPORT             ***
***                                        ***
***              Prepared By               ***
***     LEE COUNTY PROPERTY APPRAISER      ***
***          Kenneth M. Wilkinson          ***
**********************************************
  DATE OF REPORT     : 23MAY02
  SUBJECT PROPERTY   : 10-44-24-00-00047.0010
  VARIANCE DISTANCE  : 500(ft)
  PARCELS AFFECTED   : 273
```

16-44-24-13-00003.0080

GREENWOOD COND BLDGS 2 + 3 BLDG 3 OR 546 PG 213 APT.8

********** OWNER **********
BARDEN JOHN

P O BOX 237

NORTH FORT MYERS FL 33903

********** SITE *********
1715 GOLF CLUB DR

North Fort Myers 33903

16-44-24-14-00000.000A

CONDOMINIUM IN N E 1/4 SEC 16 TWP 44 R 24 AS RECORD ED IN OR 777 PG 127

********** OWNER **********
GREENWOOD CONDO BLDG 4

1715 GOLF CLUB DR #2

N FT MYERS FL 33903

********** SITE *********
0 HDR: GREENWOOD 4

North Fort Myers 33903

16-44-24-14-00000.00CE

CONDOMINIUM IN N E 1/4 SEC 16 TWP 44 R 24 AS RECORD ED IN OR 777 PG 127 COMM

********** OWNER **********
GREENWOOD CONDO BLDG 4 ASSOC

1715 GOLF CLUB DR #2

N FT MYERS FL 33903

********** SITE *********
0 HDR: GREENWOOD 4

North Fort Myers 33903

16-44-24-23-00000.000A

A CONDOMINIUM LOCATED IN SEC 16 TWP 44 RGE 24 DESC IN OR 1270 PG 621

********** OWNER **********
EL RIO GARDEN CONDO

1699 GOLF CLUB DR #7

N FT MYERS FL 33903

********** SITE *********
0 HDR: EL RIO GARDENS

North Fort Myers 33903

```
**********************************************
***            VARIANCE REPORT             ***
***                                        ***
***                Prepared By             ***
***     LEE COUNTY PROPERTY APPRAISER      ***
***          Kenneth M. Wilkinson          ***
**********************************************
  DATE OF REPORT     : 23MAY02
  SUBJECT PROPERTY   : 10-44-24-00-00047.0010
  VARIANCE DISTANCE  : 500(ft)
  PARCELS AFFECTED   : 273
```

16-44-24-23-00000.00CE

A CONDOMINIUM LOCATED IN SEC 16 TWP 44 RGE 24 DESC IN OR 1270 PG 621 COMMON

********** OWNER **********
EL RIO GARDEN CONDO ASSOC

********** SITE **********

1699 GOLF CLUB DR #7

0 HDR: EL RIO GARDENS

N FT MYERS FL 33903

North Fort Myers 33903

16-44-24-23-00001.0010

EL RIO GARDEN CONDO BLDG 1 OR 1270 PG 621 APT 1

********** OWNER **********
TRAISTER EDWIN H + JANET L H/W

********** SITE **********

1697 GOLF CLUB DR APT 1

1697 GOLF CLUB DR

NORTH FORT MYERS FL 33903

North Fort Myers 33903

16-44-24-23-00001.0020

EL RIO GARDEN CONDO BLDG 1 OR 1270 PG 621 APT 2

********** OWNER **********
GREENE NORMA L

********** SITE **********

1697 GOLF CLUB DR APT 2

1697 GOLF CLUB DR

N FT MYERS FL 33903

North Fort Myers 33903

16-44-24-23-00001.0030

EL RIO GARDEN CONDO BLDG 1 OR 1270 PG 621 APT 3

********** OWNER **********
RAGLAND ANNE W

********** SITE **********

1699 GOLF CLUB DR #3

1699 GOLF CLUB DR

N FT MYERS FL 33903

North Fort Myers 33903

```
**********************************************
***            VARIANCE REPORT             ***
***                                        ***
***                Prepared By             ***
***     LEE COUNTY PROPERTY APPRAISER      ***
***          Kenneth M. Wilkinson          ***
**********************************************
  DATE OF REPORT     : 23MAY02
  SUBJECT PROPERTY   : 10-44-24-00-00047.0010
  VARIANCE DISTANCE  : 500(ft)
  PARCELS AFFECTED   : 273
```

16-44-24-23-00001.0080

EL RIO GARDEN CONDO BLDG
1 OR 1270 PG 621 APT 8

********** OWNER **********

WILCOX GLEN D + CHERYL L

1699 GOLF CLUB DR APT 8

FT MYERS FL 33903

********** SITE **********

1699 GOLF CLUB DR

North Fort Myers
33903

```
**************************
***    END OF REPORT   ***
**************************
```

****
*** VARIANCE REPORT ***
***
***
*** Prepared By ***
*** LEE COUNTY PROPERTY APPRAISER ***
*** Kenneth M. Wilkinson ***
****

DATE OF REPORT : 23MAY02
SUBJECT PROPERTY : 10-44-24-00-00047.0010
VARIANCE DISTANCE : 500(ft)
PARCELS AFFECTED : 273

16-44-24-23-00001.0040

EL RIO GARDEN CONDO BLDG 1 OR 1270 PG 621 APT 4

********** OWNER ********** ********** SITE *********
DICELLO SUSAN O

606 ROOSEVELT DR 1699 GOLF CLUB DR

LIBERTYVILLE IL 60048 North Fort Myers 33903

16-44-24-23-00001.0050

EL RIO GARDEN CONDO BLDG 1 OR 1270 PG 621 APT 5

********** OWNER ********** ********** SITE *********
MORRISON JACK L JR + SARA J

2406 SE 28TH STREET 1697 GOLF CLUB DR

OCALA FL 34471 North Fort Myers 33903

16-44-24-23-00001.0060

EL RIO GARDEN CONDO BLDG 1 OR 1270 PG 621 APT 6

********** OWNER ********** ********** SITE *********
PAPA WILLIAM + ANN

1697 GOLF CLUB DR #6 1697 GOLF CLUB DR

N FT MYERS FL 33903 North Fort Myers 33903

16-44-24-23-00001.0070

EL RIO GARDEN CONDO BLDG 1 OR 1270 PG 621 APT 7

********** OWNER ********** ********** SITE *********
LUEBBERS RAYMOND J TR

1699 GOLF CLUB DR 1699 GOLF CLUB DR

N FT MYERS FL 33903 North Fort Myers 33903