EXHIBITS

Post-it® eLabel 005 724 443

CASE #_____ DCI2003-00009

CALOOSA LAKES, LLC

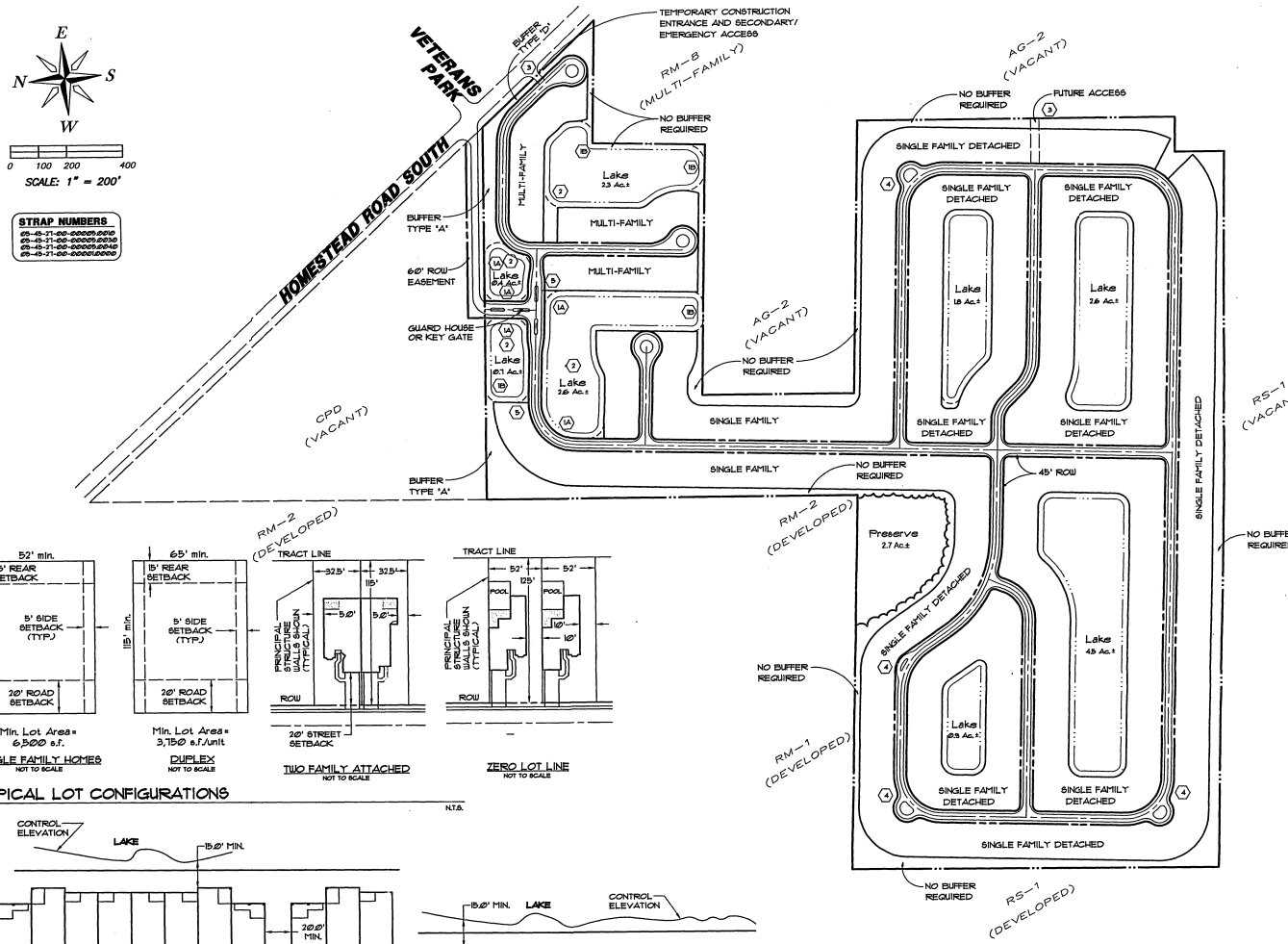
CASE NAME:_____

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

ARE THERE ANY BOARD EXHIBITS? 3 ✓ **YES** ____ **NO**

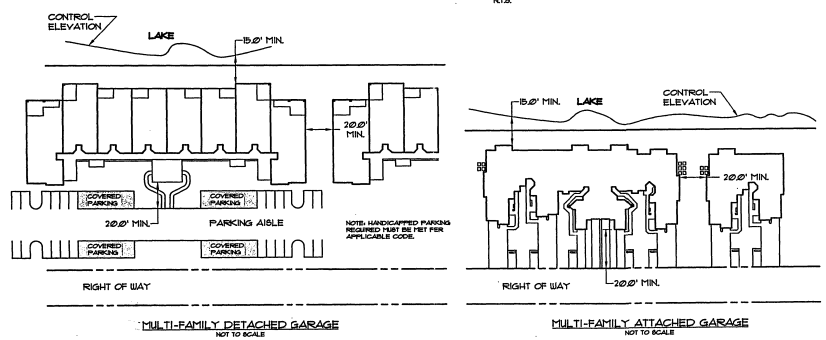
LOCATION OF BOARDS Diana's Closet

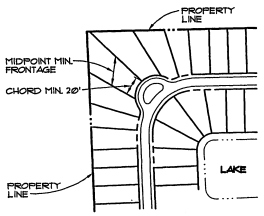
If there are any board exhibits, attach another copy of this form to boards for identification purposes.

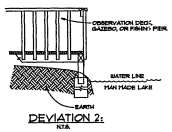


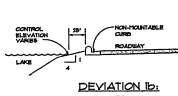
TYPICAL LOT CONFIGURATIONS

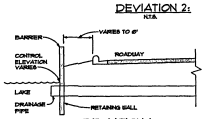
N.T.A.

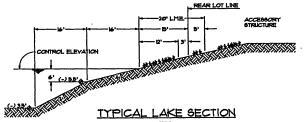












PROJECT SUMMARY

Project Size:	+/- 109.30 Acres	
Required Open Space:	+/- 4.80 Acres	(Per Section 10-415(a))
Min. Required Indigenous Vegetation:	+/- 0.36 Acres	
Open Space Provided:	+/- 31.30 Acres	
Indigenous Vegetation Provided:	+/- 2.10 Acres	

Note: Open space Calculations Exclude SF. Residential Lots @ 6,500 SF. @ Duplex Lots @ 7,500 SF.)

SURROUNDING ZONING AND LAND USES

ZONING:	EXISTING LAND USES:
North: CRP	Vacant
South: RS-1, AG-2, RM-8	Vacant & Multi-Family
East: AG-2, RM-8	Vacant & Multi-Family
West: RS-1, RM-2	Single and Multi-Family

SUMMARY

RESIDENTIAL

Single Family (Villas, Patio, Zero L.L.) @ 6,500 SF. & Duplex @ 7,500 SF.	up to 350 units
Multi-Family	up to 100 units
TOTAL	up to 450 units

OTHER

Common Area @	+/- 12.8 Acres
Lakes/Open Water @	+/- 18.5 Acres
Preserve/Indigenous Area @	+/- 2.1 Acres

SCHEDULE OF USES

Administrative Offices
Accessory Uses and Structures
Dwelling Unit:
- Single-Family
- Zero Lot Line
- Duplex/Two Family Attached
- Multi Family

Entrance Gates and Gatehouse,
Essential Services
Essential Service Facilities, Group I
Excavation, water retention
Fences, Walls
Home Occupation
Model Home, Model Unit
Recreational Facilities, Personal
Recreational Facilities, Private On-Site
Residential Accessory Uses
Signs, in compliance with LDC Chapter 30
Temporary Uses

PROPOSED SCHEDULE OF DEVIATIONS

(1A) Deviation from LDC Section 10-329(f)(1)(a)(1) which requires that no excavations be allowed within 25 feet of an existing right-of-way line or easement, for a local street, to allow water retention lakes to be located zero (0) feet off of the right-of-way from back of curb of local streets to water control elevation (see Illustration 1a). The deviation will be allowed in all lake areas as indicated on the MCP.

(1B) Deviation from LDC Section 10-329(f)(1)a.3 which requires that no excavations be allowed within fifty (50) feet of any private property line under separate ownership be modified to allow a setback of no less the twenty-five (25) from any adjoining property under separate ownership.

(2) Deviation from LDC Section 34-2194(c)(3)b which requires that nonroofed structures be permitted no closer than 10 feet from a nonseasalled artificial body of water; to allow recreational/amenity structures to be placed at the lake's control elevation as depicted in deviation illustration. Recreational/amenity structures include observation decks, fishing pier or leisure space.

(3) Deviation from LDC Section 10-291(3) which requires, where practical, any residential development of more than five acres to provide two (2) or more means of ingress or egress for the development; to allow one (1) entrance onto Homestead Road South as depicted on the Master Concept Plan until such times as lands further south and fronting Homestead Road South are subdivided at which time these lands will be interconnected with Caloosa Lakes effectively providing a second access. In addition, the temporary construction access road will also serve as an emergency access point until such time as the aforementioned access road is constructed.

(4) Deviation from LDC Section 10-296(k) to provide for modified cul-de-sac (eyebrow) in connection with certain street geometry (typically 30 degree angles) in order to maximize potential street frontage to each lot so juxtaposed, and to provide for some visual landscape relief made possible only by the type of design.

(5) Deviation from LDC Section 34-1954(d) that limits the operation of model homes and model sales center for a time period not to exceed three years to be modified to allow the operation of model homes and model sales center until all the lots are sold but in no event to exceed a period of seven (7) years.

NOTE OF GENERAL APPLICATION

Blasting is not permitted unless otherwise authorized by Code provision.

LAND USE AND DEVELOPMENT PROGRAM SUMMARY

PARCEL	AREA	PERMITTED USES	DEVELOPMENT PROGRAM	
			Intensity/Density	Notes
Residential	63+/- Ac.	Residential Uses as specified in the Schedule of Permitted Uses.	450 Units @ 4.29 du/acre	The proposed density is well within the permitted residential density of 4 to 10 dwellings units per gross acres permitted by the Central Urban land use category.
Common Area	12.8+/- Ac.	All open space uses	Not Applicable	Includes buffer, common areas, and easements
Indigenous Area	2.1+/- Ac.	Not Applicable	Not Applicable	
Lakes	18.5+/- Ac.	All open space uses	Not Applicable	May allow bulk heads per Dev. 2
Roads (ROW)	12.9+/- Ac.	Not Applicable	Not Applicable	

OPEN SPACE TABLE

TYPE	AREA	OPEN SPACE REQUIREMENT	INDIGENOUS PRESERVE REQUIREMENT
Single Family Detached, Zero, Duplex and Two-Family Attached	582+/- Ac.	N/A	N/A
Multi-Family	4.8+/- Ac.	4.8 x 40% = 1.92 Ac.	1.92 x 50% = 0.96 Ac.

NO.	DATE:	BY:	APPROVED:
1	3-12-03	RFN	First Sufficiency Comments
2	5-20-03	RFN	Second Sufficiency Comments
3	07-01-03	RFN	Continuation of Second Sufficiency Review

NOTE: The information shown on these plans is subject to change. It is up to the consultant prior to engineering and/or construction.

SCALE: 1" = 200'
DRAWN: WAS 12-31-02
CHECKED: RFN 12-31-02
APPROVED: JAU 12-31-02

PREPARED FOR: Kenneth P. Saundry, Jr. Trustee
8310 Big Acorn Circle, #1001
Naples, Florida 34119

PROJECT LOCATION: Section 5, Township 45 S, Range 27E
Lee County, Florida

PROJECT & SHEET TITLE: Caloosa Lakes RPD - DCI 2003-00009
Master Concept Plan - Exhibit IV-A-2

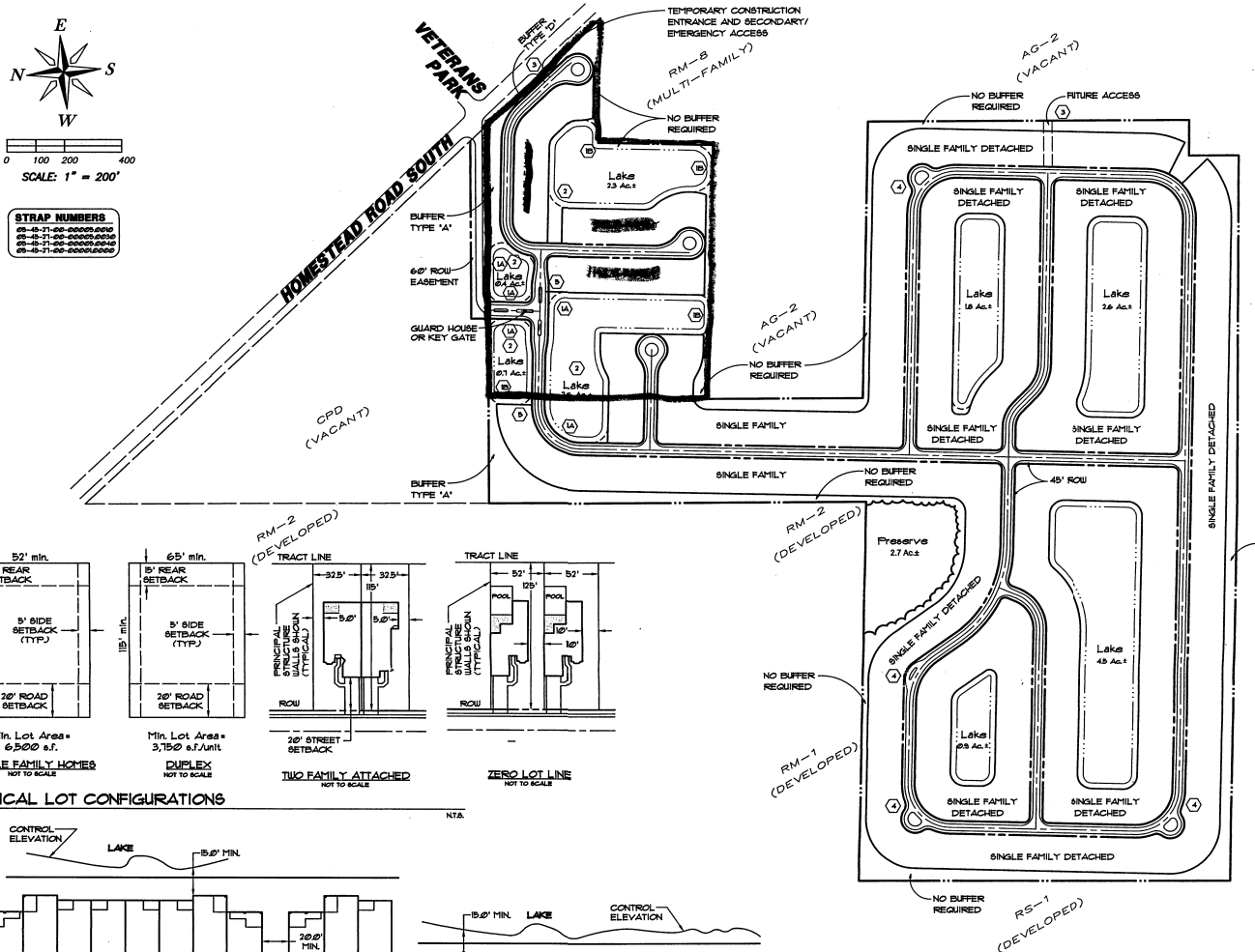
Urban Planning, Traffic Engineering, Landscape Architecture, Civil Engineering, Environmental Sciences
Vanasse Daylor
1370 Dow Avenue, Suite A, Tustin, CA 92780
Fax: (714) 665-4525 • e-mail: info@vanassedaylor.com • website: www.vanassedaylor.com

PROJECT No: 80586
AGM No: 80586-CP4

Sheet No. 1 of 1

APPLICANT'S EXHIBIT #2
DCI 2003-00009

TA 2003-00009
RECEIVED
JUL 07 2003
ZONING COUNTER



Min. Lot Area = 6,000 s.f.
SINGLE FAMILY HOMES
NOT TO SCALE

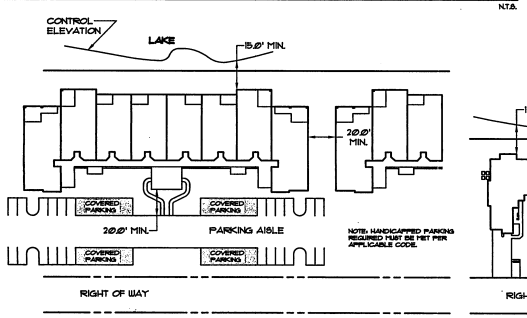
Min. Lot Area = 3,750 s.f./unit
DUPLEX
NOT TO SCALE

TWO FAMILY ATTACHED
NOT TO SCALE

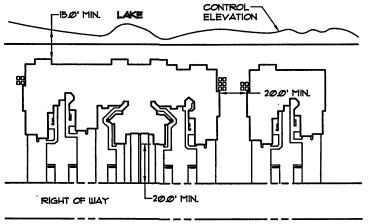
ZERO LOT LINE
NOT TO SCALE

TYPICAL LOT CONFIGURATIONS

N.T.A.



MULTI-FAMILY DETACHED GARAGE
NOT TO SCALE



MULTI-FAMILY ATTACHED GARAGE
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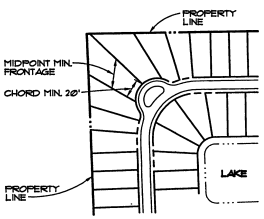

LOT CONFIGURATION AROUND EYEBROW
DEVIATION 4:
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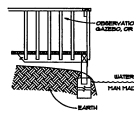

DEVIATION 2:
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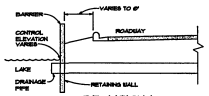

DEVIATION 1a:
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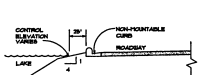
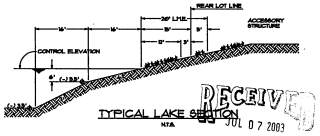


DEVIATION 1b:
N.T.A.



TYPICAL LAKE SECTION
N.T.A.

RECEIVED
JUL 07 2003
ZONING COUNTER

DCI 2003-00009

LAND USE AND DEVELOPMENT PROGRAM SUMMARY

PARCEL	AREA	PERMITTED USES	DEVELOPMENT PROGRAM	
			Intensity/Density	Notes
Residential	63+/- Ac.	Residential Uses as specified in the Schedule of Permitted Uses.	4.50 Units ÷ 4.0% du/acre	The proposed density is well within the permitted residential density of 4 to 10 dwellings units per gross acres permitted by the Central Urban land use category.
Common Area	12.8+/- Ac.	All open space uses	Not Applicable	Includes buffer, common areas, and easements
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Roads (ROW)	12.9+/- Ac.	Not Applicable	Not Applicable	

OPEN SPACE TABLE

TYPE	AREA	OPEN SPACE REQUIREMENT	INDIGENOUS PRESERVE REQUIREMENT
Single Family Detached, Zero, Duplex and Two-Family Attached	36.2+/- Ac.	N/A	N/A
Multi-Family	4.8+/- Ac.	4.8 x 40% = 1.92 Ac.	1.92 x 30% = 0.56 Ac.

PROJECT SUMMARY

Project Size:	+/-	109.90 Acres
Required Open Space:	+/-	4.80 Acres (Per Section 10-415(a))
Min. Required Indigenous Vegetation:	+/-	0.96 Acres
Open Space Provided:	+/-	31.30 Acres
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Essential Service Facilities, Group I
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NOTE: The information shown on these plans is subject to change and should be verified with the engineering and/or construction.

SCALE:	1" = 200'
DRAWN:	WAS 12-31-02
CHECKED:	RFN 12-31-02
APPROVED:	JRJ 12-31-02

PREPARED FOR: Kenneth P. Saundry, Jr. Trustee
8310 Big Acorn Circle, # 1001
Naples, Florida 34119

PROJECT LOCATION: Section 5, Township 45 S, Range 27E
Lee County, Florida

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
Ft. Myers

Vanasse Daylor

PROJECT & SHEET TITLE: Caloosa Lakes RPD - DCI 2003-00009
Master Concept Plan - Exhibit IV-A-2

PROJECT NO: 80586
ACAD NO: 80586-CP4

Sheet No. 1 of 1


CALOOSA LAKES
DCI2003-00009
NORTH
LEELAND HEIGHTS BLVD E
HOMESTEAD RD N
HOMESTEAD RD S
DCI2003-00009
Single-Family
0 500 1,000 1,500 2,000
Feet
APPLICANT'S EXHIBIT

DCI2003-00009 CALOOSA LAKES



ZONING MAP

APPLICANT'S EXHIBIT