GIS Tracking Sheet

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Case No.: DCI2003-00009

Intake Date: 2/18/03

Project Name: Caloosa Lakes

STRAP Number(s): 05-45-27-00-00001.0000, 05-45-27-00-00005.0030, 05-45-27-00-00005.0040 05-45-27-00-00005.0010, and 05-45-27-00-00005.0010

Planner Name: Tony Palermo Ext. 8325

LEGAL DESCRIPTION VERIFICATION and **INITIAL GIS MAPPING**

Date: 6/2/03 INTAKE: DCI03009

LEGAL SUFFICIENT ☑ YES ☐ NO Initials: [illegible]

If not, give brief explanation:

3-4-03 See Checklist ; 5-6-03 See Checklist

MAP UPDATE following **FINAL ACTION**

Date: 13 NOV 03

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

☐ Administrative Approval ☐ Blue Sheet

Zoning Notes: Z-03-045, DCI2003-00009, 15SEPT03, [illegible]
REZ FM AG-2 & RPD TO RPD, CALOOSA LAKES, 450 DU; CONDS.

MAP UPDATED ☐ YES ☐ NO Initials: [illegible]

If not, give brief explanation:

Created - RPD: 001008

Note to - RPD: 010943

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LEGAL DESCRIPTION

EXHIBIT A

A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, THENCE S.89°09'20"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.02°04'44"W., ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,315.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.89°08'38"E., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,334.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,316.26 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°07'56"E., A DISTANCE OF 1,331.21 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE CONTINUE N.89°07'56"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 9.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD (80 FOOT RIGHT OF WAY); THENCE S.45°09'23"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 530.85 FEET; THENCE S.89°07'56"W., A DISTANCE OF 436.72 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE S.89°07'56"W., A DISTANCE OF 891.82 FEET; THENCE S.02°13'08"E., A DISTANCE OF 536.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°08'13"E., ALONG SAID NORTH LINE, A DISTANCE OF 970.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.02°21'29"E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,141.39 FEET; THENCE S.89°08'31"W., A DISTANCE OF 125.05 FEET; THENCE S.02°21'32"E., A DISTANCE OF 175.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.89°08'31"W., ALONG SAID SOUTH LINE, A DISTANCE OF 1,212.56 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 109.55 ACRES, MORE OR LESS.

RECEIVED
APR 29 2003
COMMUNITY DEVELOPMENT

Applicant's Legal Checked by 6/2/03 QSHOD

DCI 2003-00009

RESOLUTION NUMBER Z-03-045

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

WHEREAS, an application was filed by the property owner, Caloosa Lakes, LLC, to rezone 109.9± acres from Agriculture (AG-2) and Residential Planned Development (RPD) to Residential Planned Development (RPD), in reference to Caloosa Lakes, LLC; and,

WHEREAS, a public hearing was advertised and held on July 30, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00009; and

WHEREAS, a second public hearing was advertised and held on September 15, 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 109.9± acres from AG-2 and RPD to RPD, to permit up to a maximum of 350 single-family dwelling units and a maximum of 100 multi-family dwelling units, for a total of up to 450 dwelling units, with height of buildings not to exceed three stories/40 feet on 109.9+/- acres of land. No development blasting is being requested. The property is located in the Central Urban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Caloosa Lakes RPD - DCI 2003-00009, Master Concept Plan - Exhibit IV-A-2," dated 12-31-02, last revised 10-02-03, and stamped "RECEIVED OCT 02 2003 Zoning Counter," except as modified by the conditions below. This development must comply with all requirements of the 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 MCP are subsequently pursued, appropriate approvals will be necessary.

COPY

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

a. Schedule of Uses

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURES
DWELLING UNITS - Limited to a maximum of 450 dwelling units, consisting of 350 single-family dwelling units and 100 multi-family dwelling units, AND SUBJECT to the locational limitations in Condition 3.
- Single-family
- Zero Lot Line
- Two-family Attached
- Multi-family

ENTRANCE GATES AND GATEHOUSE, In compliance with §34-1748
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION - No Blasting
FENCES, WALLS
HOME OCCUPATION (§34-1771 *et seq.*)
MODEL HOME, MODEL UNITS, MODEL DISPLAY CENTER, MODEL DISPLAY GROUP (In Compliance with §34-1951 *et. seq.*)
RECREATION FACILITIES, PERSONAL
RECREATION FACILITIES, PRIVATE ON-SITE
RESIDENTIAL ACCESSORY USES
SIGNS, In compliance with LDC Chapter 30
TEMPORARY USES (§ 34-3041)

b. Site Development Regulations

Attached as **EXHIBIT "D"** to this Resolution.

c. Land Use and Development Program Summary

Maximum Lot Coverage	
Single-family	45 percent
Multi-family	40 percent
Minimum Open Space:	2.7 acres indigenous vegetation
Maximum Number of Dwelling Units	450 total [Consisting of not more than 350 single-family dwelling units and 100 multi-family dwelling units.]

d. Open Space

Type	Area	Open Space Requirement	Indigenous Preserve Requirement
Single-family, Zero Lot Line and Two-family Attached	58.24± Ac.	N/A	N/A
Multi-family	4.80± Ac.	4.80 x 40% = 1.92 Ac.	1.92 x 50% = 0.96 Ac.

3. Locational Limitations on Dwelling Unit Types

a. Single-family, zero-lot line, duplex, and two-family attached development will be limited to the areas identified on the MCP as "Single-Family" or "Single-Family Detached." Multi-family development will be limited to the areas identified on the MCP as "Multi-Family," unless allowed otherwise as set out in Condition 3.b.

b. Single-family development inconsistent with Policy 1.8.1 of the Lee Plan will be prohibited on property within the Lehigh Commercial Overlay zone. If, within five years of the date of the Resolution approving this RPD, Policy 1.8.1 is amended to allow single-family development on the now prohibited 16-acre tract, then single-family, zero-lot line, duplex, and two-family units may be developed on that tract.

4. A local street interconnection stub-out to the property lying between Caloosa Lake's most eastern boundary and Homestead Road South, 45 feet in width, must be provided to facilitate an internal road system that runs to Homestead Road South from said eastern boundary of Caloosa Lakes as depicted (Future Access) on the MCP. The developer may not erect a gated facility on the east limit of the street reservation and agrees to its extension into said eastern lands to a point on Homestead Road South to be determined by subsequent development of the adjacent land that will allow the access road to extend from the subject property to Homestead Road South. The Applicant/Developer must complete the intersection improvements from the stub in accordance with Lee County road construction standards when the adjacent property develops. Nothing herein will be construed to prohibit the erection of gated facilities on the road that connects the project site with Homestead Road South.

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

6. Prior to the issuance of the first local development order approval, the development order plans must delineate:

a. The 2.7 acre gopher tortoise preserve in substantial conformity with the preserve shown on the MCP; and

b. A fence or continuous hedge consisting of native shrubs (minimum 24-inch; 3-gallon container size) along the perimeter of the gopher tortoise preserve where it abuts single family lots. The fence or hedge must be installed prior to issuance of a certificate of compliance for the infrastructure.

7. Prior to moving the gopher tortoises and commensal species located outside the preserve into the preserve, all invasive exotic vegetation and any trash/debris must be hand removed from the preserve area.

8. All buffers must utilize 100 percent native vegetation.

9. All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the MCP.

10. Agriculture is not a permitted use within this Planned Development.

11. Upon approval of this zoning action, Resolution Number Z-98-113 becomes null and void.

12. Access to Homestead Road must be provided at a proper angle of intersection per Table 5 of §10-296.

13. Development of any Recreational Facilities, Private, and Recreational Facilities, On-site, will require administrative approval by the Department of Community Development.

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

15. 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 all other Lee Plan provisions.

SECTION C. DEVIATIONS:

Deviation #1.A seeks relief from the §10-329(d)(1)a.1 requirement 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 within zero (0) feet of the right-of-way from the back of the curb of local streets to water control elevation. The deviation will be allowed in all lake areas identified on the MCP. This deviation is APPROVED, SUBJECT TO the following conditions:

1. The requested deviation is limited to the three lake areas at the northern end of the site and identified on the MCP as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

2. The developer must provide for the protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as determined by the Director of Development Services.

Deviation #1.B seeks relief from the §10-329(d)(1)a.3 requirement which requires that no excavations be allowed within 50 feet of any private property line under separate ownership, to allow a setback of no less than 25 feet from any adjoining property under separate ownership. This deviation is APPROVED, SUBJECT TO the following condition:

This deviation is limited to the three lake areas at the northern end of the site and identified on the MCP as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

Deviation #2 seeks relief from the §34-2194(c)(3)b requirement which requires that nonroofed structures be permitted no closer than 10 feet from a non-seawalled artificial body of water, to allow recreational/amenity structures to be placed at the lake's control elevation as depicted in the deviation illustration on the MCP. Recreational/amenity structures include observation decks, fishing pier or leisure space. This deviation is APPROVED, SUBJECT TO the following conditions:

1. Prior to local development order approval, the location of any observation deck, fishing pier or gazebo must be detailed on the development order plan with no more than one structure per lake and containing no more than 100 linear feet of shoreline per lake.

2. The requested deviation is limited to the three lake areas at the northern end of the site and identified on the MCP as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

Deviation #3 seeks relief from the §10-291(3) requirement, which requires, where practical, any residential development of more than five acres to provide 2 or more means of ingress or egress for the development, to allow 1 entrance onto Homestead Road South as depicted on the MCP until such time as lands further south and fronting Homestead Road South are subdivided. At that time the adjacent lands will be interconnected with Caloosa Lakes effectively providing a second access for Caloosa Lakes. 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. This deviation is APPROVED, SUBJECT TO the following conditions:

1. This project may temporarily utilize only one means of ingress and egress until such time as lands further south and fronting Homestead Road South are developed, at which time this project must be interconnected with the adjoining project or development, effectively providing a second means of ingress and egress for this project.

2. The temporary construction access road must serve as an emergency access point until such time as the aforementioned access road is constructed. At the time of issuance of the first development order approval, the developer must provide a secondary emergency access as depicted at the temporary construction entrance (3) on the approved MCP. The developer will be responsible for constructing a stabilized road bed and break-away gated structure for the emergency access. Additional access points on Homestead Road (using the "Future Access" stub shown on the approved MCP) or by other means may be permitted subject to approval by Development Services.

3. The emergency access gate(s) must comply with all applicable regulations with respect to required equipment for an emergency override mechanism at the time of installation. Additionally, if an emergency necessitates the breaking of an entrance gate, the cost of repairing the gate and the emergency vehicle (if applicable) will be the responsibility of the owner or the operator of the gate.

Deviation #4 seeks relief from the §10-296(k) requirement to provide for modified cul-de-sac (eyebrows) in connection with certain street geometry (typically 90 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 this type of design. This deviation is APPROVED, SUBJECT TO the following condition:

Traffic control devices that support the safe operation of the eyebrow must be established during the development order process.

Deviation #5 seeks relief from the §34-1954(d) requirement which limits the operation of model homes and model sales center for a time period not to exceed three years, 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 7 years. This deviation is APPROVED, SUBJECT TO the following conditions:

1. Models cannot be of the same floor plan and each must be a separate, different design.

2. The number of model home units will be limited to not more than 7 within the development.

3. Location of any model units, model homes, model display center, or model display group will require administrative approval from the Department of Community Development.

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 (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Site Development Regulations

The applicant has indicated that the STRAP numbers for the subject property are: 05-45-27-00-00001-0000; 05-45-27-00-00005.0030; and 05-45-27-00-00005.0010; 05-45-27-00-00005.0040

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 John E. Albion, seconded by Commissioner Douglas R. St. Cerny, 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 15th day of September, 2003.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

2003 OCT 14 PM 4:44

EXHIBIT "A"

LEGAL DESCRIPTION

Property located in Lee County, Florida

LEGAL DESCRIPTION

EXHIBIT A

A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, THENCE S.89°09'20"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.02°04'44"W., ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,315.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.89°08'38"E., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,334.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,316.26 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°07'56"E., A DISTANCE OF 1,331.21 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE CONTINUE N.89°07'56"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 9.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD (80 FOOT RIGHT OF WAY); THENCE S.45°09'23"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 530.85 FEET; THENCE S.89°07'56"W., A DISTANCE OF 436.72 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE S.89°07'56"W., A DISTANCE OF 891.82 FEET; THENCE S.02°13'08"E., A DISTANCE OF 536.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°08'13"E., ALONG SAID NORTH LINE, A DISTANCE OF 970.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.02°21'29"E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,141.39 FEET; THENCE S.89°08'31"W., A DISTANCE OF 125.05 FEET; THENCE S.02°21'32"E., A DISTANCE OF 175.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.89°08'31"W., ALONG SAID SOUTH LINE, A DISTANCE OF 1,212.56 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 109.55 ACRES, MORE OR LESS.

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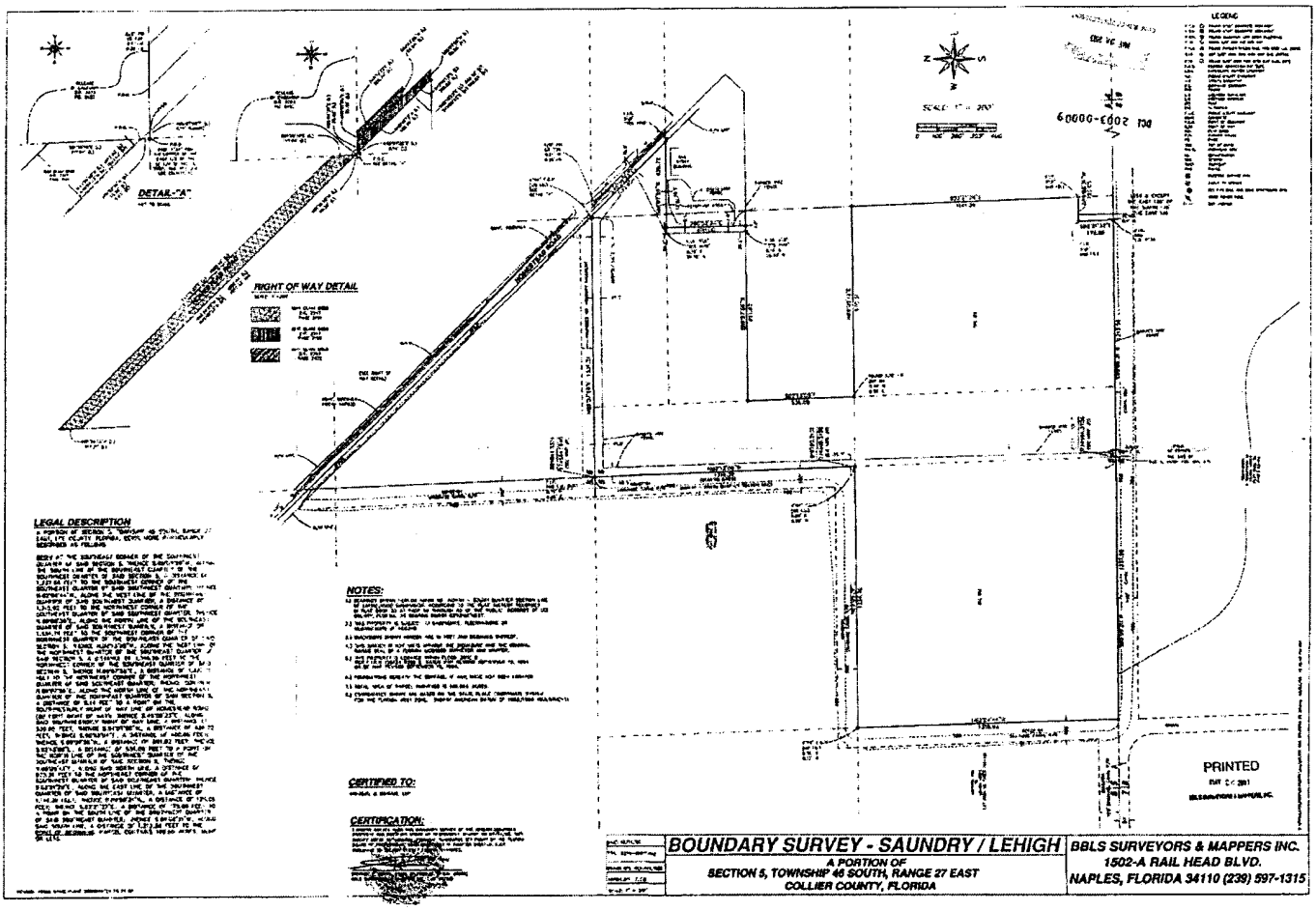
APR 29 2003
COMMUNITY DEVELOPMENT

Applicant's Legal Checked by 6/2/03

DCI 2003-00009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CERTIFICATION:
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A PORTION OF
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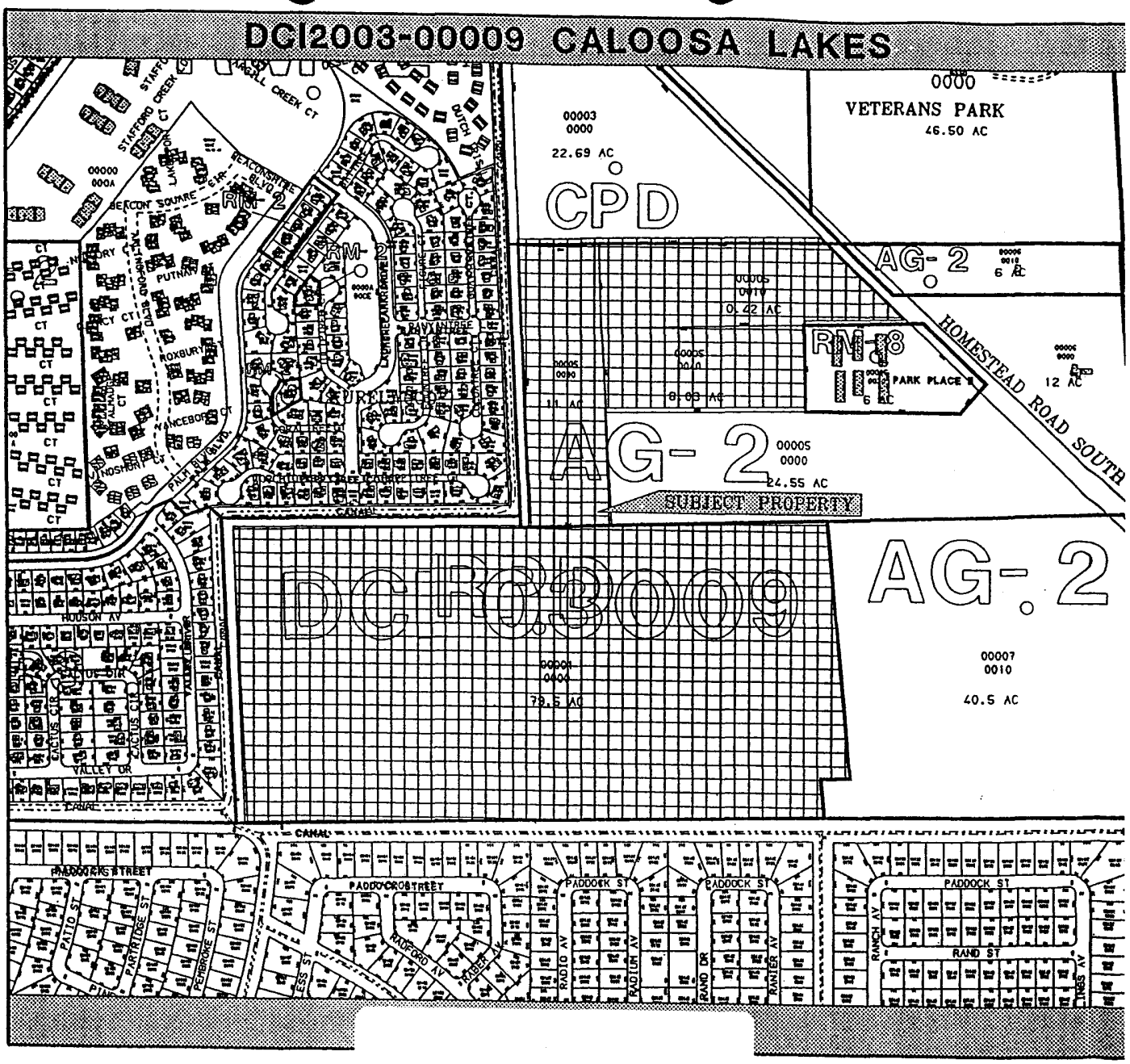
COLLIER COUNTY, FLORIDA
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (239) 597-1315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RM-8
PARK PLACE
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6 AC
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PUTNAM
ROXBURY
LANCEBORO CT
PALM RIVER BLVD
LAURELWOOD DR
LAVENTREE
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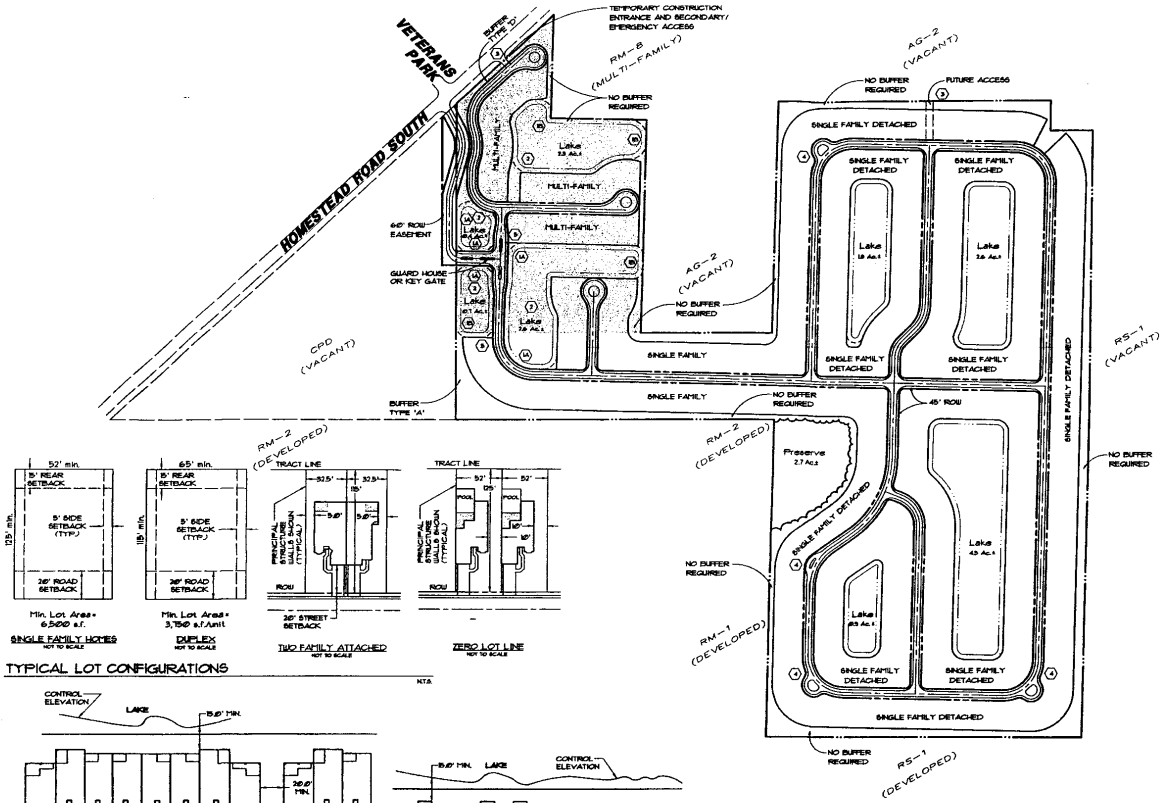
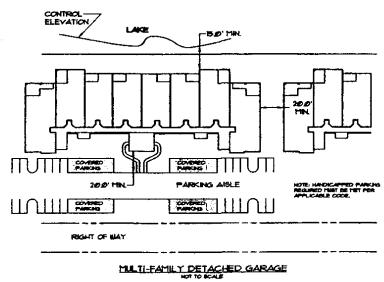
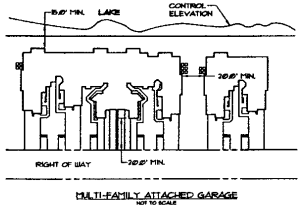
EXHIBIT "B"

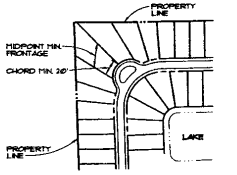


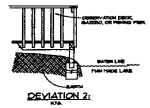
TYPICAL LOT CONFIGURATIONS

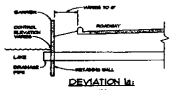
N.T.S.

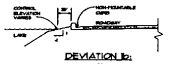


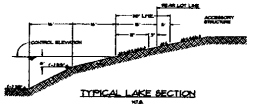












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OCT 02 2003
ZONING COUNTER
DCI 2003-00009

N E S W

0 100 200 400
SCALE: 1" = 200'

STRAP NUMBERS
05-43-27-00-00000.0000
05-43-27-00-00000.0010
05-43-27-00-00000.0040
05-43-27-00-00000.0050

U Deviations • (4)

Lehigh Commercial Overlay Zone See condition 3.

APPROVED
Master Concept Plan
Site Plan # Z-03-045 Page 1 of 1
Subject to conditions in Resolution Z-03-045
Case # DCI2003-00009

NO.	DATE	BY	REMARKS
1	1-12-03	RPN	First Sufficiency Comments
2	5-20-03	RPN	Second Sufficiency Comments
3	07-01-03	RPN	Continuation of Second Sufficiency Review
4	09-15-03	RPN	Per BOCC revisions
5	10-02-03	RPN	Access re-alignment per condition 12 of BOC resolution

NOTE: The information shown on these drawings is for illustrative purposes only. It is subject to change during the zoning process and/or engineering of projects.

SCALE: 1" = 200'
DESIGNED: MAS 12-31-02
DRAWN: RPN 12-31-02
APPROVED: JSD 10-31-03

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

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

Vanasse Daylor
Urban Planning
Civil Engineering
Landscape Architecture
Traffic Engineering
Environmental Sciences
2331 Jackson Street
Fort Myers, FL 33901
Tel 941 337 3993
Fax 941 337 3994

PROJECT NO: 82026
FILE NO: 82026-015

Caloosa Lakes RPD - DCI 2003-00009
Master Concept Plan - Exhibit IV-A-2

Sheet No. 1 of 1

EXHIBIT "C"

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2003-00009
APPLICANT: CALOOSA LAKES, LLC
HEARING DATE: JULY 30, 2003

RECEIVED
AUG 14 2003
ZONING

I. APPLICATION:

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

Filed by CALOOSA LAKES, LLC, 8310 Big Acorn Circle, Suite 1001, Naples, FL 34119 (Applicant/Owner); RONALD F. NINO, AICP, % VANASSE DAYLOR, 12730 New Brittany Boulevard, Suite 600, Ft. Myers, FL 33907; and NEALE MONTGOMERY, % PAVESE HAVERFIELD DALTON HARRISON & JENSON, LLP, 1833 Hendry Street, Ft. Myers, FL 33901(Agents).

Request is for to rezone from Agriculture (AG-2) and Residential Planned Development (RPD) to Residential Planned Development (RPD) to permit up to 350 single-family dwelling units, 100 multi-family dwelling units for a total of up to 450 dwelling units with height of buildings not to exceed three stories/40 feet on 109.9 +/- acres of land. No development blasting is being requested.

The subject property is located at Homestead Road South (the north end of the subject property lies opposite the entry road to Veterans Park and extends south to and inclusive of existing RPD Resolution Z-89-113), in S05-T45S-R27E, Lee County, FL. (District #5)

II. STAFF REPORT AND RECOMMENDATION: APPROVE WITH CONDITIONS

The Department of Community Development Staff Report was prepared by Tony Palermo. 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 RPD to RPD 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 1-page Master Concept Plan entitled "Caloosa Lakes RPD - DCI2003-00009" stamped received July 7, 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.

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

a. Schedule of Uses

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURES
DWELLING UNITS - LIMITED TO A MAXIMUM OF 450 UNITS, INCLUDING A MAXIMUM OF 100 MULTI-FAMILY UNITS
SINGLE-FAMILY
ZERO LOT LINE
TWO-FAMILY ATTACHED
MULTI-FAMILY
ENTRANCE GATES AND GATEHOUSE, IN COMPLIANCE WITH LDC SEC. 34-1748
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION - NO BLASTING
FENCES, WALLS
HOME OCCUPATION (LDC SECTION 34-1771 et seq.)
MODEL HOME, MODEL UNITS, MODEL DISPLAY CENTER, MODEL DISPLAY GROUP (IN COMPLIANCE WITH LDC SEC. 34-1951 et. seq.)
RECREATION FACILITIES, PERSONAL
RECREATION FACILITIES, PRIVATE ON-SITE
RESIDENTIAL ACCESSORY USES
SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
TEMPORARY USES (LDC SEC. 34-3041)

b. Site Development Regulations

ATTACHED AS **EXHIBIT B** TO THIS RECOMMENDATION

Maximum Lot Coverage	
Single-family	45 percent
Multi-family	40 percent
Minimum Open Space:	2.7 acres indigenous vegetation
Maximum Number of Dwelling Units	350 single-family 100 multi-family 450 total

3. a. Single-family, zero-lot line, duplex, and two-family attached development will be limited to the areas identified on the Master Concept Plan as "Single-Family" or "Single-Family Detached". Multi-family development will be limited to the areas identified on the Master Concept Plan as "Multi-Family," unless allowed otherwise as set out in Condition 3.b.

b. Single-family development inconsistent with Policy 1.8.1 of the Lee Plan will be prohibited on property within the Lehigh Commercial Overlay zone. If, within five years of the date of the Resolution approving this RPD, Policy 1.8.1 is amended to allow single-family development on the now prohibited 16-acre tract, then single-family, zero-lot line, duplex, and two family units may be developed on that tract.

4. A local street interconnection stub-out to the property lying between Caloosa Lake's most eastern boundary and Homestead Road South, 45 feet in width, must be provided to facilitate an internal road system that runs to Homestead Road South from said eastern boundary of Caloosa Lakes as depicted (Future Access) on the Master Concept Plan. The developer may not erect a gated facility on the east limit of the street reservation and agrees to its extension into said eastern lands to a point on Homestead Road South to be determined by subsequent development of the adjacent land that will allow the access road to extend from the subject property to Homestead Road South. The Applicant must complete the intersection improvements from the stub in accordance with Lee County road construction standards when the adjacent property develops. Nothing herein will be construed to prohibit the erection of gated facilities on the road that connects the project site with Homestead Road South.

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

6. Prior to the issuance of the first local development order approval, the development order plans must delineate:

a. The 2.7 acre gopher tortoise preserve in substantial conformity with the preserve shown on the Master Concept Plan; and

b. A fence or continuous hedge consisting of native shrubs (minimum 24-inch; 3-gallon container size) along the perimeter of the gopher tortoise preserve where it abuts single family lots. The fence or hedge must be installed prior to issuance of a certificate of compliance for the infrastructure.

7. Prior to moving the gopher tortoises and commensal species located outside the preserve into the preserve, all invasive exotic vegetation and any trash/debris must be hand removed from the preserve area.

8. All buffers must utilize 100 percent native vegetation.

9. All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the Master Concept Plan.

10. Agriculture is not a permitted use within this Planned Development.

11. Upon approval of this zoning action, Resolution Number Z-98-113 becomes null and void.

12. Access on Homestead Road must be provided at a proper angle of intersection per Table 5 of LDC Sec. 10-296.

13. Development of any Recreational Facilities, Private, On-site will require administrative approval by the Department of Community Development.

14. 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.

15. 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 all other Lee Plan provisions.

B. DEVIATIONS:

Deviation 1

A) seeks relief from LDC Chapter 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 within zero (0) feet of the right-of-way from the back of the curb of local streets to water control elevation. The deviation will be allowed in all lake areas identified on the MCP. The Hearing Examiner recommends this deviation be APPROVED, subject to the following conditions:

1. The requested deviation is limited to the three lake areas at the northern end of the site and identified on the Master Concept Plan as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

2. The developer must provide for the protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as determined by the Director of Development Services.

B) seeks relief from LDC Chapter 10-329 (f)(1) a.3, which requires that no excavations be allowed within 50 feet of any private property line under separate ownership, to allow a setback of no less than 25 feet from any adjoining property under separate ownership. The Hearing Examiner recommends this deviation be APPROVED, subject to the following condition:

This deviation is limited to the three lake areas at the northern end of the site and identified on the Master Concept Plan as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

Deviation 2 seeks relief from LDC Chapter 34-2194(c)(3)b, which requires that nonroofed structures be permitted no closer than 10 feet from a non-seawalled artificial body of water, to allow recreational/amenity structures to be placed at the lake's control elevation as depicted in the deviation illustration on the Master Concept Plan. Recreational/amenity structures include observation decks, fishing pier or leisure space. The Hearing Examiner recommends this deviation be APPROVED, subject to the following conditions:

1. Prior to local development order approval, the location of any observation deck, fishing pier or gazebo must be detailed on the development order plan with no more than one structure per lake and containing no more than 100 linear feet of shoreline per lake.

2. The requested deviation is limited to the three lake areas at the northern end of the site and identified on the Master Concept Plan as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

Deviation 3 seeks relief from LDC Chapter 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 time as lands further south and fronting Homestead Road South are subdivided. At that time the adjacent lands will be interconnected with Caloosa Lakes effectively providing a second access for Caloosa Lakes. 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. The Hearing Examiner recommends this deviation be APPROVED, subject to the following conditions:

1. This project may temporarily utilize only one means of ingress and egress until such time as lands further south and fronting Homestead Road South are developed, at which time this project must be interconnected with the adjoining project or development, effectively providing a second means of ingress and egress for this project.

2. The temporary construction access road must serve as an emergency access point until such time as the aforementioned access road is constructed. At the time of issuance of the first development order approval, the developer must provide a secondary emergency access as depicted at the temporary construction entrance (3) on the approved Master Concept Plan. The developer will be responsible for constructing a stabilized road bed and break-away gated structure for the emergency access. Additional access points on Homestead Road (using the "Future Access" stub shown on the approved Master Concept Plan) or by other means may be permitted subject to approval by Development Services.

3. The emergency access gate(s) must comply with all applicable regulations with respect to required equipment for an emergency override mechanism at the time of installation. Additionally, if an emergency necessitates the breaking of an entrance gate, the cost of repairing the gate and the emergency vehicle (if applicable) will be the responsibility of the owner or the operator of the gate.

Deviation 4 seeks relief from LDC Chapter 10-296 (k) to provide for modified cul-de-sac (eyebrows) in connection with certain street geometry (typically 90 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 this type of design. The Hearing Examiner recommends this deviation be APPROVED, subject to the following condition:

Traffic control devices that support the safe operation of the eyebrow must be established during the Development Order process.

Deviation 5 seeks relief from LDC Chapter 34-1954 (d), which limits the operation of model homes and model sales center for a time period not to exceed three years, 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. The Hearing Examiner recommends this deviation be APPROVED, subject to the following conditions:

1. Models cannot be of the same floor plan and each must be a separate, different design.

2. The number of model home units will be limited to no more than seven (7) within the development.

3. Location of any model units, model homes, model display center, or model display group will require administrative approval from the Department of Community Development.

IV. HEARING EXAMINER DISCUSSION:

This is a request to rezone an irregularly shaped 101+-acre tract from AG-2 and RPD to RPD for development of 450 residences, being a mixture of single-family and multi-family dwelling units. The subject property is located on the west side of Homestead Road South, and across the street from the County's Veteran's Park, in Lehigh Acres. Immediately abutting the subject property on the north is a vacant CPD and Veteran's Park (across Homestead Road), vacant AG-2 zoned property on the east, and 100-foot-wide canals along the west and south boundaries, beyond which are developing single-family communities. The subject property is designated Central Urban in the Lee Plan, and a portion of it is covered by the Lehigh Commercial Overlay (Policy 1.8.1), which prohibits one-quarter to one-half-acre single-family residential development.

The only issue unresolved at the time of public hearing was the future development of single-family units on the 16-acre tract covered by the Lehigh Commercial Overlay and lying along Homestead Road South. Applicant explained that they intended to obtain a Lee Plan Amendment to either exempt the 16 acres from the single-family prohibition, or to remove the Overlay from the tract. They even offered to set a deadline for obtaining that amendment in order to avoid having to return through the public hearing process.

Staff recognized that Applicant had the right to request an amendment to Policy 1.8.1, but noted that it had not been done at this time. They were reluctant to include a condition now allowing the single-family uses on the 16 acres because that use was specifically inconsistent with the provisions of Policy 1.8.1. They also pointed out that the request would not be evaluated as a small plan amendment, which is done twice annually, because the property exceeds the 10-acre limitation. Thus, it could take more than 18 months for the request to complete the process. Since the removal of this 16 acres from the Overlay would reduce the available commercial acreage in Lehigh, Staff believed that Applicant should still be required to come back through a public hearing to get final approval to construct single-family units on that tract.

Approximately 80 acres of the overall 109-acre site had been previously rezoned from AG-2 to RPD for development of 217 single-family homes. When the anticipated Sunshine extension was never completed, there was no road access for that RPD and it never developed. Applicant purchased the 80 acres and combined them with the other 29 acres, which had a small frontage on Homestead Road South, and submitted the proposed plan of development.

The subject property has about 380 feet of frontage on Homestead Road South, but will share an access point with the vacant CPD to the north. A construction/secondary access point is depicted from Homestead Road South into the 16-acre tract, and a potential

interconnect (stub-out) is shown on the eastern boundary of the single-family parcels located south of the 16-acre tract. The preliminary Traffic Impact Statement (TIS) indicates that the proposed 450 homes will not have an adverse effect on the level of service of Homestead Road South or any of the roads in the area.

The Master Concept Plan depicts the single-family development in four "pods" on the large southern tract. Each "pod" contains a centrally located lake encircled by homes, and then the four development areas are enclosed within a row of lots lying along the east, west and south perimeters of the southern tract. The 16-acre tract is designated on the MCP for multi-family development, which will back up to two water management lakes.

Applicant has requested six Deviations from the provisions of LDC Chapters 10 and 34. These deviations include narrower setbacks for excavated lakes from streets and perimeters; zero-foot setbacks for recreational structures on three of the internal lakes; one access point, instead of two, to the property; modified cul-de-sac dimensions and configurations for the single-family areas; and a 7-year term, instead of 3-year term, for the operation of model homes or a model sales center.

Staff recommended approval of the requested rezoning, with conditions, finding that the request, as conditioned, was consistent with the intent of the Lee Plan and the Land Development Code, and would be compatible with the surrounding development and uses. Staff also found that the proposed uses would not be detrimental or injurious to the surrounding persons or properties, and will not have an adverse effect on the infrastructure or urban services in the area.

As noted above, Staff found development of the 16 acres with single-family homes was inconsistent with the intent of Lee Plan Policy 1.8.1, and prohibited that development. They did not recommend conditional approval of single-family uses on that tract, despite the Assistant County Attorney's and Applicant's suggestion of conditions establishing a specific time limitation for the receipt of the Plan Amendment.

Applicant correctly pointed out that they would not be allowed to develop single-family homes on the 16 acres if they did not receive the Plan Amendment. They stressed that there would be no adverse impacts on the surrounding properties or persons, because single-family uses have fewer impacts and are less intrusive than typical multi-family uses. They understood Staff's concerns about the reduction in commercial acreage, but pointed out that the adjacent 22-acre CPD will more than make up for the loss of this site. That CPD could be developed as a "Community Commercial" project, which allows between 100,000 and 400,000 square feet of retail commercial uses. They believed that amount of commercial uses would clearly accommodate the amount of development anticipated in this area of Lehigh Acres. In addition, they asserted that, given the amount of development and the existing road network, very few "good" commercial uses would be attracted to either the 16 or 22-acre locations for many years yet.

Staff recommended approval of all the requested Deviations, with conditions, finding that the Deviations, as conditioned, will enhance the objectives of the RPD and will promote the protection of the public health, safety and welfare.

One adjacent property owner attended the public hearing to state that he had been concerned that this project would be forced to interconnect with his deeded community, even though it meant that Applicant would have to construct a roadway or two over the intervening

canal. He was quite happy to hear that would not be happening. He questioned the lack of participation by the Lehigh Fire Department and the local water management agency. It was explained to him that those agencies get involved more at the development permitting stage.

The undersigned Hearing Examiner concurs with Staff's analysis, findings and recommendation of approval, with conditions, of the requested rezoning, finding that the request meets the criteria for approval set out in LDC Section 34-145, and will be consistent with the intent of the Lee Plan and the Land Development Code. She also finds that the proposed uses are consistent and compatible with the existing or planned uses in the vicinity of the subject property, and will not be detrimental or hazardous to the surrounding persons or properties.

While the Hearing Examiner understands Staff's position against approving, with conditions, the single-family uses on the 16-acre tract, she believes that there are more than enough safeguards in Lee County's review system to prevent Applicant from developing uses that are inconsistent with the Lee Plan. It is her opinion that the conditions herein and the provisions of the Lee Plan and Land Development Code will prevent any possible misuse of the property and will adequately protect the public's interests.

It is the opinion of the Hearing Examiner that the conditions imposed herein are reasonably related to the impacts anticipated from the proposed development, and, with other regulations, will safeguard the public's interests.

The Hearing Examiner finds that the approved Deviations, as conditioned, meet the criteria for approval set out in LDC Section 34-377 by enhancing the objectives of the planned development and protecting the public health, safety and welfare.

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 this request, as conditioned, by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes or regulations.

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

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

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

E. That approval of the request, as conditioned, will not place an undue burden upon existing transportation or planned infrastructure facilities, and the development will be served by streets with the capacity to carry traffic it generates.

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

G. That the proposed mix of uses, as conditioned, are appropriate at the subject location.

H. That the recommended conditions to the Master Concept Plan are reasonably related to the impacts anticipated from the proposed development, and, with other regulations, will provide sufficient safeguard to the public interest.

I. That the approved Deviations, as conditioned, will enhance the objective of the proposed development, and will promote the protection of the public health, safety and welfare.

J. That 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 Caloosa Lakes RPD, prepared by Vanasse Daylor, dated December 31, 2002, last revised July 01, 2003, dated stamped "Received July 7, 2003 Zoning Counter"

STAFF'S EXHIBITS

1 Caloosa Lakes Condition 15

2 Letter to Anthony Palermo from Ronald Nino

3 The Practice of Local Government Planning Growth Management, Pages 378, 379

4 LPA and Staff's proposed changes to the Lehigh Commercial Overlay Zone

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

APPLICANT'S EXHIBITS

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

1 Résumé for Ronald F. Nino

2 Saundry Lehigh Acres Property Location Map

3 Maximum Number of Dwelling Units (Single Sheet)

4 Professional Profile for Kenneth P. Saundry, Jr.

5 Caloosa Lakes Aerial photograph, prepared by Vanasse Daylor, dated October 9, 2002 [board]

6 Master Concept Plan for Caloosa Lakes RPD [board]

7 Lehigh Acres Lee Plan Overlay Zones, prepared for Community Redevelopment Agency of Lee County, FL., prepared by Spikowski Planning Associates, adopted by the BOCC on May 27, 1998

8 Caloosa Lakes aerial photograph depicting the subject property and the areas of single family [color]

9 Master Concept Plan for Caloosa Lakes RPD, prepared by Vanasse Daylor, dated December 31, 2002, last revised July 1, 2003

10 Lee County Zoning Intergraph Map

VII. PRESENTATION SUMMARY:

The Hearing Examiner explained the hearing process and placed all the participants under oath. Neale Montgomery, the Applicant's attorney, introduced Ronald F. Nino, Senior Planner with Vanasse & Daylor, and gave the Hearing Examiner a copy of his resume (Applicant's Exhibit 1).

Mr. Nino introduced himself and noted he had been a planner in excess of 45 years. He had worked in various planning agencies that included city and county in several states. During some of those years he had his own firm, in the State of Michigan, prior to moving to Florida in 1988. After he moved to Florida, he worked for Collier County as a Principal Planner and eventually became the Planning Manager in charge of zoning functions for Collier County. Ms. Montgomery noted he had testified as an expert witness in planning and zoning issues in the past, and asked that he be qualified as such in today's hearing. Without objections, Mr. Nino was accepted.

Mr. Nino stated he was representing Mr. Kenneth Saundry, of Saundry Associates, who had applied to rezone 110± acres of land, to be known as Caloosa Lakes, in the Lehigh Acres area. The property is located south and west of Homestead Road, between Lee Boulevard and SR 82. He gave the Hearing Examiner a small copy of the location map as it related to the greater Lehigh Acres community (Applicant's Exhibit #2), and pointed out that Alabama Road, to the west, was the nearest collector or arterial road to the subject property.

The existing land uses surrounding the vacant subject property consists of residential zoning and development on the west side, a multi-family development and vacant agricultural lands on the east side, and vacant residentially zoned lands to the south. Mr. Saundry felt it was important to recognize that to the north of Homestead Road is the County's Veterans Park and a middle and an elementary schools are also under construction in that area. Immediately to the north of the subject property is a 22-acre parcel of land that is zoned CPD.

The 110-acre subject property contains 80 acres that were previously rezoned to Residential Planned Development (RPD) for about 1,250 dwelling units, which may be multi-family or single-family in nature. He commented that, as this project is largely a residential project, he did not believe that the appropriateness of this rezoning action should be an issue in this case, given the nature of the adjacent residential development and zoning. The land uses are similar in nature and the density of this project is well within the range established for the

Central Urban land use designation, which allows up to 10 dwelling units per acre. If the project is approved as requested, it would have a density not exceeding four dwelling units per acre, which is on the low end of the density scale that is allowed by the Lee County Comprehensive Plan.

Mr. Nino noted the Planning Staff has found that the proposed development is compatible with adjacent development, and is consistent with applicable policies and objectives of the Lee Plan. He took this analysis one step further, saying he believed that the subject land was ripe for rezoning and development. He felt ripeness was a major threshold by which zoning applications are deemed inappropriate or appropriate. Available to this property are all the municipal services that are necessary to support an urban-type of development, including water, sewer, an adequate highway system per the traffic analysis. All of those services satisfy the concurrency requirements. There was also the availability of community services such as a county park and schools, which also speak for the timeliness of the rezoning action.

With conditions, the Planning Staff has recommended approval of six deviations that the Applicant has requested. The Applicant has reviewed the recommended conditions for each of the deviations and were in agreement with those conditions and deviations.

The Applicant recognized that the bulk of the property lies within the Lehigh Commercial Overlay Zone, which would prohibit single-family uses. However, all of the site except the16 acres nearest Homestead Road were exempt from the single-family use prohibition. Thus, only the 16 acres of the project, by virtue of the Lehigh Commercial Overlay Zone, were precluded from single-family development. Consequently, that part of the project was depicted on the Master Concept Plan and described under the Schedule of Uses as a location for 100 multi-family dwelling units. Using the Master Concept Plan, Mr. Nino pointed out that, as their project as currently structured, they would have to build multi-family in that certain area. So, they allocated 100 units of the 450 dwelling units to that area of the project that is located within the Lehigh Commercial Overlay. The Lehigh Commercial Overlay mandates that the 16-acre portion be used either for commercial purposes or non single-family type of uses. Multi-family housing meets that criteria. There had also been some discussion about exchanging that 16-acre triangle out for a different area on the property.

Mr. Nino stated they wanted to be allowed to develop single-family homes in the overlay area, and were seeking an amendment to the Lehigh Commercial Overlay Zone. Lee County Planning Staff advised against this action, but he respectfully disagreed with their advice for the several reasons. First, he thought that the Hearing Examiner would agree that is highly unusual for an argument to be made that multi-family housing is preferable to single-family homes, notwithstanding the requirement to amend the Lehigh Commercial Overlay Zone.

Mr. Nino said they were of the opinion that amendment to the Lehigh Commercial Overlay Zone ought to be approved because the Overlay is not based on sound planning principles. He opined that the area recommended for commercial development in t his area is far greater than can be supported by any market analysis as it applies to Homestead Road South. In his opinion, the subject property did not meet the locational requirements for commercial development, because it exceeds the criteria for minor commercial shopping facilities, as described by Objective 6.1 of the Lee Plan. Major commercial development demands a location at the juncture of two major roads, or at least near to major roads. Homestead Road South, in the area of the subject property, does not satisfy the optimal location requirement for major commercial development.

As Mr. Nino had mentioned earlier, the existing CPD immediately to the north contained 22.12± acres, which greatly exceeds the amount of land required for neighborhood shopping centers, which range from four to eight acres in size. It was his opinion that the previously approved CPD can serve the neighborhood level needs of this portion of the Lehigh community. He also believed that it could provide special and general office space for a much larger community, or other commercial activities that generally exceed those based upon a neighborhood level of population. Mr. Nino suggested that, if the Hearing Examiner accepted the premise that the Applicant's 16 acres of land located in the Overlay zone is not required for commercial purposes, then he would argue that limiting this land area for multi-family simply because there are too many private lots in the Lehigh community has no legitimate planning relationship. The matter of premature planning in Lehigh, in the absence of any municipal services, should not be resolved by requiring unplatted land that enjoys the availability of municipal services to be used for multi-family purposes.

The ability to use a portion of a Planned Unit Development (sic) for multi-family housing should be market-driven, and should be at the option for the developer, particularly in light of a comprehensive plan that does not establish a requirement for owner-occupied vs. renter-occupied housing on the basis of each of the community planning districts. Additionally, the requirement to do multi-family uses says nothing about density or the value of owner-occupied multi-family housing. In reality, a developer required to build multi-family housing could build multi-family housing designed for owner occupancy that could have a value similar to or greater than the adjacent single-family housing. For all practical purposes, nothing would be achieved by that action. He believed it was clear that the alternate multi-family residential use demanded in the Commercial Overlay was ill conceived in the absence of any parameters that would provide alternative housing opportunities from those that can be provided by the platted land.

Mr. Nino asked the Hearing Examiner to approve the Applicant's request to allow the Caloosa Lakes RPD to construct up to 450 single-family homes, inclusive of that area within the Lehigh Commercial Overlay District. That approval could restrict their development of that area to after they have successfully obtained a comprehensive plan amendment to the Lehigh Commercial Overlay District, which would eliminate the necessity for them to amend the Caloosa Lakes RPD after the plan amendment is approved.

On July 28, 2003, a letter was sent to the Hearing Examiner that noted the objections to the recommendation of Staff, and suggested incorporating conditions that would give the Applicant the ability to build single-family housing on that spot only after the Lee comprehensive plan is amended. As of this morning, Attorney Montgomery has supplied some revised wording, and he asked that it be added to the Staff's conditions. That language would allow the developer the flexibility to divert to single-family uses, in the event the comprehensive plan change is successful, without having to amend the Caloosa Lakes RPD.

The Hearing Examiner called for any questions for this witness. Ms. Montgomery drew attention to Condition 15, which stated "no commercial," and asked if it was it Mr. Nino's opinion that the last part of that standard condition as necessary. Mr. Nino stated that it was not, at which it was noted for the record that Mr. Palermo had already amended that. Ms. Montgomery said that the standard condition really applies in retail cases, so they needed to take out the last half of that second sentence.

Ms. Montgomery then questioned whether the development of that 16-acre parcel with single-family uses would be compatible with the surrounding neighborhood? Mr. Nino said,

in his opinion, it certainly would be compatible. She asked him if this development was different from all the surrounding platted lots, and he replied it was essentially very similar. He believed that the proposed development would tend to be more of an upscale development, in the sense that it will have amenities that were not built into the older subdivisions and the unplatted lands surrounding the subject property. In all likelihood, it will be a gated community with amenities that are not afforded to the other developments.

Ms. Montgomery asked Mr. Nino to explain the deviations and what will happen, for the benefit of those present and who were concerned about access to their subdivision. Mr. Nino noted that one of the deviations is to allow the Applicant to retain a stub-out as compliance with the County's second access requirement for a project of this size. He pointed out the stub-out on the MCP, noting that, when the adjacent land is subdivided, a road can be extended out to Homestead Road, affording access to the entire Caloosa Lakes project. They have agreed not to put a gate across the stub-out, so that the project would be integrated and would have two means of access. At one time they considered having a connection to the adjacent subdivisions to the north or west, but the Applicant has asked not to do that. There is no current proposal to interconnect with those two subdivisions to make it possible to travel between the separate communities, noting that a canal separates them from the subject property.

Mr. Palermo questioned the Applicant's objection to utilizing the amendment process for the MCP to address the issue of putting single-family homes on the 16-acre tract. Mr. Nino answered that the amendment process, in his experience, essentially opens up the entire project to reconsideration, which he felt was dangerous to do given the increasing regulations and concerns by people who are seeped in no-growth attitudes. Mr. Palermo concluded that Mr. Nino's concern was that, during the public hearing, everything would be open for adding conditions or reducing the density, which Mr. Nino confirmed. Ms. Montgomery asked Mr. Nino if timing was a factor, as it takes 18 months to two years to get a Lee Plan amendment, which Mr. Nino said was a definite factor and very important to the Applicant.

Mr. Fredyma noted that the Applicant's proposed provision to Condition 3 was open-ended, and wondered if it would make sense to set some kind of time constraint, such as two to three years. Ms. Montgomery commented that, it that was something Staff desired, could Staff set a date by which they would have to submit the Plan amendment? For example, would them submitting the Plan amendment by September 30, 2003 be an okay date, because they had no way in which to control the end date? Mr. Fredyma said he did not know what would be an appropriate date; that maybe Mr. Palermo should first determine whether Staff would change their opinion on that Condition, and if there was a time frame in which that would have to occur? Ms. Montgomery stated that the plan amendment application hasn't been submitted yet, which is true. However, if the Hearing Examiner would feel more comfortable with a commitment to file that application by September 30, 2003, the Applicant would agree to that requirement.

Mr. Palermo noted that it was said, during the presentation, that an amendment might be perfunctory with respect to the Lehigh Acres Overlay Map. He wondered if the Applicant had heard from either the zoning staff or the planning staff that taking commercial areas out would be easy, perfunctory, or desirable? Mr. Nino clarified that, when he said it should be perfunctory, it was because he thought it was desirable.

While he had not personally been a comprehensive market analyst, there was a quick and dirty way of looking at what commercial activities are required in this Lehigh area. The Staff

was suggesting a 90,000-population by the year 2020, but that is not adequate for a regional shopping center. They had applied the standard that one community shopping center would be needed for every 35,000-population, and Mr. Nino went into a numbers scenario to demonstrate his analysis in which he came up with a total of 273 acres that would be needed for commercial purposes. Based on the Planning Community of Lehigh Acres, there is currently 267.76 acres of land zoned for commercial uses. Therefore, Lehigh Acres is already at that threshold of the optimum amount of commercial development that will be required by the year 2020 or for 90,000 population. His calculations showed that the need has already been met without the 16 acres in question.

Mr. Fredyma followed up on the Condition proposed by the Applicant, which is under 3.(a) and 3.(b)., noting there is no time constraint connected with that. He referenced the September 30, 2003 date suggested by Ms. Montgomery, asserting that an alternative would be to condition it so that the amendment would have to be approved or received within five years, which is the initial duration period of a MCP. At that point they would have the right to build without coming back for an extension or approval. Ms. Montgomery agreed. Mr. Fredyma said if they had an approved MCP now, it would have a life span of five years. The Hearing Examiner suggested that the Applicant's planner might not agree that was such a good idea.

At this time, Ms. Montgomery asked Reed Jarvi to present his report. She indicated he had been qualified as professional engineer in this forum in the past, and asked that he be accepted as such for this hearing. She noted he will be testifying about traffic planning and drainage issues; he was accepted without any objections. Mr. Jarvi introduced himself and noted he was a Professional Engineer for the firm of Vanasse Daylor. He stated he had completed the traffic impact analysis for this project, and this particular project is slightly different from others in the past. On the former MCP, there was an extension of Sunrise set aside for a right-of-way. He had gone through the analysis with Staff, looking at what would happen if the Sunrise Extension from Homestead to the west was not there, and what would happen if it was there from a 2020 standpoint. That analysis has shown that there will be minimal changes to the Level of Services (LOS) of all roadways in the general area of this project, even if the Sunrise Extension is not there.

Mr. Jarvi read the following portion of a memorandum from Andrew J. Getch, noting that he agreed with it:

> The analysis provided by Vanasse Daylor indicates that an extension of Sunrise Boulevard through the project would not significantly affect traffic volumes on nearby roadways. . . . While the potential extension of Sunrise Boulevard east and west of the project would be desirable and improve traffic flow in the area, the data presented does not appear to strongly support a recommendation requiring the dedication of right-of-way for this Zoning request.

Mr. Jarvi explained that his traffic analysis assumes that there is no Sunrise Boulevard Extension, and shows the roadway links and intersections in the immediate vicinity of this project were all projected to be within the LOS standards at build-out of the project in 2007. He then referred to Condition 12 of the Staff Report, which states "Access on Homestead Road must be provided at a proper angle of intersection per Table 5 of the LDC, Section 10-296." This issue came up late in the game, but Mr. Jarvi had looked at it and worked with Staff on it, and the Applicant had no problem with that as a Condition.

With regard to drainage, Lehigh Acres is platted generally as large subdivisions with rows of individual lots throughout, and do not have centralized drainage systems as is typically the case now. Caloosa Lakes will have a drainage system that is done in accordance with the South Florida Water Management District and Lee County rules and regulations. There will be controlled discharge into the canal system, but on-site lakes will be used for water quality and water quantity when they are created, and the discharge will be in accordance with the rules and regulations of the County and the District. Mr. Jarvi felt system will be an improvement over the water management systems typically built in Lehigh Acres, because Lehigh Acres was platted prior to many of the rules and regulations that are in place at this point in time. From a water quality standpoint specifically, this will be a much better project for the environment of the Lehigh Acres area.

The Applicant's next witness was Kenneth P. Saundry, Jr. , who was noted by Ms. Montgomery as having significant experience in the development business. Mr. Saundry presented the Hearing Examiner with a copy of his resume (Applicant's Exhibit #4), and explained that he was the Applicant and the prospective developer for the Caloosa Lakes project. He was also the contractor-purchaser of the 22 acres of commercially zoned lands to the north.

As far as the Commercial Overlay issue, Mr. Nino had summarized their opinion as well as he could. Mr. Saundry explained he is a professional in investment and development of real estate; not in planning. He felt he could give some measure of certainty to the facts and previous discussions by noting that the would be unsuccessful in trying to interest some large retail/commercial enterprises in coming to this location. This was because of the nature and number of the surrounding rooftops and surrounding residential uses. In addition, the narrow 2-laned condition of Homestead Road made this area inappropriate for a large commercial center, and he had no information that any improvements were planned for this road within the next 10 years.

Mr. Saundry said his opinion that the subject property was suitable for single-family residential development because of its proximity to existing shopping to the northwest up Homestead Road, the new schools being constructed across the street, and the County Park across the street. He felt it ideal for single-family residential development, and he had been in this business for 25 years.

Ms. Montgomery asked Mr. Saundry what kind of interest does exist for the CPD, and what kind of commercial he would expect in this area? Mr. Saundry answered it could be several types of things. First of all, it could be "neighborhood-residential," which might be office buildings for such things as insurance, a CPA, attorneys, etc. Those types of services are very well located near the homes, so the residents do not have to travel a distance into the more dense commercial areas to get those services. It might also be suitable for something like an adult care or an assisted living facility, which would benefit from not being in a heavily-traveled commercial area.

Ms. Montgomery asked if, in Mr. Saundry's opinion, the 22 acres to the north were suitable for the demands generated by the surrounding area, to which Mr. Saundry agreed. When he obtained the subject property, he felt the 22 acres would be sufficient for the needs of the area for years to come.

The Hearing Examiner noted she had a couple of questions on the environmental issues. She wanted to discuss the location and management plan. She referenced Page 1 of 3 of

the Draft Gopher Tortoise Relocation and Management Plan. She noted that Kim Trebatoski and she had a discussion recently regarding the fence depth of two feet versus 18 inches. In the draft management plan, there is mention of 1-foot below ground, "The fencing will also be buried a minimum of 1-foot below ground . . . " She understood from a conversation in another hearing that 18 inches was the more acceptable depth, and questioned whether this document would be changed since it was a "draft"? Kim Trebatoski introduced herself for the record, and explained that the draft management plan would be finalized at the Development Order review stage. She noted that typically they require three feet of chicken wire, 18 inches above and 18 inches below ground, for fences. This particular fence would be a temporary fence, but its depth would be adjusted later in the process.

The next question the Hearing Examiner had was on Page 2 of 3, in the paragraph that talked about feeding the tortoises (the third paragraph up from the bottom). She asked if the supplemental food provision had any effect upon their ability to forage in the future, wondering how long the fencing would be up? Will it be up throughout the entire project development which may take three, four or five years, or will it be six months until the preserve area is established? The Hearing Examiner noted she did not recall ever having seen a supplemental feeding program before in a management plan.

Ms. Trebatoski said the supplemental feeding will not be necessary as they are providing a half-acre per tortoise, which is the minimum to provide adequate forage for the tortoises. She noted she had met with the environmental consultant on-site to ensure that the appropriate area is being provided for a gopher tortoise preserve. She had checked to see that the tortoises would have adequate forage, and that it was the right habitat with the right mix of pervasive cover. The berm by the canal is covered with weeds, and that is where the tortoises like to forage.

The Hearing Examiner asked about Page 3 of 3, where it said, "So long as gopher tortoises inhabit the area, the permanent gopher tortoise preserve will be managed in perpetuity to prevent re-infestation of exotic plant species." She thought developers were under a requirement to maintain a preserve in perpetuity to prevent re-infestation, and asked if this was a change from the normal requirement? Ms. Trebatoski advised that it was not a change, adding that she had not included a condition in the Staff Report that adopts this management plan as there are some things that need to be adjusted. Just for the record, she stated the Applicant will need to keep the exotic plant species out, per the LDC, and the preserve will need to be a permanent preserve whether or not gopher tortoises are there. That is a direction the Board of County Commissioners (BOCC) has given because it provides the opportunity for tortoises in the area to come and go through the preserve.

After a short break, the Staff Report was presented by Tony Palermo, Senior Planner with Lee County Community Development. Mr. Palermo asked to be recognized, again, as an expert in planning, zoning, and land use, having been so recognized in the past, and he was accepted as such without objections. He said his presentation and recommendation would be specific to the single-family lot issue, as he had a request to rezone 109± acres from AG-2 to RPD. The Applicant asked for 350 single-family dwelling units and 100 multi-family dwelling units, for a total of up to 450 dwelling units. He put into the record a letter, dated June 6, 2003, from the Applicant regarding the final wording of the request. The Hearing Examiner marked the letter as Staff's Exhibit 2.

Mr. Palermo noted the request was also for a building height of three stories with a maximum height of 40 feet. He noted the subject property was located on Homestead Road South,

opposite the entry road to Veterans Park in Lehigh Acres. The Future Lane Use category is Central Urban. The current zoning is AG-2 and RPD, under Resolution Z-89-111. No development has taken place on the RPD; the land is vacant, and a significant amount of the property is grazing land. The Applicant accurately portrayed what the surrounding properties are, and it is surrounded by single-family dwelling units. It is important to note there are 100-foot-wide canals separating much of the subject property from the existing platted lots in the area.

The subject property has 380 feet of road frontage on Homestead Road South, an arterial road. The density of the subject property is not an issue, but it is about four units per acre, which Staff thought was appropriate within its land use designation. In general, this is an acceptable level of residential development in this area, and it is consistent with the Lee Plan.

There was the one issue regarding single-family uses on the aforementioned 16 acres. Mr. Palermo noted that the Schedule of Uses was on Page 2 and 3 of the published Staff Report. This development is intended to be a combination of residential uses; single-family, zero lot line, two-family attached, and multi-family units. Condition 3 deals with that issue. In order to be consistent with the Lee Plan, specifically Policy 1.8.1, it has been stated that "single-family development inconsistent with Policy 1.8.1 of the Lee Plan will be prohibited on the property within the Lehigh Commercial Overlay Zone." He noted that the Overlay Zone is the 16 acres discussed earlier in the hearing, and he pointed out the area on the posted map.

Mr. Palermo stated that the Applicant did not have any issues regarding the 15 Conditions Staff had placed in its Report, and that he had updated Condition 15 (Staff Exhibit #1). The Applicant seemed to agree with the Conditions, and so he was not going to go into detail about them. He noted the same thing with the list of Deviations. Staff had worked with the Applicant on the Deviations and had recommended a number of Conditions. Staff was pleased that they had been included for recommendation.

The majority of the property fronting on Homestead Road falls within the Lehigh Commercial Overlay, which largely excludes single-family development. He pointed out the Overlay Zone was appropriate for commercial areas. The purpose of the Overlay Zone areas was to reduce the number of single-family units and to provide alternatives for the residential single-family use. One such alternative was multi-family residential, which the Applicant initially proposed 100 units. That proposed use was a very important part of the findings in that this was consistent with the Lee Plan, and Staff felt it furthered the goals of the Lee Plan.

The previous developer of Lehigh Acres started platting the land in single-family lots in 1954, which is why there are so many single-family platted lots in the area. In 1994, Lee County undertook the initiative to redevelop Lehigh Acres, through such things as CRA programs, and to investigate the strategies needed to remedy deficiencies. The platting caused an unbalanced community of single-family lots to include 94 square miles, according to the Planning Department, and the BOCC wanted to create more commercial areas, not more single-family areas. Mr. Palermo submitted a couple of pages out of the text "The Practice of Local Government Planning and Growth Management," noting that those pages dealt with the overabundance of single-family platted lots in this area (Staff's Exhibit #3).

There was a Lee Plan amendment in 1997, regarding this property and the property surrounding it. At that time, the applicant asked for this entire region to be excluded from the so-called "red-zone," and the local planning community agreed. However, the BOCC came up with an alternative, which was to take the "red and white" areas out of the commercial

overlay and to leave the "red" as sort of a compromise (Staff's Exhibit #4). Staff was very much in agreement with the Applicant in terms that this area is appropriate for rezoning. However, the 16 acres in question are entirely appropriate for commercial uses. If, by chance, the Applicant does get a Plan Amendment to exclude that parcel from the red commercial area, then it would be appropriate to come in before the public hearing process and amend their MCP.

In conclusion, Mr. Palermo stated the requested rezoning meets the criteria for a Planned Development, as conditioned. It is consistent with the Lee Plan, and it is compatible with neighboring properties. The approved Deviations enhance the objectives of the Planned Development and protect the public health, safety, and welfare.

Mr. Fredyma inquired wether the proposed condition from Ms. Montgomery regarding a submittal time frame was acceptable to Staff. Mr. Palermo said he would prefer to see the Condition as written in the Staff Report, but conceded that it was definitely better to have a time limit than not have a time limit. He felt the appropriate way to go was to have a public hearing to discuss whether the 16 acres should be multi-family or single-family, even if the Plan amendment is approved.

Mr. Fredyma had a question about the property development regulations that were shown on Attachment M of the Staff Report. He wanted to confirm the recreational facilities would also have a maximum height of 40 feet. Mr. Palermo said he believed that would be the case, since the structures could not go any higher than 40 feet because that is the height limitation Staff placed on the project. Mr. Fredyma also wanted to know if the conditions or other items that are noted on Attachment M to the Staff Report were also intended to be conditions that Staff would endorse as part of the Staff Report? Mr. Palermo replied that was absolutely right; Staff was in agreement with all the setbacks, etc., as those would would make for a better planned development.

Ms. Montgomery asked if the County could force the Applicant to provide uses for which there will be no demand, and Mr. Palermo answered no, but added that he did not believe Staff was doing that in this case, except to comply with the Lee Plan. She wondered if the 16 acres were developed with single-family uses, if it would be compatible with the area? Mr. Palermo stated it would be compatible with the area, but it would not be consistent with the Lee Plan.

Kim Trebatoski, Principal Environmental Planner for Lee County, said she would give a brief overview of the subject site, as there has not been an environmental presentation on that issue. She noted the greater majority of the property is active pastureland. In the west corner of the property and in another portion of the site are pine flatwoods. The only listed species that was found on the site were gopher tortoises. The Applicant and Staff was working together to verify that the preserve the Applicant proposed would be an appropriate habitat for proper foraging and burrow habitat for the tortoises. There were no wetlands found onsite, so there are no issues in that area.

The majority of the property is proposed to be single-family homes on 6,500-square-foot lots or larger with a maximum coverage of 45 percent. The lot size and coverage combined result in no open space requirement for the single-family portion of the property. Any multi-family portion of the property would be required to provide the 40 percent open space, and 50 percent of that would need to be indigenous preservation. The 16-acre area that Staff is recommending to be multi-family would need to provide four acres of open space. Because

it is a planned development, their indigenous preservation can be provided by the gopher tortoise preserve and then they would not have an additional preservation requirement over what is already shown on the MCP.

Ms. Trebatoski noted in the Staff Report, Page 3, under Site Development Regulations, the minimum open space required is 2.7 acres of indigenous vegetation. She said additionally there should be some reference to the multi-family being required to provide 40 percent open space, and that 2.7 acres of indigenous can be counted toward that open space requirement. She said the correct calculation should be put on the MCP.

Mr. Fredyma asked Ms. Trebatoski to clarify if the 40 percent she was talking about in the site development regulations related to the multi-family uses. Ms. Trebatoski stated that the Applicant had included an open space table on the MCP that addresses having the 40 percent open space. If it was found that what is on the MCP is not correct, it would need to be adjusted or the resolution would need to be adjusted. The adjustment will be based on the BOCC's action, but she just wanted it to be in the record that there would be some adjustment needed pending the BOCC's action.

At this time the Hearing Examiner opened the hearing for any public input. Tom Lightner, Sr., of 10748 Cocoa Tree Court in the Laurel Wood Subdivision, expressed his pleasure that the two roads coming across the canal would not be used. He was surprised that no one had mentioned the plans for widening Homestead Road. He pointed out that there were two schools being built in the area, plus a subdivision, which will add more traffic to the roadway. He was also surprised that no one was present in the hearing from the fire department or the water management district. He gave an example of another hearing where someone had asked to build a 3-story building, and the Lehigh fire department representative had reported they did not have the equipment to fight a fire in a 3-story building.

Ms. Montgomery told Mr. Lightner that Angela from East County Water Control District will have to look at any permit request that is made. The Applicant would have to have their review and approval for that. Those agencies do not always care about zoning, but they care when the plan gets into the development stage. With regard to fire, the fire impact fees will have to be paid by the Applicant, and the fire department will use those fees as they deem appropriate to buy whatever equipment they may need.

The Hearing Examiner asked Staff if rezoning requests were sent to the Fire Department and the appropriate utilities, to which Mr. Palermo said they typically were not, but that he had chosen to send a copy of this Staff Report to the Lehigh Acres Fire Department because it was such a large development. He did not receive any comments from them, and they chose not to be present at the hearing. The Hearing Examiner stated she was sure they would have shown up at the hearing if they had issues or concerns about the project.

The Hearing Examiner stated that she would conduct a site visit and look at the area surrounding the subject property. She would also review the Lee Plan before she made a decision regarding the multi-family versus single-family uses on the 16-acre portion of the site. The hearing was then closed.

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

1. Reed Jarvi, % Vanasse & Daylor, 12730 Brittany Blvd., Ft. Myers, FL 33919

2. Kenneth P. Saundry, Jr., Trustee, 8310 Big Acorn Circle, #1001, Naples, FL 34119

ADDITIONAL COUNTY STAFF:

1. John Fredyma, Assistant County Attorney, 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: NONE

Against:

1. Tom Lightner, Sr., 10748 Cocoa Tree Court, Lehigh Acres, FL 33936

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

For: NONE

Against: NONE

General:

1. John Corvi, 10737 Lemontree Court, Lehigh Acres, FL 33936

IX. LEGAL DESCRIPTION:

See Exhibit A (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 14th day of August, 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.

DIANA M. PARKER
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

LEGAL DESCRIPTION

EXHIBIT A

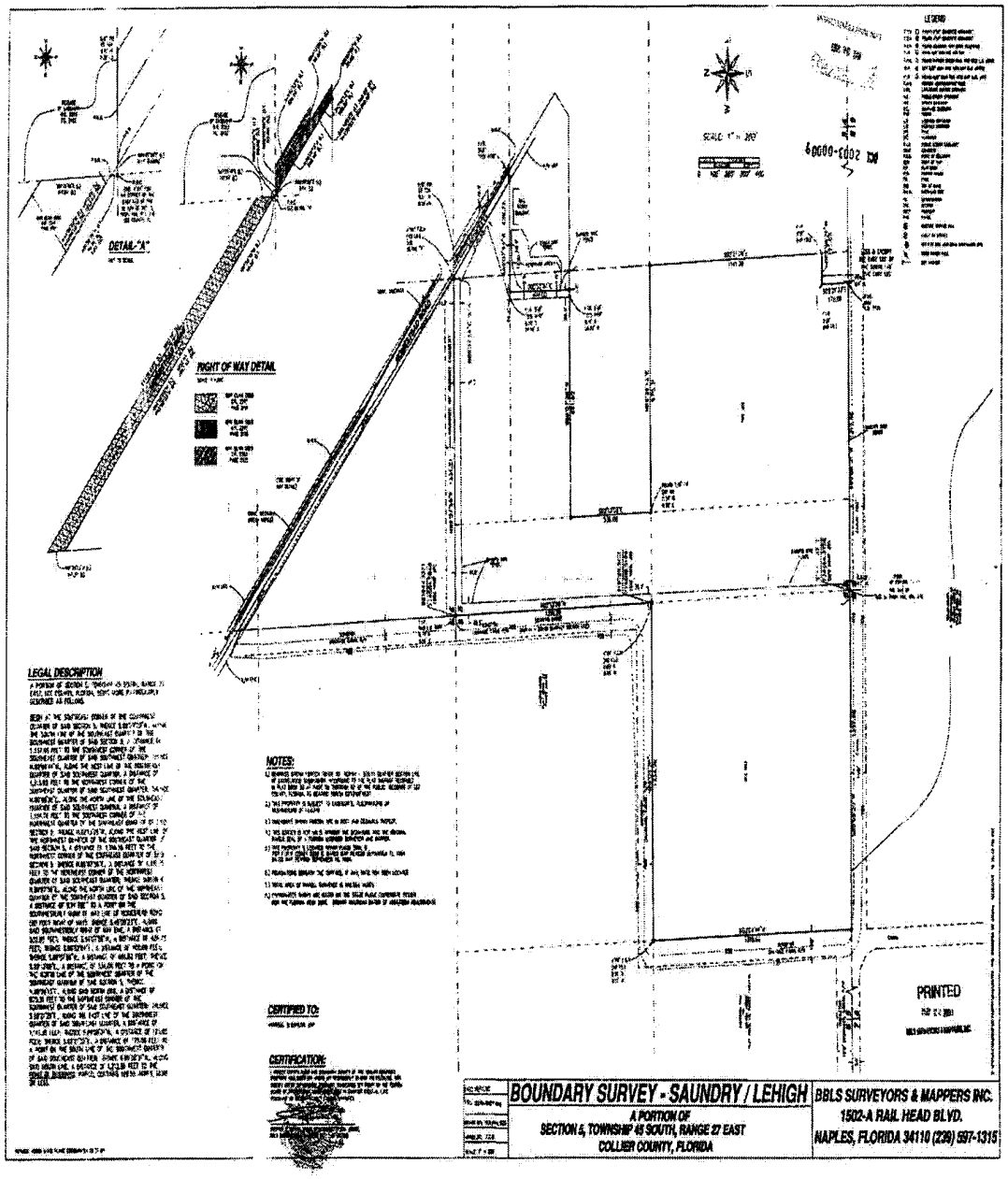
A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, THENCE S.89°09'20"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.02°04'44"W., ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,315.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.89°08'38"E., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,334.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,316.26 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°07'56"E., A DISTANCE OF 1,331.21 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE CONTINUE N.89°07'56"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 9.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD (80 FOOT RIGHT OF WAY); THENCE S.45°09'23"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 530.85 FEET; THENCE S.89°07'56"W., A DISTANCE OF 436.72 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE S.89°07'56"W., A DISTANCE OF 891.82 FEET; THENCE S.02°13'08"E., A DISTANCE OF 536.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°08'13"E., ALONG SAID NORTH LINE, A DISTANCE OF 970.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.02°21'29"E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,141.39 FEET; THENCE S.89°08'31"W., A DISTANCE OF 125.05 FEET; THENCE S.02°21'32"E., A DISTANCE OF 175.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.89°08'31"W., ALONG SAID SOUTH LINE, A DISTANCE OF 1,212.56 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 109.55 ACRES, MORE OR LESS.

RECEIVED
APR 29 2003
COMMUNITY DEVELOPMENT

Applicant's Legal Checked by 6/2/03 DCI 2003-00009

EXHIBIT A


DETAIL "A"
RIGHT OF WAY DETAIL
LEGAL DESCRIPTION
NOTES:
CERTIFIED TO:
CERTIFICATION:
PRINTED
BOUNDARY SURVEY - SAUNDRY / LEHIGH
A PORTION OF
SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST
COLLIER COUNTY, FLORIDA
BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110 (239) 597-1315

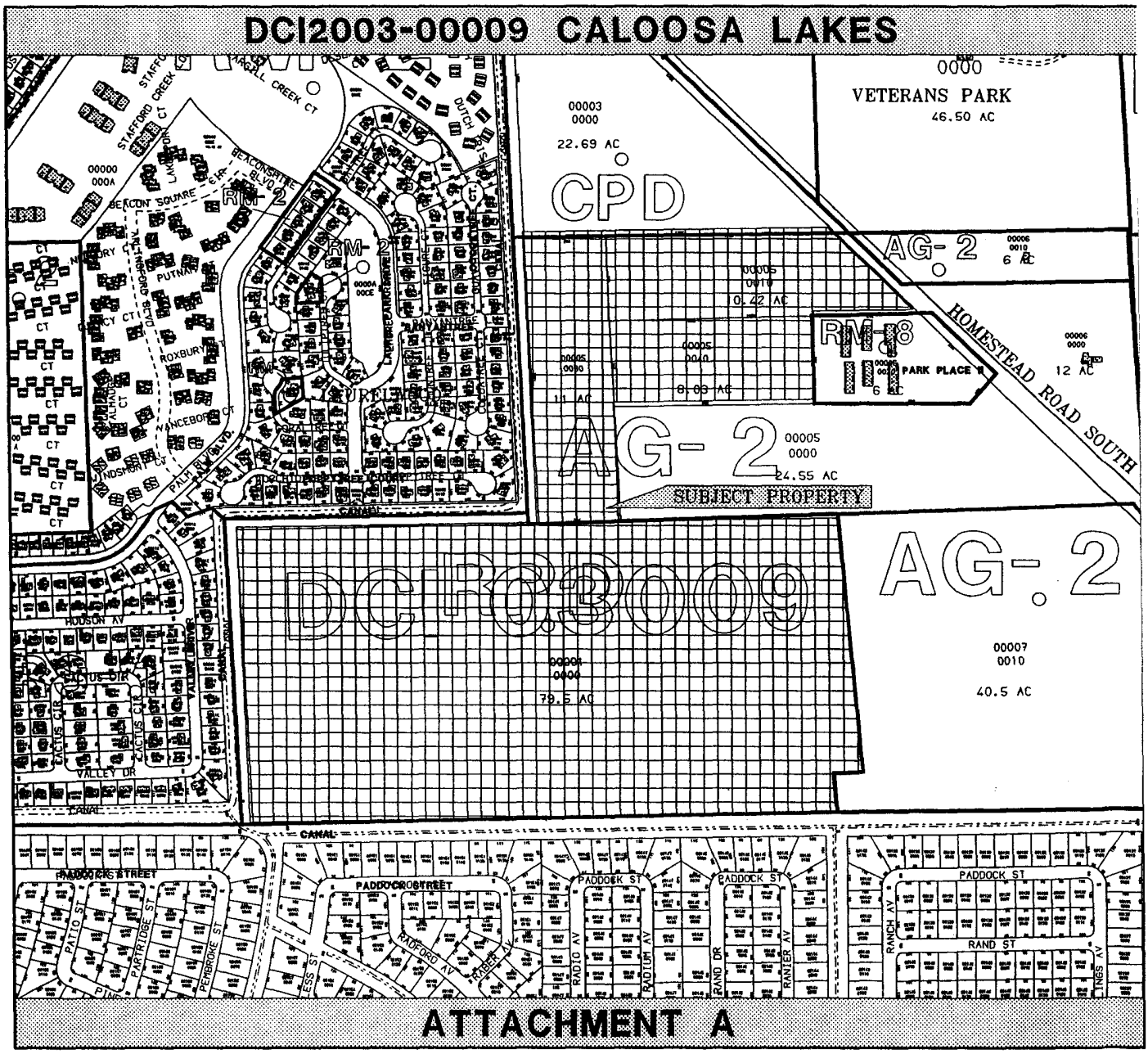
CALOOSA LAKES RPD

PROPERTY DEVELOPMENT REGULATIONS										
LAND USE	Min. Lot Area SF	Min. Lot Width (ft)	Min. Lot Depth (ft)	Max. Lot Coverage	Setbacks (ft) [6]				Max. Height (ft)	Stories
					Street	Side	Rear	Water		
RESIDENTIAL - Two-family & Multiple Family Plan										
Two-Family Attached	6500 3,250/unit	65	115	45%	20	5/0[3]/5[1]	15/5[1]	20/5[1]	35	2
Multiple-family (3 or more units)	10,000 3,000/unit	100	100	45%	20	10[4]/5[1]	20/5[1]	20/5[1]	40	3
RESIDENTIAL – Alternative Zero Lot Line & Single Family Plan										
Single-Family	6,500	52[5]	125	45%	20	5/5[1]	15/5[1]	20/5[1]	35	2
Zero Lot Line	6,500	52	125	45%	20	0/10[2]/5[1]	15/5[1]	20/5[1]	35	2
RECREATIONAL FACILITIES										
Recreational Facilities, Private On-site & Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of LDC Sections 34-1176 & 34-2474(b)(6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for any common area amenity structures in association with the zero-lot line and single-family master concept plan. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.									

Footnotes:

(1) Accessory structures
(2) Side opposite zero lot line
(3) Interior side only
(4) Exterior side only, with minimum building separation of 20 feet.
(5) Irregular lots, inclusive of eyebrow lots, and cul-de-sac lots, shall in all cases be designed to contain the minimum required width as measured between the mid-point of the foremost points of the side lot lines in front (where they intersect with the street line), and the rearmost points of the side lot line in the rear, except that the minimum street frontage shall not be less than 20 feet as measured along the cord of an eyebrow, or cul-de-sac lot. The chord represents a straight line joining the foremost points of the lot where it intersects with the street line.
(6) All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the Master Concept Plan.

EXHIBIT B


DCI2003-00009 CALOOSA LAKES
VETERANS PARK
46.50 AC
22.69 AC
CPD
RM-2
AG-2
6 AC
0.42 AC
RM-8
PARK PLACE
12 AC
8.03 AC
11 AC
AG-2
24.55 AC
SUBJECT PROPERTY
HOMESTEAD ROAD SOUTH
DCI2003-00009
AG-2
40.5 AC
79.5 AC
CANAL
PADDOCK STREET
PADDOCK ST
RAND ST
ATTACHMENT A

LEE COUNTY, FLORIDA

DEPARTMENT OF COMMUNITY DEVELOPMENT - ZONING DIVISION

STAFF REPORT

TYPE OF CASE: **PLANNED DEVELOPMENT/DCI**

CASE NUMBER: **DCI2003-00009**

HEARING EXAMINER DATE: **JULY 30, 2003**

I. APPLICATION SUMMARY:

A. Applicant: Caloosa Lakes

B. Request: Request to rezone from Agriculture (AG-2) and Residential Planned Development (RPD) to Residential Planned Development (RPD) to permit up to 350 single-family dwelling units, 100 multi-family dwelling units and a total of up to 450 dwelling units with height of buildings not to exceed 3 stories/40 feet on 109.9 +/- acres of land. No development blasting is being requested.

NOTE: If approved the Master Concept Plan (available for inspection at 1500 Monroe St. in Fort Myers) may deviate from certain Land Development Code (LDC) standards.

C. Location: The subject property is located at Homestead Road South (the north end of the property lies opposite the entry road to Veterans Park and extends south to and inclusive of existing RPD Resolution Z-89-113), in S05-T45S-R27E, Lee County, FL. (District #5)

D. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:

Future Land Use:	Central Urban
Current Zoning:	Residential Planned Development and Agriculture
Land Use:	Vacant. Significant portions are grazing land.

E. Surrounding Land Use:

	Existing Zoning & Land Use	Future Land Use Map
North:	Commercial Planned Development (vacant), also Homestead Road South, then Agriculture (AG-2), Veterans Park and Lehigh Middle School.	Central Urban/Public Facilities
East:	Residential Multi-Family (RM-8), 6-building residential home. Homestead Road South then Agriculture (AG-2), mobile home with agricultural uses (horses).	Central Urban
South:	Canal then Residential Single-Family (RS-1), vacant properties (Paddock Street)	Central Urban

West: Canal then Residential Multi-Family (RM-2) and Residential Single-Family (RS-1), Single-family dwelling units. Central Urban

F. Size of Property: 109.9± acres

II. RECOMMENDATION:

Staff recommends **APPROVAL** of the Applicant's request for rezoning from **Residential Planned Development (RPD)** and **Agriculture (AG-2)** to **Residential Planned Development (RPD)** subject to the following conditions and deviations:

A. Conditions

1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "Caloosa Lakes RPD - DCI2003-00009" stamped received July 7, 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.

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

   a. Schedule of Uses

   ADMINISTRATIVE OFFICES
   ACCESSORY USES AND STRUCTURES
   DWELLING UNITS - LIMITED TO A MAXIMUM OF 450 UNITS, INCLUDING A MAXIMUM OF 100 MULTI-FAMILY UNITS, CONSISTING OF:
   - SINGLE-FAMILY
   - ZERO LOT LINE
   - TWO-FAMILY ATTACHED
   - MULTI-FAMILY

   ENTRANCE GATES AND GATEHOUSE, IN COMPLIANCE WITH LDC SEC. 34-1748
   ESSENTIAL SERVICES
   ESSENTIAL SERVICE FACILITIES, GROUP I
   EXCAVATION, WATER RETENTION - NO BLASTING
   FENCES, WALLS
   HOME OCCUPATION (LDC SECTION 34-1771 et seq.)
   MODEL HOME, MODEL UNITS, MODEL DISPLAY CENTER, MODEL DISPLAY GROUP (IN COMPLIANCE WITH LDC SEC. 34-1951 et seq.)
   RECREATION FACILITIES, PERSONAL
   RECREATION FACILITIES, PRIVATE ON-SITE
   RESIDENTIAL ACCESSORY USES
   SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
   TEMPORARY USES (LDC SEC. 34-3041)

b. Site Development Regulations

SEE ATTACHMENT M.
CALOOSA LAKES RPD, PROPERTY DEVELOPMENT REGULATIONS

Maximum Lot Coverage	45%
Minimum Open Space:	2.7 acres indigenous vegetation
Maximum Number of Dwelling Units	350 single-family 100 multi-family 450 total

3. a. Single-family, zero-lot line, duplex, and two-family attached development will be limited to the areas identified on the Master Concept Plan as "Single-Family" or "Single-Family Detached". Multi-family development will be limited to the areas identified on the Master Concept Plan as "Multi-Family."

   b. Single-family development inconsistent with Policy 1.8.1 of the Lee Plan will be prohibited on property within the Lehigh Commercial Overlay zone.

4. A local street interconnection stub-out to the property lying between Caloosa Lake's most eastern boundary and Homestead Road South, 45 feet in width, must be provided to facilitate an internal road system that runs to Homestead Road South from said eastern boundary of Caloosa Lakes as depicted (Future Access) on the Master Concept Plan. The developer may not erect a gated facility on the east limit of the street reservation and agrees to its extension into said eastern lands to a point on Homestead Road South to be determined by subsequent development of the adjacent land that will allow the access road to extend from the subject property to Homestead Road South. The applicant must complete the intersection improvements from the stub in accordance with Lee County road construction standards when the adjacent property develops. Nothing herein will be construed to prohibit the erection of gated facilities on the road that connects the project site with Homestead Road South.

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

6. Prior to the issuance of the first local development order approval, the development order plans must delineate:

   a. The 2.7 acre gopher tortoise preserve in substantial conformity with the preserve shown on the Master Concept Plan; and

   b. A fence or continuous hedge consisting of native shrubs (minimum 24-inch; 3-gallon container size) along the perimeter of the gopher tortoise preserve where it abuts single family lots. The fence or hedge must be installed prior to issuance of a certificate of compliance for the infrastructure.

7. Prior to moving the gopher tortoises and commensal species located outside the preserve into the preserve, all invasive exotic vegetation and any trash/debris must be hand removed from the preserve area.

8. All buffers must utilize 100% native vegetation.

9. All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the Master Concept Plan.

10. Agriculture is not a permitted use within this Planned Development.

11. Upon approval of this zoning action, Resolution Number Z-98-113 is null and void.

12. Access on Homestead Road must be provided at a proper angle of intersection per Table 5 of LDC Sec. 10-296.

13. Development of any Recreational Facilities, Private, ON SITE will require administrative approval by the Department of Community Development.

14. 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.

15. 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.

B. Deviations

Deviation #1.A seeks relief 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 within zero (0) feet of the right-of-way from back of curb of local streets to water control elevation (see illustration1.a). The deviation will be allowed in all lake areas identified on the MCP.

This deviation is recommended to be **APPROVED** subject to the following 2 conditions:

1. The requested deviation is limited to the three lake areas at the northern end of the site and identified on the Master Concept Plan as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

2. The developer must provide for the protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as determined by the Director of Development Services.

The applicant makes a case that the deviation will enhance the entrance for the property and maximize views of the lakes. The applicant states based on the location that traffic speeds will

not typically be of a magnitude to present a safety issue, nor be prone to wayward vehicles going into the lakes.

Staff offers no objection in granting the request finding it helps achieve the proposed development while not adversely impacting the public's health safety or welfare.

Deviation #1.B seek relief from 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 than twenty-five (25) from any adjoining property under separate ownership.

This deviation is recommended to be **APPROVED** subject to the following 1 condition.

1. The requested deviation is limited to the three lake areas at the northern end of the site and identified on the Master Concept Plan as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

The applicant argues a 25 foot distance is more than adequate separation from a lake. Under these circumstances, these setbacks should be adequate. There are no structures or uses on neighboring properties impacted by the lakes as shown on the Master Concept Plan.

Staff offers no objection in granting the request finding it helps achieve the proposed development while not adversely impacting the public's health safety or welfare.

Deviation #2 seeks relief from LDC Section 34-2194(c)(3)b which requires that nonroofed structures be permitted no closer than 10 feet from a nonseawalled 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.

Staff recommends **APPROVAL** of the proposed deviation subject to the following 2 conditions:

1. Prior to local development order approval, the location of any observation deck, fishing pier or gazebo must be detailed on the development order plan with no more than one structure per lake and containing no more than 100 linear feet of shoreline per lake.

2. The requested deviation is limited to the three lake areas at the northern end of the site and identified on the Master Concept Plan as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

The applicant makes a case that this deviation will allow enhancements to the development including observation decks, fishing piers or gazebos on the lakes identified on the Master Concept Plan. Staff offers no objection in granting the request finding it helps achieve the proposed development while not adversely impacting the public's health safety or welfare.

Deviation #3 seeks relief 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 time 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.

Staff recommends **APPROVAL** subject to the following 3 conditions.

1. This project may temporarily utilize only one means of ingress and egress until such time as lands further south and fronting Homestead Road South are developed, at which time this project must be interconnected with the adjoining project or development, effectively providing a second means of ingress and egress.

2. The temporary construction access road must serve as an emergency access point until such time as the aforementioned access road is constructed. At the time of issuance of the first development order approval, the developer must provide a secondary emergency access as depicted at the temporary construction entrance (3) on the approved Master Concept Plan. The developer will be responsible for constructing a stabilized road bed and break-away gated structure for the emergency access. Additional access points on Homestead Road (using the "Future Access" stub shown on the approved Master Concept Plan) or by other means may be permitted subject to approval by Development Services.

3. The emergency access gate(s) must comply with all applicable regulations with respect to required equipment for an emergency override mechanism at the time of installation. Additionally, if an emergency necessitates the breaking of an entrance gate, the cost of repairing the gate and the emergency vehicle (if applicable) will be the responsibility of the owner or the operator of the gate.

The deviation is requested based on the limited frontage on Homestead Road South. Any interconnect to the west and south involve existing and developing residential communities likely to oppose any interconnect. An interconnect with as yet to be developed vacant property between Caloosa Lakes and Homestead Road South is achievable, and to facilitate that interconnect when master planning the vacant property a stub future street connection is provided to bring about an interconnect between Caloosa Lakes and said vacant property. This will effectively provide two points of access to Homestead Road South. In the interim, the temporary construction access can serve as an emergency access point.

Staff offers no objection in granting the request finding it helps achieve the proposed development while not adversely impacting the public's health safety or welfare. Staff agrees the temporary construction entrance offers the best alternative for an emergency entrance and exit, and presents a better alternative than crossing a 100-foot canal and intruding upon neighboring residents. An additional exit on Homestead Road through the neighboring property may be desirable in the future, and staff would like to keep that option open and available.

Deviation #4 Deviation from Section 10-296 (k) to provide for modified cul-de-sac (eyebrows) in connection with certain street geometry (typically 90 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 this type of design.

This deviation is recommended to be **APPROVED** subject to the following 1 condition.

1. Traffic control devices that support the safe operation of the eyebrow must be established during the Development Order process.

The applicant makes the case that the eyebrows on some of the corner lots enhance the look of the development, and as designed do not hinder access by emergency vehicles or other traffic.

Staff offers no objection in granting the request finding it helps achieve the proposed development while not adversely impacting the public's health safety or welfare.

Deviation #5 Deviation from Section 34-1954 (d) that limits the operation of model homes and model sales center for a time period not to exceed three years 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.

This deviation is recommended to be **APPROVED** subject to the following 3 conditions.

1. Models cannot be of the same floor plan and each must be a separate different design.

2. The number of model home units will be limited to no more than 7 within the development.

3. Location of any model units, model homes, model display center, or model display group will require administrative approval from the Department of Community Development.

The applicant makes the case that this is a large residential development and will take time to market this many lots in Leigh Acres. A 7-year time frame as opposed to 3 years, it is argued, does not pose any detriment to the public at large.

Staff offers no objection in granting the request finding it helps achieve the proposed development while not adversely impacting the public's health safety or welfare. Staff recommends a reasonable limit on the number of model homes, given the proliferation of model homes in the Lehigh Acres community. A limitation of 7 model home units would permit 1 model home per 64 dwelling units. Since there is not a proposed location for any of the model units on the Master Concept Plan, any placement of model units should require administrative approval to ensure proper location within the development.

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 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. Approval of the request, as conditioned, 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, or will be, available and adequate to serve the proposed land use.

5. As conditioned, the proposed use or mix of uses 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

This is a request to rezone approximately 109.9± acres from Agriculture (AG-2) and Residential Planned Development (Z-89-113) to Residential Planned Development to permit the development of 450 dwelling units consisting of 100 multifamily units and 350 single-family units consisting of single-family detached, duplex, two-family attached, and zero lot line dwelling units.

The subject property is located on Homestead Road South in Lehigh Acres, across the street from Veterans Park. It is also directly adjacent to Park Place II, a small multi-family development. The subject property has 380 feet of road frontage on Homestead Road South, an arterial road. The parcel consists of mostly improved grazing land (69.4%). The remaining portion of the property consists of non-wetland palmetto prairie, pine flatwood, exotics, and live oak. It is largely surrounded by platted residential lots, and residential single-family development. The density of the subject property will be approximately 4.09 dwelling units per acre.

The portion of the property zoned RPD (Z-89-113) is an 80-acre section of the subject property, approved for 217 single-family dwelling units (2.7 dwelling units per acre) and access through an extension of Sunrise Boulevard. The extension never took place and the development was never approved for a development order.

Master Concept Plan

The Master Concept Plan is a one-page document, which provides for the development of the subject property. The Master Concept Plan depicts an entrance on Homestead Road South across from the Veterans Park entrance and a temporary construction entrance to the south. The Master Concept Plan depicts locations of lakes, single-family and multi-family developments, a guard house or key gate, and other features. There is a Type D buffer on

Homestead Road South and a Type A buffer adjacent to the Commercial Planned Development-zoned property to the north. Typical lot configurations show multi-family, single-family detached, villas, duplexes, two-family attached, and zero lot line developments. There are also illustrations for deviations as well as typical lake sections.

The Master Concept Plan does not show proposed locations for model units or recreational facilities, private on-site. Staff has recommended placement of such facilities within the development require administrative approval.

Lee Plan Considerations

POLICY 1.1.3: *The Central Urban areas can best be characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonito Springs, IANA/MacGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre). (Amended by Ordinance No. 94-30, 02-02)*

The request is **CONSISTENT** with this land use category because the future land use category indicates that residential uses are appropriate. The land use category allows a maximum standard density of 10 units per acre. The applicant is proposing a development of 450 dwelling units, which would equate to approximately 4.1 units per acre. Surrounding properties have similar low density. (See Neighborhood Compatibility below). This is an acceptable level of residential development and as conditioned is **CONSISTENT** with the Lee Plan Policy 1.1.3.

POLICY 1.7.6: *The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2020. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No final development orders or extensions to final development orders will be issued or approved by Lee County which would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded.*

The subject property is located in the Planning Community of Lehigh Acres. The Planning Community Year 2020 Allocations indicate that 11,099 acres in the Planning Community in Lehigh Acres have been allocated for residential use. Of that acreage, 6,353.45 are available for residential use. Staff finds the request **CONSISTENT** with the allocations for the Planning Community of Lehigh Acres.

OBJECTIVE 1.8: LEHIGH ACRES COMMERCIAL USES. *Designate additional overlay zones on the Future Land Use Map to designate potential commercial land uses in Lehigh Acres. The distinction in Policy 6.1.2(7) between the two major types of commercial uses does not apply in Lehigh Acres. (Added by Ordinance No. 98-09)*

POLICY 1.8.1: *Commercial uses are permitted on lands in the Lehigh Commercial overlay*

once commercial zoning has been approved in accordance with this plan. Land in the Lehigh Commercial overlay may also be used for schools, parks, and other public facilities; churches and synagogues; and residential uses that provide housing alternatives to the typical 1/4 to ½ acre subdivision lots. Creation of new single-family lots smaller than one acre is not permitted due to the oversupply of standard subdivision lots. If cumulative new residential development takes place on more than 1% of this land per year, Lee County will take steps to provide additional commercial land in Lehigh Acres to offset the loss. Lee County will take steps to reduce any emerging surplus of commercial land in Lehigh Acres if cumulative new commercial development exceeds an average floor-area ratio of 1.0 (the ratio of interior floor space to total lot area).

The prohibition on single-family development does not apply in the following portions of the Lehigh Commercial overlay: (1) that portion of Section 6, Township 45S, Range 27E lying south of 23rd Street Southwest and its easterly extension beyond Beth Stacey Boulevard, containing about 92 acres; and (2) those portions of Section 5, Township 45S, Range 27E described as follows: (a) that part of the southwest quarter of the northeast quarter lying southwest of Homestead Road, containing 22.12 acres, and (b) the west 364 feet of the north half of the southeast quarter, containing 11.00 acres, and (c) the southwest quarter of the southeast quarter less the south 175 feet of the east 125 feet, containing 39.50 acres. (Added by Ordinance No. 98-09, Amended by Ordinance No. 00-22)

The majority of the subject property lies within the Commercial Overlay Zone, which largely excludes single-family development. (Also known as the "red" portion of the Commercial Overlay Zone map). However, much of the subject property is located in a portion exempt from that prohibition. *2) those portions of Section 5, Township 45S, Range 27E described as follows: (a) that part of the southwest quarter of the northeast quarter lying southwest of Homestead Road, containing 22.12 acres, and (b) the west 364 feet of the north half of the southeast quarter, containing 11.00 acres, and (c) the southwest quarter of the southeast quarter less the south 175 feet of the east 125 feet, containing 39.50 acres.* (Attachment L)

Single-family development is permitted in this exempt area. Single-family development is also permitted in the portion of the subject property (western portion) outside the "red" commercial overlay zone. Property within the "red" commercial overlay zone not exempted by the language above (STRAP # 05-45-27-00-00005.0010 - 10.42 acres and STRAP # 05-45-27-00- 00005. 0040 - 8.03 acres) is allowed to have multi-family development, but not allowed to have single-family development inconsistent with **POLICY 1.8.1.**

A portion of the subject property is located within an area designated in the Lee Plan as the Lehigh Commercial Overlay. The Lee Plan provides that properties within the Overlay may be used for residential uses that provide housing alternatives to the typical quarter- and half-acre subdivision lots. New single-family lots smaller than an acre cannot be created due to the oversupply of standard subdivision lots in Lehigh Acres.

Therefore staff recommended a condition prohibiting single-family development in the Overlay Zone because a portion of the Master Concept Plan (south of the 2.6 acre lake on STRAP #05-45-27-00-00005.0040) shows single-family development rather than multi-family development.

The applicant has suggested that they would like to seek a small scale plan amendment to remove the property from the Lehigh Commercial Overlay to permit the development of single-family homes on this portion of the property.

The applicant has suggested the following condition:

> *Should the Developer obtain the approval of a plan amendment which removes the property from the Lehigh Commercial Overlay, or which permits single-family development within planned developments within the Lehigh Commercial Overlay, then the Developer may construct single-family uses on that portion of the planned development currently located within the Lehigh Commercial Overlay without the need to amend the Master Concept Plan through a public hearing. The applicant may be required to submit an application for an administrative amendment to the master concept plan, and the determination shall be made by the staff at the time of submittal, in accordance with the Land Development Code provisions for administrative amendments.*

Staff does not support this condition. First, the small scale plan amendment has not been proposed, and may not be proposed for years to come. Second, Planning staff has indicated it is inclined not to support such an amendment, due to the lack of commercial zoning in Lehigh Acres, and the oversupply of residential lots. Third, as proposed, this condition would allow significant changes to be made to the Master Concept Plan (multi-family changing to single-family) without the benefit of a public hearing. And fourth, the area in question is more than 18 acres and is likely to necessitate a large scale plan amendment, not a small scale amendment. Small scale amendments typically involve a use of 10 or fewer acres, according to FS 163-3187.

This application, as conditioned, is **CONSISTENT** with **POLICY 1.8.1** of the Lee Plan.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will 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. (Amended by Ordinance No. 94-30, 00-22)*

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in FS 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrence Management Ordinance. (Amended by Ordinance No. 94-30, 00-22)*

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)*

This area of Lee County has experienced residential growth. This subject property is located in proximity to existing residential developments, a public park, schools, and commercial shopping. It has the necessary characteristics of urban infill. The proposed development is in an area where urban services already exist and are serving residential neighborhoods nearby. The development is in the Florida Water Services Corporation service area for potable water and sewer, and is within the service area for Lehigh Acres Fire Department, Lee County Public Schools, and the Lee County Sheriff's Office.

The proposed project, as conditioned, is **CONSISTENT** with **OBJECTIVE 2.1, OBJECTIVE 2.2.** and **POLICY 2.2.1** of the Lee Plan.

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.*

No physical constraints or hazards appear to exist or require the density or design to be adjusted. Much of the property was already approved for a residential planned development. As conditioned, this proposed development is **CONSISTENT** with **Policy 5.1.2** of the Lee Plan.

POLICY 5.1.4: *During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities. (Amended by Ordinance No. 94-30)*

This proposed development is near shopping (to the north) and is directly across from a public park, and in proximity of Lehigh Acres Middle School and Lehigh Acres Elementary School. As conditioned, this proposed development is **CONSISTENT** with **POLICY 5.1.4** of the Lee Plan.

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)*

This is residential development in proximity to other residential developments and subdivisions. As such it does not present a compatibility issue. The Master Concept Plan places the multi-family portions of the development on the northeast portion of the property, near Homestead Road South and as far away from existing single-family residents as possible. Those portions of the property next to existing single-family neighborhoods are separated by a 100-foot canal. As conditioned, this proposed development is **CONSISTENT** with **POLICY 5.1.5** of the Lee Plan.

STANDARD 11.1: WATER.
Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.).

STANDARD 11.2: SEWER.
Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

Water and sewer services are available from Florida Water Services and will be connected to this development. As conditioned, this proposed development is **CONSISTENT** with water and sewer standards of the Lee Plan.

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)*

The subject property is currently agricultural, with a portion covered with natural wooded areas. Staff recommends a condition stating agriculture is not a permitted use within this Planned Development. The applicant has not expressed a wish to continue the agricultural uses.

As shown on the Master Concept Plan, the proposed development appears to be an improvement and would be compatible with the area's existing character of single-family homes. The proximity to a public park makes this location desirable and adds new users to the park, schools, and other facilities nearby. In short, this development has the potential to be beneficial to the surrounding neighborhood and add synergy to the area. As conditioned, this proposed development is **CONSISTENT** with **POLICY 100.9.5** of the Lee Plan.

Neighborhood Compatibility

The Lee Plan describes the community of Lehigh Acres as follows:

Lehigh Acres *- This community is the Lehigh Acres development, which was platted starting in 1954. This community is located south of Township 43 South, generally north of SR 82, and east of Buckingham Road/the Buckingham Rural Community Preserve to the eastern Lee County line. This community is designated as Urban Community, Central Urban, Industrial Development and Public Facilities. The Lehigh Community will continue to grow through the year 2020 at a rate faster than the county average growth rate. This community, however, will not be close to build out by 2020. The Lehigh community will grow from a 1996 permanent population of 26,000 to over 71,000 permanent residents in the year 2020. The build out potential for the Lehigh Community is more than double the projected 2020 population. Lehigh will continue to struggle with providing sufficient non-residential uses to accommodate a community of its size. New provisions for providing these uses has been implemented and will aid in this problem, however, residents will continue to commute from this community to the core communities such as Fort Myers, South Fort Myers, and Gateway/Airport for employment, shopping and other services. This community will also struggle with providing an adequate road network to reduce traffic congestion as the population grows. (Added by Ordinance No. 99-15)*

As was stated, this proposed development introduces more residential uses into a largely residential portion of Lehigh Acres. The multi-family portion (100 units maximum) is concentrated on the northeast portion in proximity to Homestead Road South. They are limited to 40 feet in height/3 stories and should not interfere with the quiet enjoyment of surrounding developments, including Park Place II. The single-family portions of the property are in proximity to other single-family residents, and are separated by a 100-foot canal. Again, these single-family developments are compatible, as conditioned, with surrounding development. Having this development is potentially beneficial to Veterans Park, adding more users, more eyes on the park's activities, and potential supporters for its activities. The same can be said for the nearby elementary and middle schools.

North of the subject property is Homestead Road South, then Veterans Park. Also north of the property is a vacant property for the Village on the Park Commercial Planned Development (CPD) approved for rezoning from C-1A and RM-2 to CPD/RPD by Resolution #Z-94-065. This development was approved as a Commercial Planned Development and Residential Planned Development with 70,000 square feet of retail uses. This CPD has been vacated, and is requesting an extension before the Board of County Commissioners (DCI2003-00041), and staff is recommending approval of the extension to January 3, 2005.

South of the subject property is a 100-foot canal then Residential Single-Family RS-1vacant properties on Paddock Street. This residential area has deteriorating roads, and a numerous single-family platted lots in the Southwind Subdivsion of Lehigh Acres. If developed, this area would have a density of about 2.5 dwelling units per acre.

East of the subject property is Park Place II, 6-building residential development on 6 acres of Residential Multi-Family (RM-8) zoned land. Also east of the subject property is a 24-acre parcel of Agriculture (AG-2) zoned pasture land similar to that on the subject property and another 40.5 acre parcel of Agriculture (AG-2) zoned pasture land with a single-family dwelling unit. Then across Homestead Road South are more Agriculture (AG-2) properties with horses and single-family dwelling units, then developed single-family neighborhoods along Sunrise Boulevard.

West of the subject property is a 100-foot canal then Residential Multi-Family (RM-2) and Residential Single-Family (RS-1) lands developed with single-family and multi-family dwelling units in the Addition Two of Lehigh Acres Subdivision, the Laurelwood Subdivision, and Pinewood Condominium developments. The existing density is about 3.0 units per acre.

Given the existing development and the existing canals between the subject property and developed properties, and the conditions above, this request is compatible with the surrounding neighborhood.

Environmental Issues

The Division of Environmental Sciences staff reviewed the proposed residential planned development (RPD) and conducted a field inspection. The property consists of pastureland (69.4 acres), palmetto prairie (6.8 acres), pine flatwoods (31.8 acres) and live oak forest (2.0 acres).

The project proposes 58.2 acres of residential development not requiring open space, and 4.8 acres of multifamily area requiring 1.92 acres of open space. This meets the open space requirements of the Land Development Code.

A protected species survey of Lee County listed species meeting the requirements of Land Development Code (LDC) Section 10-473 was conducted by Vanasse & Daylor biologists. Twelve gopher tortoise burrows were located with an estimated population of 8 tortoises. Environmental Sciences staff field verified the protected species survey. Two additional burrows were located.

A 2.7-acre gopher tortoise preserve containing suitable habitat has been delineated on the proposed Master Concept Plan. Staff field verified the suitability of this area as a gopher tortoise preserve. The area is a mixture of open areas with herbaceous native groundcover and forested areas with saw palmetto understory. The preserve will provide foraging and burrowing habitat.

The proposed preserve abuts single family lots and a canal. A fence or continuous hedge consisting of native shrubs installed along the gopher tortoise preserve where it abuts the single family lots will insure the protection of the habitat and gopher tortoises.

Environmental Sciences staff recommended the following condition to confirm the gopher tortoise management requirements:

Prior to local development order approval, the development order plans must delineate:

a. *The 2.7 acre gopher tortoise preserve in substantial compliance with the preserve shown on the Master Concept Plan; and*

b. *A fence or continuous hedge consisting of native shrubs (minimum 24-inch; 3-gallon container size) along the perimeter of the gopher tortoise preserve where it abuts single family lots. The fence or hedge must be installed prior to issuance of a certificate of compliance for the infrastructure.*

Prior to moving the gopher tortoises and commensal species located outside the preserve into the preserve, all invasive exotic vegetation and any trash/debris must be hand removed from the preserve area.

The applicant is requesting a deviation from LDC Section 34-2194(c)(3)(b) which requires that nonroofed structures be permitted no closer than 10 feet from a nonseawalled artificial body of water, to allow recreational/amenity structures to be placed at the lake's control elevation.

Environmental Sciences staff recommended approval of the deviation as conditioned in this staff report.

Lastly, in order to protect the Preserve, staff has recommended all structures (including accessory structures) be set back a minimum of 10 feet from the boundary of the Preserve.

Transportation Issues

Access to the property is via a 60-foot right of way easement off Homestead Road South, an arterial road. This easement was acquired from the owners of Village on the Park by the developer of Caloosa Lakes.

Staff has recommended access be adjusted to conform with LDC Sec. 10-296 Table 5 which requires an angle of intersection of between 85 and 95 degrees. The MCP shows about a 45 degree angle.

The proposed project will consist of a maximum of 350 single-family dwelling units and 100 multi-family dwelling units. Based on the ITE Trip Generation Report 6th Edition the project will generate 393 net new external trips in the peak hour. The anticipated build out year is 2006.

Based on the Lee County Generalized Peak Hour Directional Service Volumes, the only roadway segments that are significantly impacted are *Alabama Rd. north of S.R.82*, *Alabama Rd. north of Arizona Rd.*, *S.R.82 east of Gunnery Rd.*, and *S.R.82 north of Colonial Blvd.*

Based on the F.D.O.T. Peak Hour Directional Volumes for Rural Undeveloped Areas, the only roadway segment that is adversely impacted by this development is *S.R.82 east of Gunnery*

Rd., which will operate at level of service "F" in 2007, with or without the project traffic. However, based on the Lee County Generalized Peak Hour Directional Service Volumes for Rural Areas, this roadway segment will operate at level of service "E" in 2007, with or without the project traffic.

Lee County Department of Transportation made comments that there are plans to extend Sunrise Boulevard from Homestead Road connecting to S.W. 32nd Street as part of a four-lane future arterial connecting to Immokalee Road. An extension may cross the project, and was anticipated to cross the project. Resolution Z-89-113 depicts a 150-foot right of way reservation for a future extension. Currently, the alignment has not been determined for an extension of Sunrise Boulevard. Staff concluded that while an extension east to west through the property may be desirable, and may improve traffic flow in the area, there is not enough data to support a recommendation requiring the dedication of right of way for this Zoning request. (Attachment J)

Conclusions

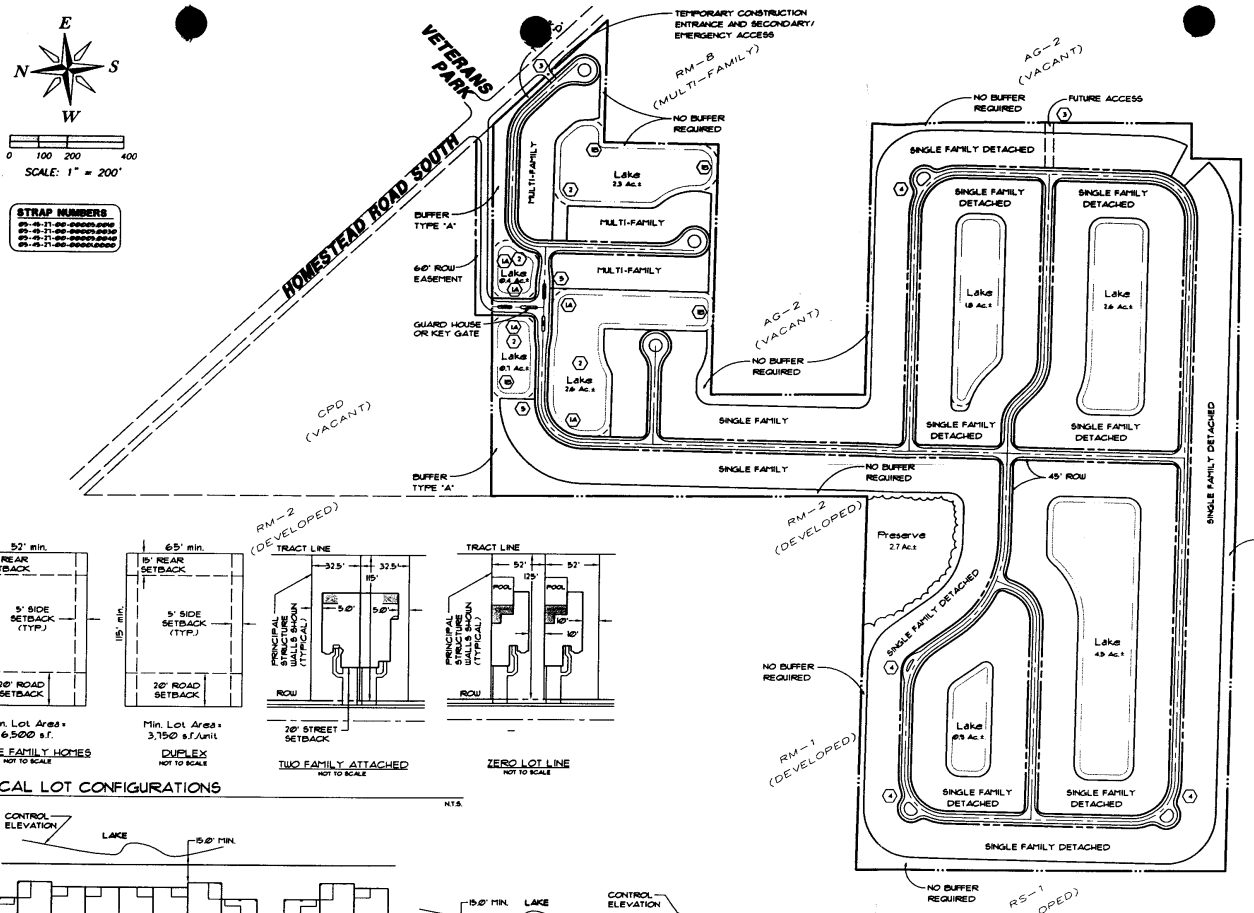
In conclusion, this requested rezoning as conditioned meets the criteria necessary for a planned development including consistency with the Lee Plan, is compatible with neighboring properties, and the deviations recommended for approval as conditioned enhance the objectives of the planned development; and, preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

IV. ATTACHMENTS:

A. Map of surrounding zoning
B. Applicant's Lee Plan and Design Guidelines Compliance Narrative
C. Applicant's Schedule of Deviations
D. Applicant's June 11, 2003 correspondence to Tony Palermo
E. Applicant's Rezone Traffic Impact Statement
F. Applicant's Protected Species Survey Report
G. Resolution Z-89-113 RPD
H. Resolution Z-94-65 CPD Village on the Park
I. Development Services Comments
J. Department of Transportation Comments
K. Environmental Sciences Comments (Revised July 14, 2003)
L. PAM/T 96-19 BoCC Sponsored Amendment to the Lee Plan.
M. Property Development Regulations
N. Applicant's July 7, 2003 correspondence to Tony Palermo

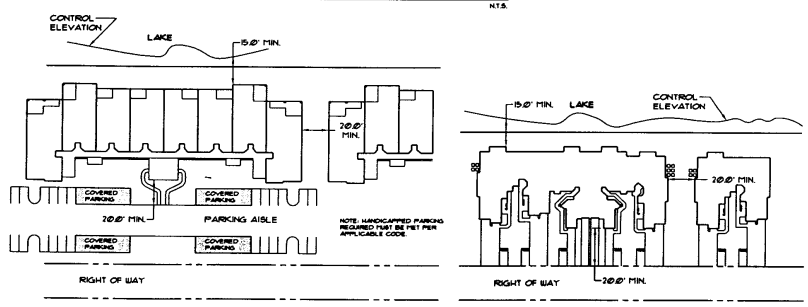
cc: Applicant
County Attorney
Zoning/DAI File

Lehigh Acres Fire Department, 1000 Joel Boulevard, Lehigh Acres, FL 33936
Park Place II, 130 Homestead Road S., Lehigh Acres, FL 33936
Laurelwood Homeowners Association, PO Box 94, Lehigh Acres, FL 33936
Pinewood Condominium Association, 16 Pinewood Blvd., Lehigh Acres, FL 33936



TYPICAL LOT CONFIGURATIONS

N.T.S.

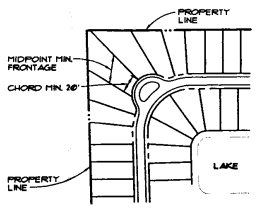


LAND USE AND DEVELOPMENT PROGRAM SUMMARY

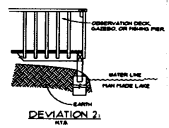
PARCEL	AREA	PERMITTED USES	DEVELOPMENT PROGRAM	
			Intensity/Density	Notes
Residential	63+/- Ac.	Residential Uses as specified in the Schedule of Permitted Uses.	498 Units = 4.85 du/acre	The proposed density is well within the permitted residential density of 4 to 10 dwellings units per gross acre permitted 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 946% = 0.56 Ac.



LOT CONFIGURATION AROUND EYEBROW
DEVIATION 4:
N.T.S.



DEVIATION 2:
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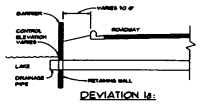

DEVIATION 16:
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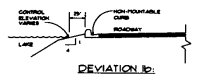

DEVIATION 19:
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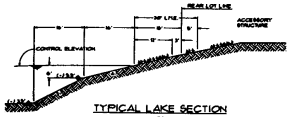

TYPICAL LAKE SECTION
N.T.S.

PROJECT SUMMARY

Project Size:	+/-	102.90 Acres
Required Open Space:	+/-	4.80 Acres (Per Section 10-415(a))
Min. Required Indigenous Vegetation:	+/-	0.56 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 = 13,000 SF.)

SURROUNDING ZONING AND LAND USES

ZONING:	EXISTING LAND USES:
North: CPD	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 = 13,000 SF.		up to 350 units
Multi-Family		up to 150 units
TOTAL		up to 500 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

JUL 2003-00009
RECEIVED
JUL 07 2003
Zoning Counter

PROPOSED SCHEDULE OF DEVIATIONS

(14) Deviation from LDC Section 10-329(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 1.a.). The deviation will be allowed in all lake areas as indicated on the MCP.

(15) Deviation from LDC Section 10-329(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 nonessualled 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 (eyebrows) in connection with certain street geometry (typically 90 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 this 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.

NO.	DATE	BY	REVISION
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: This instrument, plans, as "dawings, specifications & designs, is the property of Vanasse Daylor, LLC and shall not be used in whole or part for any other project, additions or alterations thereto, without the written permission of Vanasse Daylor, LLC.

SCALE: 1" = 200'
DRAWN: WKS 12-31-02
CHECKED: RFN 12-31-02
APPROVED: JAV 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, FL 7366

Vanasse Daylor

PROJECT NO. 80586
ACAD File: 80586-CP4

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

Sheet No. 1 of 1

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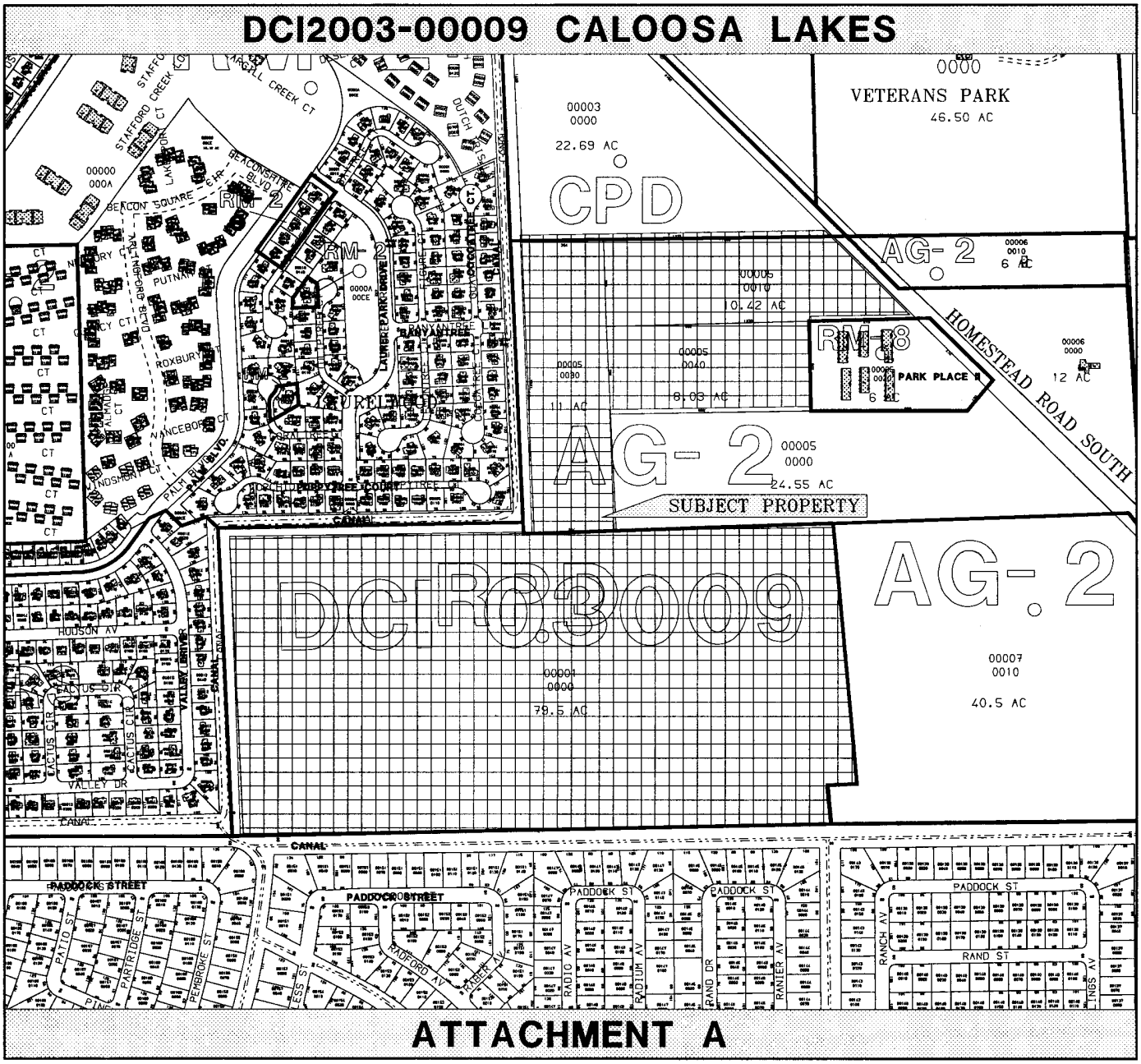
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ATTACHMENT A

ATTACHMENT B

FEB 18 2003

Exhibit II-E-2, II-4 and II-E-5

Caloosa Lakes

A Residential Community

Lee Plan & Design Guidelines Compliance

December 20, 2002

The subject property is located in Section 5, Township 45, Range 27, Lee County, Florida, and has a Future Land Use designation of Central Urban (CU). The Central Urban designation allows a mixed-use residential project with densities ranging between 4 and 10 dwelling units per acre.

The proposed project is a residential community of approximately 450 dwelling units of which approximately 350 dwelling units will be single family attached housing structures and approximately 100 multiple family unit structures. The density will be approximately 4.13 dwelling units per acre. This density is consistent with the densities allowed by the Central Urban Future Land Use category.

The development proposal specifically addresses the following Lee County Comprehensive Plan requirements:

- *Policy 1.1.3: Central Urban*
  The Central Urban areas can best be characterized as the "Urban Core" of the County. These consist mainly of portions of the City of Fort Myers, the southerly portion of the City of Cape Coral, and other close-in areas near these cities; and also the central portions of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service—water, sewer, roads schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area. This category has a standard density ranging from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre).

- *Objective 2.1: Development Location*
  This proposed development has approved development on all sides and existing residential uses directly contiguous to both the west and south of the property.

Residential subdivisions extend east of Homestead Road South, while further north, the subject area and contiguous land is further characterized by residential subdivisions. The subject parcel consists of approximately 109 acres of land. It is juxtaposed in such a manner, relative to nearby residential and commercial development, as having the characteristics of urban infill. The proposed development is in an area where services are readily available, and would effectively use the public investment in infrastructure in this area all of which serves to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the costs of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

- *Policy 2.1.3: All development must comply with the 2020 Overlay.*
  According to the Division of Planning, there is currently a sufficient allocation of residential acres in this area to support the proposed development (Lehigh Acres Planning Community Land Use Allocation)

- *Policy 2.1.3: All development must have or provide all required infrastructure.*
  All necessary infrastructure is available at or near the proposed site, and the developer will undertake any improvements that may be required to connect the project to these existing utilities inclusive of sanitary sewers, potable water, storm water outfall and quasi public utilities and services such as telephone, electricity and cablevision. Transportation management improvement systems will include right-in/right-out turn lanes, and traffic signals if warranted at a new four-way intersection to be created with the existing Veterans Park Road.

- *Policy 4.1.1: Requires development to be well integrated, properly oriented and functionally related.*
  The Master Concept Plan demonstrates that the development areas have been evaluated to ensure that land uses and structures are well integrated, properly, 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.

- *Goal 5: Residential Land Uses:*
  The proposed design, land uses and density of this project, have all been established with the goal of protecting the character and integrity of the proposed and existing communities. The development will be similar in scale and density with surrounding residential communities, albeit the value will be higher, reflecting current land values, and costs associated with infrastructure improvements, notwithstanding the fact that this housing is designed to attract households with moderate incomes.

- *Policy 5.1.2 Prohibited residential development where physical constraints or hazards exist:*

The subject property has no physical constraints or hazards. The site is already cleared and only a small amount of vegetation exists. The Master Concept Plan has been developed consistent with open space and indigenous preservation standards and the provision of adequate drainage. All dwelling unit structures will be constructed at appropriate elevations consistent with the permit requirements of the SFWMD and local regulation for height of first floor above crown of road all of which are intended to minimize the risk associated with floods or hurricanes.

The development will be serviced by public facilities and has direct access to Homestead Road South. The project will be designed to minimize fill requirements, and will incorporate a series of lakes to retain drainage and thus minimize the potential for off-site flooding under periods of unusual rainfall. The design is one that does not increase the amount of rainfall leaving the site in a post development condition. No harmful adjacent uses, or aircraft noise zones exist as to negatively impact the proposed residential development. The proposed development does not pose a hazard to surrounding residential uses.

- *Policy 5.1.5: Protect existing and future residential areas from uses that are destructive to the character and integrity of the residential environment:*
  In all cases, single-family housing is contiguous to existing residential subdivisions, and therefore, should not be destructive of the character and integrity of adjacent housing. Multiple family housing units will occupy an area adjacent to Homestead Road South adjacent to an existing multiple family housing project. The proposed housing is at similar densities to those abutting residential developments and further landscape buffers will be established to enhance these relationships.

- *Goal 11: Water, Sewer, Traffic and Environmental Review Standards*
  The proposed development is consistent with Goal 11 through the provision of letters of capacity and ability to provide service from the water and sewer providers, in addition to the provision of a TIS and an environmental assessment that examines the existing conditions, impacts and required mitigation.

- *Goal 52: Park Development Requirements*
  This proposed development will meet or exceed all open space requirements.

- *Goal 77 Resource Protection*
  The proposed development has demonstrated compliance with this Goal through the submission of an environmental analysis and protected species survey. The project land plan will incorporate applicable development regulations and other permit requirements as the project proceeds through the development process.

- *Policy 77.1.2 Development in Coastal High Hazard Areas*

The proposed development is landward of the High Hazard Zone and does not result in increased densities within critical evacuation routes.

In review of these goals and policies, the proposed development of the site results in minimal impact to the existing environment, preserves water quality, and maximizes community infrastructure through its infill characteristic, thereby discouraging urban sprawl. Therefore, the subject request complies with these goals and policies.

ATTACHMENT B

ATTACHMENT C

Caloosa Lakes
DCI2003-00009

Revised
03/12/03
06/30/03

SCHEDULE OF DEVIATIONS

Proposed Deviation 1 A

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 within zero (0) feet of the right-of-way from back of curb of local streets to water control elevation (see illustration1.a). The deviation will be allowed in all lake areas identified on the MCP.

The reduced distance will enhance entry features for the property and maximize the view of lakes/open water areas. In all instances where lakes are close to the roadway the road way geometry is such that the potential speed of vehicles is slow. Examples include the lakes along the entry road, and the lakes near the entry road on the internal street. The speed of automobiles in this area cannot be of the magnitude that may cause a wayward vehicle therefore, proximity of the lake to the roadway should not present a safety issue. In any event, illustration features provide some level of preventing an automobile from straying off the travel lane. The entry lake features are important qualities that will make this community desirable.

Deviation 1.B

Deviation from 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 than twenty-five (25) from any adjoining property under separate ownership.

Lakes adjacent to perimeter boundaries should not be viewed as negative features and indeed serve to enhance the view of those development opportunities inherent in the eventual development of those properties. A twenty-five (25) foot distance is more than adequate to a establish a vegetative buffer or other physical barrier should that become necessary.

ATTACHMENT C

Proposed Deviation 2

Deviation from LDC Section 34-2194(c)(3)b which requires that nonroofed structures be permitted no closer than 10 feet from a nonseawalled 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.

The justification for this deviation is to allow integrating the recreational amenity (as illustrated) and the proposed lake to enhance the design of the proposed facility and give project residents the opportunity to enjoy some limited use of the lake for fishing, boating and related activities.

Proposed Deviation 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 time 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.

The deviation is requested based on existing site constraints that has limited frontage on Homestead Road South. Any interconnect to the west and south involve existing and developing residential communities likely to oppose any interconnect. An interconnect with as yet to be developed vacant property between Caloosa Lakes and Homestead Road South is achievable, and to facilitate that interconnect when master planning the vacant property a stub future street connection is provided to bring about an interconnect between Caloosa Lakes and said vacant property. This will effectively provide two points of access to Homestead Road South. In the interim until the aforementioned is constructed the temporary construction access shall also serve as an emergency access point.

ATTACHMENT C

Proposed Deviation 4

Deviation from Section 10-296 (k) to provide for modified cul-de-sac (eyebrows) in connection with certain street geometry (typically 90 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 this type of design.

This type of street design at 90 degree street alignments should not have any adverse consequences for access by emergency vehicles assuming that portion of the street within the cul-de-sac configuration utilizes dimensional specifications that take into account the requirements for emergency vehicles. Typically, fire protection vehicles will park on the regular street ROW because the linear distance to any lot on the eyebrow is well within the fire fighting capabilities of apparatus on the vehicle. On the other hand the market attraction of lots on the eyebrow are substantially enhanced by the separation this introduces between traffic and residences on eyebrow lots.

Proposed Deviation 5

Deviation from Section 34-1954 (d) that limits the operation of model homes and model sales center for a time period not to exceed three years 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.

The limitation imposed by section 34-1954 (d) imposes a hardship on residential planned unit developments of the magnitude represented by this proposed RPD. Three years is not a sufficient amount of time to facilitate the sale of 450 potential dwelling units, particularly in the Lehigh planning community. The objective of the regulation is met with a longer time frame that should not be detrimental to the public health, safety or welfare of project households.

Note of General Application

Blasting is not permitted unless otherwise authorized by Code provision.

ATTACHMENT D

RECEIVED
JUN 13 2003
ZONING COUNTER

Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science

June 11, 2003

Mr. Anthony Palermo
Senior Planner
Lee County DCD
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: Caloosa Lakes, DCI2003-00009
Vanasse & Daylor 80586

DCI 2003-00009

Dear Tony:

This is in regards to our discussion with you concerning a secondary access to Caloosa Lakes. We are of the opinion that a secondary access through the adjacent residential development to the west of Caloosa Lakes is potentially a problem to persons residing in this community, and would be a substantial cost due to the requirement to cross a drainage canal.

We believe it is more desirable to have a second access further south on Homestead Road South when current vacant property is developed that lies contiguous to Caloosa Lakes. This possibility has added credibility because our client is currently negotiating the acquisition of this property. Irrespective of this fact, we would prefer to leave a road allowance stub on our eastern most boundary so that eventually Caloosa Lakes could be connected to a internal road system that extends to Homestead Road South.

We would stipulate as follows: "A local street interconnect with property lying between Caloosa Lake's most eastern boundary and Homestead Road South, forty-five feet in width, will be reserved to facilitate an internal road system that runs to Homestead Road South from said eastern boundary of Caloosa Lakes as illustrated on the Master Plan. The developer waives all rights to erect a gated facility on the east limit of the street reservation and agrees to its extension into said eastern lands to a point on Homestead Road South to be determined by subsequent master planning of said adjacent land that will extend the road to Homestead Road South. The applicant agrees to make improvements to said stub in accordance with Lee County road construction standards when the adjacent property develops. Nothing herein shall be construed to prohibit the erection of gated facilities on the road that connects with Homestead Road South."

We will provide your office with a amended master plan showing the interconnect and deleting the secondary access road currently shown going to the west should your office find this revision satisfactory.

12730 New Brittany Boulevard, Suite 600, Fort Myers, Florida 33907 T 239.437.4601 F 239.437.4636 W vanday.com
Fort Myers - Naples

Regarding the matter of model homes we have only requested a deviation as to time and not number of model homes and this is contained in the list of deviations that have been e-mailed to you separately.

Sincerely,
Vanasse & Daylor, LLP

Ronald Nino, AICP
Senior Planner

C: Kenneth P. Saundry, Jr.
Neale Montgomery
P. Peeples

DCI 2003-00009

RECEIVED
JUN 13 2003
ZONING COUNTER

ATTACHMENT D

ATTACHMENT E

REZONE TRAFFIC IMPACT STATEMENT

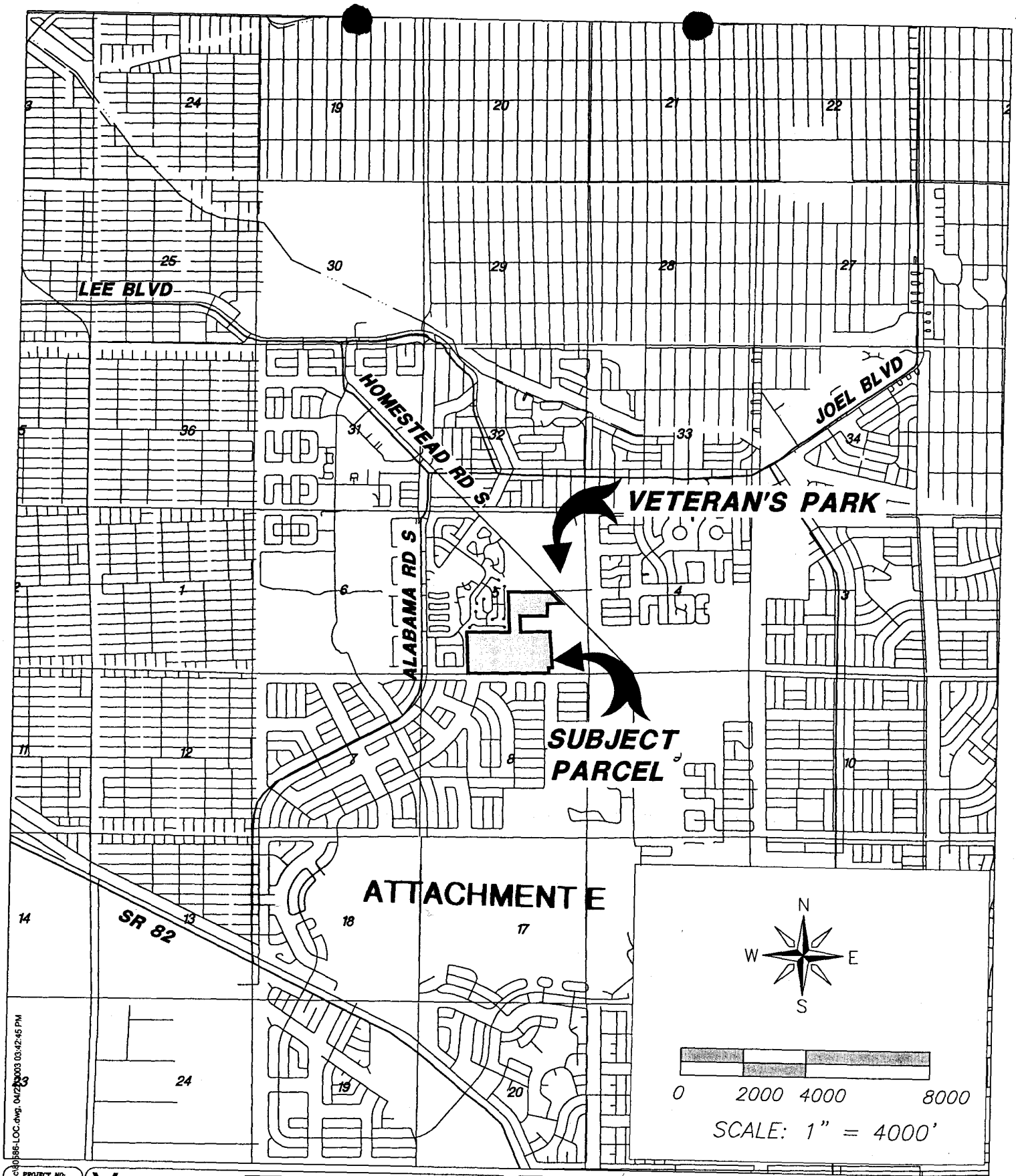
CALOOSA LAKES

Prepared for:
Saundry Associates, Inc,
8310 Big Acorn Circle, #1001
Naples, Florida 34119

RECEIVED
APR 29 2003
COMMUNITY DEVELOPMENT
DCI 2003-00009

Prepared by:
VanasseDaylor
12730 New Brittany Blvd., Suite 600
Ft. Myers, FL 33907

V&D #80586.11
January 2003
Revised April 2003 in response to LCDOT Sufficiency Checklist



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PROJECT NO: 80586
ACAD NO: 80586-LOC
DRAWN BY: SWP

Vanasse Daylor

12730 New Brittany Boulevard, Suite 600
Fort Myers, Fl 33907
T 239.437.4601 F 239.437.4636

3001 Tamiami Trail North, Suite 206
Naples, Fl 34103
T 239.403.0223 F 239.263.5096

W vanday.com

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

SCALE: 1" = 4000'
DATE: 1-16-03

PAGE TITLE:
Caloosa Lakes Location Map
Section 5, Township 45S, Range 27E
Lee County

Exhibit **1**

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ATTACHMENT E

EXECUTIVE SUMMARY

Saundry Associates, Inc. is proposing to rezone a 113-acre parcel for 450 units, which will consist of 350 single-family dwelling units and 100 multiple family units. The project is located in Section 5, Township 45S, Range 27E of unincorporated Lee County, more commonly referred to as Lehigh Acres. The property has frontage of approximately 380 feet on Homestead Road South, just south and opposite the entrance to Veteran's Park (see Exhibit 1). One access point is proposed on the west side of Homestead Road South in line with the Veteran's Park entrance. Completion of the project is expected prior to the 2007 Peak Season.

This analysis shows that there are no adverse impacts to the Level of Service of the adjacent roadway system or intersections within the adjacent area with this project.

ATTACHMENT E

INTRODUCTION

Saundry Associates, Inc. is proposing to rezone a 113-acre parcel for 450 units, which will consist of 350 single-family dwelling units and 100 multiple family units. The project is located in Section 5, Township 45S, Range 27E of unincorporated Lee County, more commonly referred to as Lehigh Acres. The property has frontage of approximately 380 feet on Homestead Road South, just south and opposite the entrance to Veteran's Park (see Exhibit 1). One access point is proposed on the west side of Homestead Road South in line with the Veteran's Park entrance. Completion of the project is expected prior to the 2007 Peak Season.

The purpose of this Zoning Traffic Study (ZTS) is to provide the technical analysis in support of the Re-zone Application. Both AM and PM Peak Hour Volumes were analyzed. The Site Location Map graphically illustrates the project's site location in relation to the regional transportation system (see Exhibit 1). Access to the project will be provided on the west side of Homestead Road South, in line with the Veteran's Park entrance.

EXISTING CONDITIONS

ATTACHMENT E

The description of the existing environment of the site and the surrounding study area, as well as the committed improvements provides a basis for the analysis of the Build-out that provides a determination of the proposed project impacts. The site currently consists of undeveloped fallow farm and, in part, vegetated lands comprising 113 acres more or less.

STUDY AREA

Consistent with the "Lee County GUIDELINES FOR ZONING TRAFFIC STUDIES", the project's area of influence was determined to be Homestead Road South in the vicinity of the project. These guidelines state that for a development, which generates

over 300 peak-hour trips, an urban or suburban arterial analysis shall be made utilizing the project entrance, and other intersections and roadway links within the area of influence. Lee County Administrative Code requires a methodology meeting for a ZTS projecting more than 300 trips. A zoning pre-application meeting was held on January 3, 2003 to determine the intersections and roadway links within the area of influence. Minutes of the meeting are shown in Appendix A. The area of influence is defined as that area in which the development-generated traffic is found to have a significant impact. Significant impact is defined as the 10 percent or more of total peak-hour intersection volumes at build-out and 10 percent of the level-of-service (LOS) C service volumes for roadway links.

The proposed development is projected to generate more than 300 peak-hour trips. The LOS C approach service volumes for the intersections near the project are shown in Table 1. The projected project traffic approach volumes for these intersections are also shown in Table1.

Table 1
DETERMINATION OF STUDY AREA

Intersection	Approach LOS C	Proj Traffic	Project Percent
Alabama @ Homestead	1230	79	6.4%
Alabama @ SR 82	1120	79	7.0%
Colonial @ Immokalee	4770	197	4.1%
Daniels @ SR 82	4770	79	1.6%
Homestead @ Lee Blvd	4560	197	4.3%
Homestead @ Project	670	393	**58.7%**
Homestead @ SR 82	1230	79	6.4%

According to Table 1, the Homestead Road/Veteran's Park Entrance/Project Access intersection will be the only intersection significantly impacted (more than 10%) by the project. Since this intersection has the most project traffic of any in the vicinity of the project, no other intersections in the vicinity will be significantly impacted by the project.

EXISTING GEOMETRIC CONDITIONS

Homestead Road South

Homestead Road South in the vicinity of the site is a north/south two lane undivided roadway under county jurisdiction and is functionally classified as an arterial roadway. The speed limit is posted at 45 miles per hour (mph). It is a rural cross-section.

EXISTING TRAFFIC VOLUMES

Existing peak hour traffic volumes were obtained from the Lee County Traffic Count Report (2002). Permanent count stations (#6 and #21) data for Alabama Road, (#20) data for Colonial Boulevard, (#48) data for Daniels Parkway, (#6) data for Homestead Road, (#20) data for Immokalee Road, (#11) data for Joel Boulevard, (#22) data for Lee Boulevard, (#22) data for Leeland Heights Boulevard, and (#21) data for SR 82 was used in our study area to determine the directional volumes. See Appendix B for the Lee County DOT Traffic Count Report (2002) for Alabama Road, Colonial Boulevard, Daniels Parkway, Homestead Road South, Immokalee Road, Joel Boulevard, Lee Boulevard, Leeland Heights Boulevard, and SR 82 respectively.

Table 2 summarizes the daily and peak-hour background directional volumes for the roadway segments in the vicinity of the project site.

Table 2
EXISTING & PROJECTED TRAFFIC VOLUMES-DIRECTIONAL

Road Segment	Direction	Traffic Dist.	1993 AADT	2002 AADT	"K" Factor	2002 [1] Pk Hour	Growth Rate	2007 Pk Hour
Alabama Rd. N of Immokalee Rd.	EB	64.0%	1,800	4,200	10.4%	261	9.9%	420
Alabama Rd. N of Arizona Rd.	EB	61.0%	5,500	6,400	9.4%	343	1.7%	370
Colonial Blvd. W of Immokalee Rd.	EB	54.0%	14,200	21,700	9.8%	1,073	4.8%	1,360
Daniels Pkwy E of Chamberlin Pkwy[2]	EB	56.0%	8,100	21,200	11.4%	1,353	10.0%	2,180
Homestead Rd. @ Westminster Rd.	SB	61.0%	18,000	23,700	9.4%	1,359	3.1%	1,580
Homestead Rd. S ofArthur Rd.[3]	SB	61.0%	4,700	7,400	9.4%	396	5.8%	530
Joel Blvd. @ Lehigh Country Club	NB	56.0%	11,500	12,500	10.1%	660	0.9%	690
Lee Blvd. W of Gunnery Rd.	EB	69.0%	13,000	21,900	10.2%	1,541	6.0%	2,060
Lee Blvd. E of Sunshine Blvd.	EB	69.0%	19,200	25,600	10.2%	1,683	3.2%	1,970
Leeland Heights Blvd. E of Richmd.	EB	69.0%	11,900	15,600	10.2%	1,025	3.1%	1,190
SR 82 E of Gunnery Rd.	EB	64.0%	5,300	11,700	10.4%	779	9.2%	1,210
SR 82 N of Colonial Blvd.	EB	54.0%	9,000	13,100	9.8%	647	4.3%	800

Note: Growth rate on Daniels Pkwy was calculated at 17%, this high number is due to the opening of the road, therefore 10 % was used

[1]Traffic volumes from Lee County Traffic Count Report (2002). Truck Factor of 93.4% was used on nonpermanent count stations

[2]AADT taken from 1996 and 2002

[3]AADT taken from 1994 and 2002

PROBABLE IMPACTS OF THE PROJECT

This section of the report determines the traffic-related impacts the proposed project will have on the adjacent roadway system within the study area. To determine the impact of site-generated traffic volumes on the roadway network under future conditions, the 2002 existing traffic volumes in the study area were projected to the build-out year Peak Season (2007) which is consistent with Lee County Traffic Impact Statement (TIS) guidelines and with the expected build-out of the project. Future traffic volumes will be examined without the project as a No-Build alternative and with the project as a Build alternative. The No-Build traffic volumes consist of existing traffic plus any background growth due to population increases or land development inside or outside the study area The Build traffic volumes consist of No-Build traffic plus project-generated traffic.

BACKGROUND TRAFFIC GROWTH

Traffic growths on area roadways are a function of the expected land development in the immediate area as well as the surrounding region. In order to provide a conservative framework for analysis, the historical traffic volume growth in the area was reviewed.

A traffic growth rate for the study area roadways was determined using continuous count station data from the Lee County DOT Traffic Count Report (2002). Alabama Road north of Immokalee Road (counter location #201) from 1993 to 2002, traffic has grown at an annual rate of 9.9%. Alabama Road north of Arizona Road (counter location #200) from 1993 to 2002 has grown at an annual rate of 1.7%. Colonial Boulevard west of Immokalee Road (counter location #246) from 1993 to 2002 has grown at an annual rate of 4.8%. Daniels Parkway east of Chamberlin Parkway (counter location #48) from 1996 to 2002 has grown at an annual rate of 17.3%. This high percentage is due to the recent opening of the Daniels Parkway Extension. Therefore, a more realistic growth rate of 10% was used for this section of roadway. Homestead Road at Westminster Road (counter location #6) from 1993 to 2002 has grown at an annual rate of 3.1%. Homestead Road south of Arthur Road (counter location #451) from 1994 to 2002 has grown at an annual rate of 5.8%. Joel Boulevard at Lehigh Country Club (counter location #306) from 1993 to 2002 has grown at an annual rate of 0.9%. Lee Boulevard west of Gunnery Road (counter location #22) from 1993 to 2002 has grown at an annual rate of 6.0%. Lee Boulevard east of Sunshine Boulevard (counter location #312) from 1993 to 2002 has grown at an annual rate of 3.2%. Leeland Heights Boulevard east of Richmond Road (counter location #314) from 1993 to 2002 has grown at an annual rate of 3.1%. Immokalee Road (SR 82) east of Gunnery Road (counter location #21) from 1993 to 2002 has grown at an annual rate of 9.2%. SR 82 north of Colonial Boulevard (counter location #210) from 1993 to 2002 has grown at an annual rate of 4.3%.

Lee County DOT has available data on K_{100}, and Direction factors. These factors have been used to determine Peak Season Peak Hour traffic (see Table 2). See Appendix B for Lee County Traffic Count information.

SITE-GENERATED TRAFFIC

The Trip Generation Manual (6th Edition) published by the Institute of Transportation Engineers (ITE) has been used to determine the trip-generation rates for this project.

The following trip generation equations were used for this analysis:

Single-Family Detached Housing (LU 210):

ADT: Ln(T) = 0.920 Ln(X) +2.707

AM Peak Hour: T = 0.700 (X) + 9.477

PM Peak Hour: Ln(T) = 0.901 Ln(X) + 0.527

Residential Condominium/Townhouse (LU 230):

ADT: Ln (T) = 0.850 Ln(X) + 2.564

AM Peak Hour: Ln(T) = 0.790 Ln(X) + 0.298

PM Peak Hour: Ln(T) = 0.827 Ln(X) + 0.309

Table 3 summarizes the trip generation calculations for Build-out of this development.

Table 3
PROJECT TRIP GENERATION

Build-out 2007

Land Use		ADT	AM Peak	Enter	Exit	PM Peak	Enter	Exit
Single Family Detached (LU 210)	350 Units	3,282	254	64	191	332	212	120
Res. Condo/Townhouse (LU 230)	100 Units	651	51	9	43	61	41	20
Totals		**3,933**	**306**	**72**	**233**	**393**	**254**	**140**

TRIP DISTRIBUTION AND ASSIGNMENT

The pattern of site traffic distribution is based upon locations of attractors in the area of the project. Access to the project site will be from a single access point (west side of Homestead Road South) and will be a full access. A zoning pre-application meeting was held on January 3, 2003 to determine the intersections and roadway links within the area of influence. Trip distribution was agreed to as follows: 20% to/from the south on Homestead Road, 80% to/from the north on Homestead Road; 20% to/from the east on Immokalee Road; 20% to/from the south on Alabama Road; 20% to/from the west on Immokalee Road; 20% to/from the south on Daniels Parkway; 10% to/from the east on Leeland Heights Boulevard; 5% to/from the east on Lee Boulevard; 45% to/from the west on Lee Boulevard; 25% to/from the west on Colonial Boulevard; 45% to/from the west on SR 82; and 10% to/from the north on Joel Boulevard. The traffic distribution agreed upon for the project (see Appendix A) is shown in Table 4.

Table 4
TRAFFIC DISTRIBUTION-PEAK HOUR (NEW TRIPS)

Land Use	Project Trip Distribution
Alabama Rd. N of Immokalee Rd.	20%
Alabama Rd. N of Arizona Rd.	20%
Colonial Blvd. W of Immokalee Rd.	25%
Daniels Pkwy E of Chamberlin Pkwy	20%
Homestead Rd. @ Westminster Rd.	50%
Homestead Rd. S ofArthur Rd.	80%
Homestead Road N of Project	80%
Homestead Road S of Project	20%
Joel Blvd. @ Lehigh Country Club	10%
Lee Blvd. W of Gunnery Rd.	50%
Lee Blvd. E of Sunshine Blvd.	50%
Leeland Heights Blvd. E of Richmd.	10%
SR 82 E of Gunnery Rd.	20%
SR 82 N of Colonial Blvd.	25%

The directional split was applied to the site-generated traffic volumes to determine the site-generated vehicle trips assignment. Subsequently, the site-generated vehicle-trip assignments were superimposed onto the build-out year No-Build or background traffic-volume network to determine the build-out year Build traffic-volume conditions.

PROJECT TURNING MOVEMENTS

Vehicles can either enter or exit the project at the one access point at Homestead Road South (SBR and NBL, EBR and EBL, respectively). Peak AM and PM total traffic generated by the project at Build-out (2007) was apportioned accordingly and is shown in Table 5.

Table 5
TURNING MOVEMENTS

Project Access	SBR	NBL	EBR	EBL
AM Peak Hour	58	14	47	187
PM Peak Hour	203	51	28	112

TRAFFIC OPERATIONS ANALYSIS

To determine traffic volumes in the future, we measure existing traffic volumes and projected future traffic volumes within the study area by using historical growth factors as determined by the County Traffic data. The Zoning Traffic Statement (ZTS) guidelines require that, for a development that generates over 300 peak-hour trips, an urban or suburban arterial analysis should be made for all roadway links within the area of influence. The area of influence is defined as that area in which the development-generated traffic is found to have a significant impact. Significant impact is defined as the 10 percent or more of total peak-hour intersection volumes at build-out and 10 percent of the level-of-service (LOS) C service volumes for roadway links.

As previously mentioned, the proposed development is projected to generate more than 300 peak-hour trips. The LOS C approach service volumes for the intersections near the project are shown in Table 1 along with the projected project traffic approach volumes for these intersections. According to Table 1, the Homestead Road/Veteran's Park Entrance/Project Access intersection will be the only intersection significantly impacted (more than 10%) by the project. Since this intersection has the most project traffic of any in the vicinity of the project, no other intersections in the vicinity will be significantly impacted by the project.

LINK ANALYSIS RESULTS

The LOS was analyzed using the Lee County "Generalized Peak Hour Directional Service Volume Urbanized Areas" 2002 and FDOT Peak Hour Directional Volumes for Rural Undeveloped Areas (see Appendix B). The analysis indicates that SR 82 east of Gunnery Road has significant (project traffic greater than 10% LOS Standard) and adverse (LOS below standards) roadway impacts for 2007 build-out conditions with or without the project. **However, according to the 2002 Lee County Concurrency Report (see Appendix B), the capacity of SR 82 is 1,350 vph. Therefore, SR 82 east of Gunnery Road would be within LOS Standards (LOS E) when using the Concurrency Report.** Table 6 shows the Level of Service analysis.

Table 6
LEVEL OF SERVICE PEAK SEASON PEAK HOUR DIRECTIONAL - BUILD-OUT 2007

ROADWAY	Peak Direction	# of Lanes	2007 PM Peak Back ground	PM Peak Project Traffic	2007 PM Peak Total Traffic	LOS C	LOS D	LOS E	LOS Std	LOS Back ground	LOS w/Proj	Project Traffic as % of LOS C
Alabama Rd. N of Immokalee Rd.*	EB	2LU	420	51	471	410	650	1,060	1,060	D	D	**12.4%**
Alabama Rd. N of Arizona Rd.*	EB	2LU	370	51	421	410	650	1,060	1,060	C	D	**12.4%**
Colonial Blvd. W of Immokalee Rd.*	EB	4LD	1,360	63	1,423	2,200	2,830	3,140	3,140	C	C	2.9%
Daniels Pkwy E of Chamberlin Pkwy	EB	4LD	2,180	51	2,231	2,330	3,010	3,420	3,420	C	C	2.2%
Homestead Rd. @ Westminster Rd.*	SB	4LU	1,580	127	1,707	2,200	2,830	3,140	3,140	C	C	5.8%
Homestead Rd. S of Arthur Rd.*	SB	2LU	530	203	733	2,200	2,830	3,140	3,140	C	C	9.2%
Homestead Road N of Project*	SB	2LU	530	203	733	2,200	2,830	3,140	3,140	C	C	9.2%
Homestead Road S of Project*	SB	2LU	530	28	558	2,200	2,830	3,140	3,140	C	C	1.3%
Joel Blvd. @ Lehigh Country Club	NB	4LN	690	14	704	2,330	3,010	3,420	3,420	C	C	0.6%
Lee Blvd. W of Gunnery Rd.	EB	6LD	2060	127	2,187	2,410	3,490	4,510	4,510	C	C	5.3%
Lee Blvd. E of Sunshine Blvd.	EB	6LD	1970	127	2,097	2,410	3,490	4,510	4,510	C	C	5.3%
Leeland Heights Blvd. E of Richmd.	EB	4LN	1190	14	1,204	2,330	3,010	3,420	3,420	C	C	0.6%
SR 82 E of Gunnery Rd.* ***	EB	2LU	1210	51	1,261	410	650	1,060	1,060	**F**	**F**	**12.4%**
SR 82 N of Colonial Blvd.*	EB	2LU	800	63	863	410	650	1,060	1,060	E	E	**15.5%**

*LOS volumes taken from FDOT Peak Hour Directional Volumes for Rural Undeveloped Areas.

**LOS volumes taken from the Lee County Generalized Peak Hour Service Volume Tables (2002 Data).

***According to the 2002 Concurrency Report, the capacity standard for SR 82 east of Gunnery Rd. is 1,350 vph. Using this capacity, the LOS of SR 82 would be within LOS Standards (LOS E).

SIGNALIZED ANALYSIS RESULTS

At the zoning pre-application meeting held on January 3, 2003 it was agreed that the intersections of Homestead Road/Sunrise Boulevard and Homestead Road/Project Access be analyzed. Neither of those two intersections is signalized; therefore no signalized intersection analysis is required.

UNSIGNALIZED ANALYSIS RESULTS

As mentioned above in the signalized analysis, the Homestead Road/Sunrise Boulevard and Homestead Road/Project Access intersections were analyzed. An unsignalized intersection analysis was completed using HCS2000 computer software. The analysis was run for Build-out, AM and PM Peak, of the project. For both intersections, traffic counts were taken on January 15, 2003 by Florida Transportation Engineering Inc (see Appendix C). These counts have been adjusted to Peak Season Peak Hour using the FDOT PSF (1.05) for this area of Lee County (see Appendix C). Table 7 shows the intersections operating at acceptable levels of service at Build-out of this project. See Appendix D for the HCS2000 results.

Table 7
UNSIGNALIZED INTERSECTION LOS RESULTS-BUILD-OUT

Intersection	LOS AM	LOS PM
Homestead Rd/Veterans Park Ent.	**C**	**C**
Homestead Rd/Sunrise Blvd.	**B**	**B**

MITIGATION

No mitigation is necessary for this project beyond appropriate turn lanes (determined at the Development Order approval process) and Transportation Impact Fees.

Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

Protected Species Survey Report

Caloosa Lakes

110± Acre Site

Section 5, Township 45 South, Range 27 East
Lee County, Florida

December 23, 2002

ATTACHMENT F

Prepared For:

Ken Saundry

Saundry Associates, Inc.
8310 Big Acorn Circle, #1001
Naples, FL 34119

Submitted To:

Lee County Environmental Sciences
P.O. Box 398
Fort Myers, FL 33902-0398

Submitted By:

VanasseDaylor
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

Job # 80586.09

1.0 INTRODUCTION

This document serves to provide a summary of the vegetation communities and the protected species survey conducted on the proposed Caloosa Lakes property. This report is being submitted as Exhibit III-C-8 of the Caloosa Lakes Application for Residential Planned Development.

The subject property is 110.0± acres in area and is located along the southwest side of Homestead Road, approximately 1 mile south of Lee Boulevard in Section 5, Township 45 South, Range 27 East, Lee County, Florida (see **Exhibit II-D-2: Location Map** of the Caloosa Lakes Application for Residential Planned Development, of which this report is a part). The proposed project consists of residential development (single and multi-family) and associated parking, landscaping, and stormwater management facilities.

2.0 METHODOLOGY

VanasseDaylor biologists conducted site visits on October 7, December 16 and 17, 2002 to map vegetative communities, delineate wetlands, and perform a protected species survey on the Caloosa Lakes site (see **Table 1**). Ecological communities and major plant assemblages were mapped in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCCS) (FDOT 1999). A FLUCCS map was created as a result of the ground-truthing and is shown in **Exhibit III-C-6: FLUCCS Map** of the Caloosa Lakes Application for Residential Planned Development, of which this report is a part.

VanasseDaylor biologists conducted wetland determinations on the site in accordance with Florida Administrative Code (F.A.C.) Rule 62-340: Delineation of the Landward Extent of Wetlands and Surface Waters and the 1987 U.S. Army Corps of Engineers Wetland Delineation

Table 1. Protected Species and Biological Survey Details for Caloosa Lakes RPD.

Biologist[1]	Date	Time	Weather	Field Hours[2]
ECM, MLB	10/7/02	12:00 pm – 3:00 pm	80°F, clear, wind 0-5 mph	6.0
ECM, MLB	12/16/02	7:00 am – 2:30 pm	45-70°F, clear, wind 0-5 mph	15.0
ECM, MLB	12/17/02	7:00 am – 9:30 am	50-70°F, clear, wind 0-5 mph	5.0
			Total Hours	**26.0**

NOTES:

1. ECM = Elena Mandia, M.S.
   MLB = Michelle Bracci, B.S.
2. Includes total staff field hours.

ATTACHMENT F

Manual. Soils were sampled and examined at representative sites within the parcel boundaries for general and hydric characteristics. Dominant vegetation species in each stratum (canopy, mid-story, ground cover, and vines) for each ecological unit were noted, as well as less abundant plant species observed. Signs of hydrology were also noted.

VanasseDaylor biologists conducted a comprehensive protected species survey of the project site using a field methodology that met both the Florida Fish and Wildlife Conservation Commission (FFWCC) and Lee County Environmental Services standards. The protected species survey was conducted using the WilsonMiller Modified Meandering Strip Census method approved by Lee County Environmental Services in April 1998. Numerous meandering transects were walked throughout the parcel, as well as along all property boundaries. The approximate location of pedestrian transects performed by VanasseDaylor on the site during the protected species surveys and other biological surveys are indicated in **Figure 1: Protected Species Survey Transects and Protected Species Observations**. A minimum of 80% of the site was inspected by direct visual observation. Biologists surveyed areas for listed species based on their potential habitat listed in the Lee County Code Appendix H. The survey included an in-depth gopher tortoise burrow survey. During protected species transects, the biologists periodically stopped, looked for listed plants and wildlife, signs of wildlife, and listened for wildlife vocalizations. The approximate location of observed listed wildlife species and their numbers were mapped on aerial photographs and recorded in field notebooks. In the same fashion, non-listed wildlife species, numbers, and general locations were recorded daily. The survey methodologies described above are generally consistent with those prescribed by the FFWCC in the document entitled, *"Wildlife Methodology Guidelines for Section 18.D of the Application for Development Approval"* (FFWCC 1988), except that no small mammal sampling or herpetofaunal survey were conducted.

In addition to the field surveys, Geographic Information Systems (GIS) database information from the FFWCC was reviewed to determine if any protected species have been recorded on or within one mile of the subject property.

3.0 VEGETATION ASSOCIATIONS AND WETLANDS

The existing FLUCCS types and approximate acreages on the property are listed in **Table 2**. The approximate FLUCCS on the site are shown on **Exhibit III-C-6: FLUCCS Map** of the Caloosa Lakes Application for Residential Planned Development, of which this report is a part. The project site contains approximately 110 acres of undeveloped uplands that include pine flatwoods, improved pastures, palmetto prairies, and live oak forest. Details regarding the canopy, midstory, ground cover, and vegetation abundance for the FLUCCS categories on the site are described below.

FLUCCS Code 211 – Improved Pastures: This area comprises the majority of the site. Vegetation is predominantly pasture grass with Brazilian pepper *(Schinus terebinthifolius)* and live oak (*Quercus virginiana*) comprising the mid-story in the ditches and berms. There are no

Table 2. Summary of Vegetation Communities.

FLUCCS Code	Description	Approx. Area (acres)	Potential wetland status (ACOE and SFWMD)
211	Improved Pastures	69.4	Non-wetland
321	Palmetto Prairie	6.8	Non-wetland
411E1	Pine Flatwoods, exotics 10- 25%	31.8	Non-wetland
427	Live Oak	2.0	Non-wetland
TOTAL		**110.0**	

signs of hydrology in this area. Soils in this area are mapped as Oldsmar Sand and Malabar Fine Sand, which are listed as non-hydric in the local soil survey.

FLUCCS Code 321 – Palmetto Prairie: These areas are dominated by saw palmetto (*Serenoa repens*). Other species include beautyberry (*Callicarpa americana*), shiny blueberry (*Vaccinium myrsinites*), pennyroyal (*Piloblephis rigida*), running oak (*Quercus minima*), muscadine grape vine (*Vitis rotundifolia*), greenbrier vines (*Smilax spp*), sparse slash pine (*Pinus elliottii*), and slash pine saplings. These areas show no signs of hydrology or hydric soils. Soils in the majority of these areas are mapped as Immokalee Sand and Oldsmar Sand, which are listed as non-hydric in the local soil survey. Soils in portions of these areas are mapped as Pineda Fine Sand, which is listed as hydric in the local soil survey. However, no wetland indicators of hydric soils, hydrology or vegetation are present in these areas.

FLUCCS Code 411(E1) – Pine Flatwoods, exotics 10 - 25%: The canopy in this area is dominated by slash pine and the mid-story by saw palmetto. Other species in these areas include rusty lyonia (*Lyonia feruginea*), wax myrtle (*Myrica cerifera*), Brazilian pepper, running oak, pennyroyal, shiny blueberry, and muscadine grape vine. The level of exotic infestation (Brazilian pepper) in this area is approximately 10-25%. The area shows no signs of hydrology and is xeric in nature. Soils in this area are mapped as Immokalee Sand and Oldsmar Sand, which are listed as non-hydric in the local soil survey. A small area of pine flatwoods on the western boundary of the property is mapped as Pineda Fine Sand, which is listed as hydric in the local soil survey. However, no wetland indicators are present in this area.

FLUCCS Code 427 – Live Oak: This area is primarily vegetated with Virginia live oak. Other species include saw palmetto, muscadine grape vine, caesar weed (*Urena lobata*), beggarticks (*Biden alba* var. *radiata*) and sparse slash pine. Soils in this area are mapped as Oldsmar Sand, which is listed as non-hydric in the local soil survey.

Based on the results of the VanasseDaylor field work, which indicate a predominance of non-wetland vegetation in all vegetative strata, absence of hydric soil indicators, and absence of hydrologic indicators in all habitats on the subject parcel, no South Florida Water Management District (SFWMD) or U.S. Army Corps of Engineers (ACOE) jurisdictional wetlands exist on the site.

4.0 PROTECTED SPECIES SURVEY RESULTS

Review of FFWCC GIS database information revealed no previously observed occurrences of listed species on or within one mile of the site. The search also showed that no active bald eagle nests are recorded within one mile of the subject parcel from 1997 through 2001.

Protected species observations on the site are shown in **Figure 1: Protected Species Survey Transects and Protected Species Observations**. The gopher tortoise (*Gopherus polyphemus*), was the only listed species observed on the project site. Gopher tortoises are listed as a Species of Special Concern by the FFWCC, but are not federally listed. A total of 12 gopher tortoise burrows were observed on the site, of which eight (8) are active, two (2) are inactive, and two (2) are abandoned. **Appendix A** provides the detailed Lee County density calculation for gopher tortoises on the site. Based on the density calculation, 8 gopher tortoises are estimated to exist on the site. The FFWCC allows preserve densities of 3 gopher tortoises per acre; therefore, 2.7 acres of gopher tortoise preserve would be required.

White ibis (*Eudocimus albus*) were observed flying over the site and likely forage at the canal adjacent to western portion of the site. The site does not contain white ibis habitat.

Table 3 lists all potential Lee County Listed Species that could occur on the site based on FLUCCS. This table also lists the percent of area surveyed, species presence, and calculated density for listed species observed on the site.

Non-listed wildlife species or evidence of their occurrence observed on the project site include: nine-banded armadillo (*Dasypus novemcinctus*), common raccoon (*Procyon lotor*), common gray fox (*Urocyon cinereoargenteus*), Virginia opossum (*Didelphis virginiana*), feral hog (*Sus scrofa*), bobcat (*Lynx rufus*), blue jay (*Cyanocitta cristata*), gray catbird (*Dumetella carolinensis*), northern cardinal (*Cardinalis cardinalis*), American robin (*Turdus migratorius*), mourning dove (*Zenaida macroura*), Carolina wren (*Thryothorus ludovicianus*), loggerhead shrike (*Lanius ludovicianus*), killdeer (*Charadrius vociferus*), southern black racer (*Coluber constrictor priapus*), and Cuban anole (*Anolis sagrei sagrei*).

5.0 CONCLUSIONS

Gopher tortoises on the site are not expected to be negatively impacted by the proposed project. Prior to development of the site, a Standard Gopher Tortoise Relocation Permit will be obtained from the FFWCC and gopher tortoises will be relocated to an approved gopher tortoise preserve area located on the project site. The preserve area will have an associated gopher tortoise habitat management plan. Though a management plan is not require for this rezoning application, a draft version of a gopher tortoise management plan is provided in **Appendix B**. This plan will be revised as required to include more detail when a development order application is submitted for the site.

Table 3. Lee County Listed Species

SPECIES	FLUCCS	% AREA SURVEYED	PRESENT	ABSENT	DENSITY
Eastern indigo snake	321, 411, 427	80%		X	
Gopher tortoise	321, 411, 427	80%	X		0.187/acre
Gopher frog	321, 411	80%		X	
Southeastern American kestrel	321, 411	80%		X	
Florida sandhill crane	321	80%		X	
Red cockaded woodpecker	411	80%		X	
Florida panther	411, 427	80%		X	
Big Cypress fox squirrel	411	80%		X	
Florida black bear	321, 411, 427	80%		X	
Curtis milkweed	321	80%		X	
Fakahatchee burmannia	321, 411	80%		X	
Satin leaf	411	80%		X	
Beautiful pawpaw	321, 411	80%		X	
Simpson's stopper	427	80%		X	
Hand adder's tongue fern	427	80%		X	
Twisted air plant	427	80%		X	
Florida coontie	321, 411	80%		X	

Note: See Appendix A for gopher tortoise density calculations.

6.0 REFERENCES

Florida Department of Transportation. 1999. *Florida Land Use, Cover and Forms Classification System*; Procedure No. 550-010-001-a. Third Edition. Tallahassee, Florida.

Florida Fish and Wildlife Conservation Commission (FFWCC - formerly known as Florida Game and Fresh Water Fish Commission). 1988. *Wildlife Methodology Guidelines, For Section 18.D of the Application for Development Approval.* Office of Environmental Services.

APPENDIX A

Gopher Tortoise Density and Preserve Calculations

Gopher Tortoise (*Gopherus polyphemus*) Density Calculation

Gopher Tortoise Density $= \{n/[L(W_1+W_2)]\}(43{,}560\ ft^2/acre)(C)$

Where:
- n= number of active plus inactive gopher tortoise burrows
- L= total length of transects (feet) in habitat (FLUCCS 321, 411E1, and 427)
- W_1= distance of visibility to the right of transect (feet)
- W_2= distance of visibility to the left of transect (feet)
- C= Florida Fish and Wildlife Conservation Commission (FFWCC) gopher tortoise conversion factor

$= \{10/[35{,}370\ ft\ (20\ ft. + 20\ ft.)]\}\ (43{,}560\ ft^2/ac)\ (0.614)$

$= \{10/(1{,}414{,}800)\}(43560)\ (0.614)$

$= \{0.000007)\ (43{,}560)\ (0.614)$

$= (0.30492)\ (0.614)$

= 0.187 gopher tortoises/acre

= (0.187 gopher tortoises/acre) (40.6 acres) = 7.6 or **8 gopher tortoises**

Preserve Area Required per FFWCC allowed 3 tortoises/acre:

8 gopher tortoises / (3 gopher tortoises/acre) = **2.7 acres of gopher tortoise preserve area**

APPENDIX B

Caloosa Lakes
Draft Gopher Tortoise Management Plan

Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

DRAFT GOPHER TORTOISE RELOCATION AND MANAGEMENT PLAN

Caloosa Lakes

Section 5, Township 45 South, Range 27 East
Lee County, Florida

December 23, 2002

Prepared For:

Ken Saundry
Saundry Associates, Inc.
8310 Big Acorn Circle, #1001
Naples, FL 34119

Submitted To:

Lee County Environmental Sciences
P.O. Box 398
Fort Myers, FL 33902-0398

Job # 80586.09

Submitted By:

VanasseDaylor, LLP
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

1.0 INTRODUCTION

The proposed Caloosa Lakes development is located in Section 5, Township 45 South, Range 27 East, Lee County, Florida. Eight (8) active, two (2) inactive, and two (2) abandoned gopher tortoise (*Gopherus polyphemus)* burrows were documented on the property in December 2002. Development plans will result in construction that precludes preservation of the majority of the existing tortoise burrows. As a result, any gopher tortoises burrows that exist outside the preserve area will be excavated and any gopher tortoises found will be relocated to an on-site preserve area. A Standard Gopher Tortoise Relocation Permit will be obtained for the relocation activities.

A permanent preserve area for gopher tortoises will be established on the property. The area selected for the preserve will represent the most suitable gopher tortoise habitat, will be a size large enough to accommodate gopher tortoises found on the site (*i.e.,* 3 tortoises/acres), and will be compatible with land plan requirements.

Prior to development of the site, an application for Standard Gopher Tortoise Relocation Permit will be submitted to the Florida Fish and Wildlife Conservation Commission (FFWCC). Because a gopher tortoise relocation permit is only valid for 90 days for the FFWCC, application for the permit will be submitted at a time closer to construction commencement.

Following receipt of the FFWCC permit and other necessary permits, any gopher tortoise present on the site will be relocated to a temporary holding area and subsequently to the permanent gopher tortoise preserve. The relocation of the tortoises will occur prior to the start of clearing and construction on the site.

2.0 RELOCATION & MANAGEMENT OF TORTOISES

The permanent gopher tortoise preserve will be established on the property. Per the Lee County density calculations and FFWCC methodology used to estimate the number of tortoises on the property, approximately 8 tortoises are estimated to exist on the property as of December 2002. FFWCC guidelines allow a density of three tortoises per acre. Accordingly, approximately 2.7 acres would be required to support this estimated tortoise population on the property.

Prior to relocation of tortoises, temporary containment fencing will be erected to create a holding area. The containment fencing will be constructed of chicken-wire fence lined with black sediment barrier cloth to protect the tortoises. This fence will extend at least 2 feet above ground and be angled inward and staked tightly to discourage scaling by tortoises. The fencing will also be buried a minimum of 1 foot below ground to

discourage tortoises from burrowing under the fence. **Figure 1** provides a detail drawing of typical containment fence construction.

The initial step in the tortoise relocation will be to find all previously identified tortoise burrows in the project area. A survey will be conducted in the general vicinity of these burrows to locate any new burrows. All new burrows encountered will be flagged, numbered, and classified as active, inactive, or abandoned.

All of the active and inactive burrows will be excavated in order to capture the tortoises and any vertebrate commensals found within the burrows. A qualified biologist with gopher tortoise relocation experience will oversee the excavation/relocation process. If excavation of a particular burrow proves unfeasible, the bucket-trap method will be employed to capture the tortoise. This method involves installation of a large plastic bucket sunken at the burrow entrance. The bucket will be left in place at least 14 consecutive days and checked in the early morning and once in the afternoon of each day to see if a tortoise has fallen into the bucket. If no tortoise has been captured after the 14-day period, the burrow will be assumed unoccupied. Any tortoises found wandering outside of their burrows will be captured by hand.

Upon capture of each gopher tortoise, its size and sex will be determined and recorded. The tortoise's shell will be marked with coded notches in a scute to allow future identification. Captured tortoises and commensals will then be relocated into the holding area. Any Eastern indigo snakes that are captured will be held separately and FFWCC will be notified for further instructions. Start holes will be dug within the holding area for the tortoises in order to reduce stress and encourage them to establish burrows.

The fencing around the holding area will remain in place until all construction in the vicinity of the preserve is completed. Until the temporary containment fencing is removed, the confined tortoises will be provided with supplemental food. Food stocks such as lettuce, melons, and commercial rabbit feed will be placed near containment area burrows each week to help ensure an adequate food supply for the relocated tortoises. The containment fence will also be inspected regularly and mended when necessary.

Management of the permanent gopher tortoise preserve will begin prior to relocation of the tortoises. All exotic plant species will be removed and suitable gopher tortoise habitat will be created by planting of appropriate vegetation. Removal of exotics will encourage natural recruitment and re-generation of native ground cover plant species.

The preserve management program will include educational and protective measures. A sign will be posted at the preserve boundary. This sign will indicate that the area is a protected wildlife preserve.

So long as gopher tortoises inhabit the area, the permanent gopher tortoise preserve will be managed in perpetuity to prevent re-infestation of exotic plant species. Appropriate horticultural practices (i.e. re-planting or seeding, control of nuisance plants, fertilization, etc.) will be employed as needed to sustain a desirable groundcover. The required management activities will be determined through periodic inspections of the preserve area.

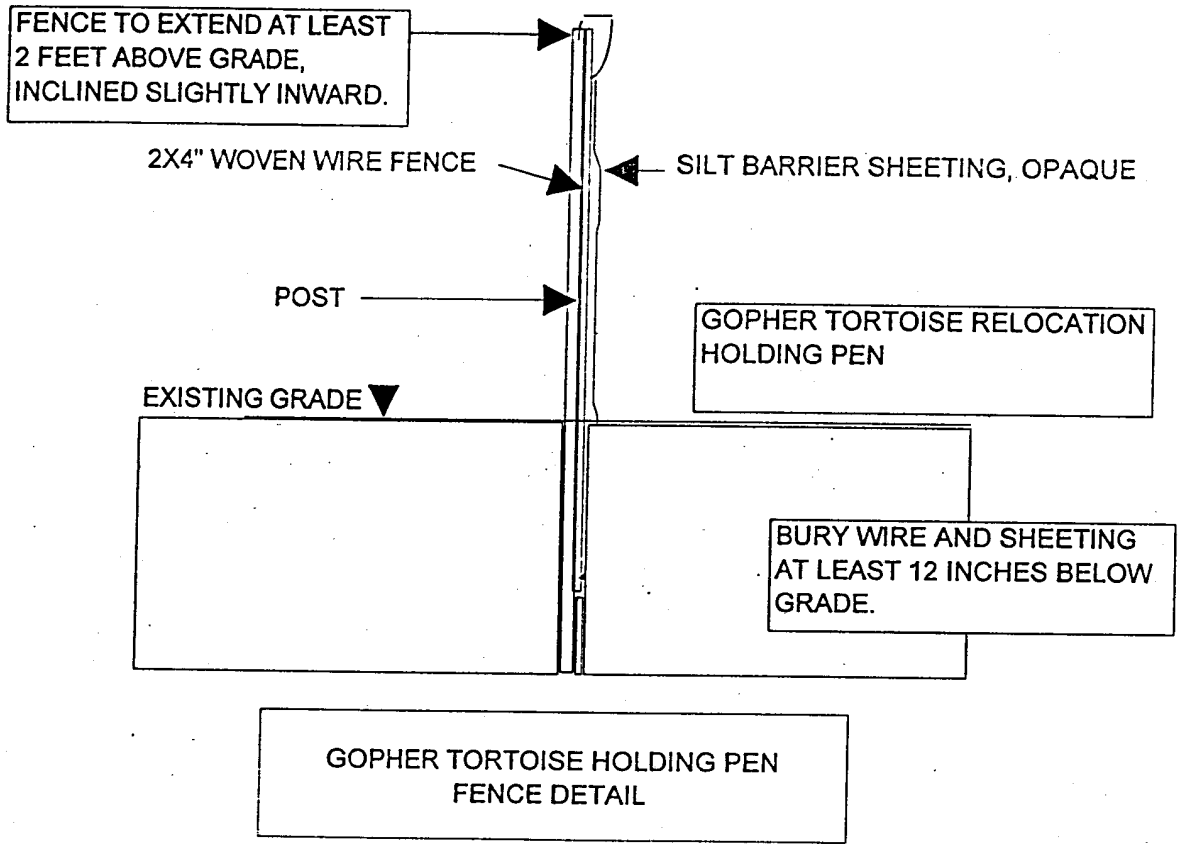


Figure 1. Gopher Tortoise Containment Fence Construction Detail.

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

WHEREAS, Lehigh Corporation 80-Acre RPD has properly filed an application for a rezoning from AG-2 to Residential Planned Development, to permit a residential development with 217 single-family houses, on 80.20 total acres of land. The proposed development will also include model homes, sales offices, water retention excavations and a 1.6 acre park.

NOTE: If approved, the Master Concept Plan will deviate from the following Lee County standards:

(1) To allow each separate building contractor to have a maximum of three model homes and to allow each separate building contractor to use one of his model homes as a sales office (Section 520.D and .E);

(2) To allow only one access into the project until Sunrise Boulevard Extension is built [DSO C.2. d.(4)]; and

WHEREAS, the subject property is located east of Palm Boulevard, south of Laurel Park Drive and adjacent to Bonefish Canal, Lehigh Acres, described more particularly as:

LEGAL DESCRIPTION: In Section 05, Township 45, Range 27, Lee County, Florida:

> The Southeast One-Quarter (SE¼) of the Southwest One-Quarter (SW¼) and the Southwest One-Quarter (SW¼) of the Southeast One-Quarter (SE¼) of Section 05, Township 45 South, Range 27 East, Lee County, Florida, less the South 175.00 feet of the East 125.00 feet of the said Southwest One-Quarter (SW¼) of the Southeast One-Quarter (SE¼ of Section 05, Township 45 South, Range 27 East, Lee County, Florida. Containing 79.3 acres more or less.

WHEREAS, the applicant has indicated the property's current STRAP number is 05-45-27-00-00001.0000; and

WHEREAS, proper authorization has been given to Mr. Harvey Strauss, P.E., Alpha Engineering of Lee County, Inc., by James Fontana, Vice President of Lehigh Corporation, the owner of the subject parcel, to act as agent to pursue this zoning application; and

ATTACHMENT G

RECEIVED
JAN 19 1993
ZONING COUNTER

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and

WHEREAS, the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on December 12, 1989; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners 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 of County Commissioners does hereby APPROVE WITH CONDITIONS a rezoning from AG-2 to Residential Planned Development.

This approval is subject to the following conditions:

1. The development of this property shall be in accordance with the one page Master Concept Plan, titled, "Lehigh Corporation Master Concept Plan," prepared by Alpha Engineering, Inc., (plan dated August, 1989 and stamped received August 22, 1989), except as may be modified by the conditions herein. Approval of this request does not exempt the applicant from compliance with all development regulations, except as specifically approved herein.

2. The density shall not exceed 2.7 units per acre for a maximum of 217 units.

3. The residential development shall be constructed in compliance with all property development regulations of the RS-1 zoning district.

4. The allowable schedule of uses shall be limited to those permitted by right in the Residential Single Family Districts (RS) of the Zoning Ordinance (as amended from time to time).

5. Upon development of the project, connection to Lehigh Utilities shall be required for water and sewer.

6. Approval of this zoning request does not indicate that any Trafficways Map alignment is approved. The Board of County Commissioners, in a separate public hearing, will make a determination regarding the alignment for the proposed roadway. Should the proposed road be relocated by the Board, the Master Concept Plan shall be amended to reflect the approved location, along with the necessary right-of-way and setbacks. If the road is not realigned, the plan shall be revised accordingly.

7. Prior to issuance of a preliminary development order, the applicant shall submit a revised plan either showing an additional access or establish a phasing program for the project, subject to the approval of the Department of Transportation and Engineering. Only 108 units shall be developed prior to construction of a secondary access.

8. This zoning approval does not indicate that this project's traffic impacts have been mitigated. Additional conditions to mitigate traffic impacts may be required before issuance of a local development order.

9. The Department of Community Services shall review and approve plans for development of the neighborhood park shown on the Master Concept Plan prior to issuance of a preliminary Development Order, to insure compliance with the neighborhood park requirements set forth in Section 431.C.4.e. of the Zoning Ordinance. The pine flatwoods shall be preserved and incorporated in any buffers and other required open space, and any additional material required to be added in the creation of required buffers shall be native plants only.

10. Prior to the issuance of any development orders on this property, a taxing/benefit district (or equivalent funding mechanism), shall be established to finance urban infrastructure in accordance with Section 302, concerning the privately funded infrastructure overlay.

11. Prior to Final Development Order approval, a development representative shall provide to Lee County Emergency Medical Services a site plan depicting official names and building addresses of the development, and shall also contact Lee County Emergency Medical Services discuss: (1) designation of emergency helicopter landing zones; and (2) the accessibility of Emergency Medical Services units to the site.

12. Deviation (1) has been WITHDRAWN. Deviation (2) is hereby APPROVED AS RESTRICTED by condition 6.

Site Plan Z-89-113 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of Residential Planned Development zoning:

A. That the real estate which is the subject of this application is correctly described in the legal description.

B. That the development of Lee County, Florida, and the demand for dwelling units constitutes changed or changing circumstances in the area of the subject property which makes the requested rezoning appropriate.

C. That the proposed rezoning, conditioned as set forth in this document, will have a neutral impact on the intent of the zoning ordinance.

D. That the request is consistent with the densities, intensities, policies, goals and objectives of the Lee Plan, as last amended.

E. That urban services will be available to serve the proposed residential planned development in a timely manner.

F. That the requested rezoning, conditioned as set forth in this document, will protect, conserve and preserve environmentally critical areas and natural resources.

G. That the requested rezoning, conditioned as set forth in this document, will be compatible with existing and planned uses in the area.

H. That the requested rezoning, conditioned as set forth in this document, will not cause damage, hazard or nuisance or other detriment to persons or property and will not place an undue burden on existing transportation services or government facilities.

I. That the requested rezoning, conditioned as set forth in this document, will be served by streets and roads with the capacity to carry the traffic generated by the requested development and will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the requested uses.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Ray Judah, and seconded by Commissioner Bill Fussell and, upon being put to a vote, the result was as follows:

John E. Manning	AYE
Charles L. Bigelow, Jr.	ABSENT
Ray Judah	AYE
Bill Fussell	AYE
Donald D. Slisher	ABSENT

DULY PASSED AND ADOPTED this 22nd day of January, A.D., 1990.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

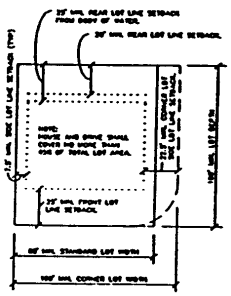
BY: _____
Vice-Chairman

Approved as to form by:

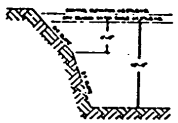
_____
County Attorney's Office

FILED
FEB 14 90
CLERK CIRCUIT COURT
BY _____ D.C.

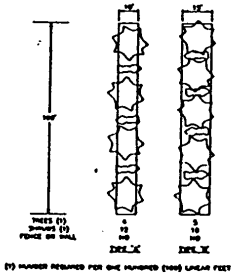
ATTACHMENT G



TYPICAL SINGLE FAMILY LOT LAYOUT



TYPICAL LAKE CROSS SECTION

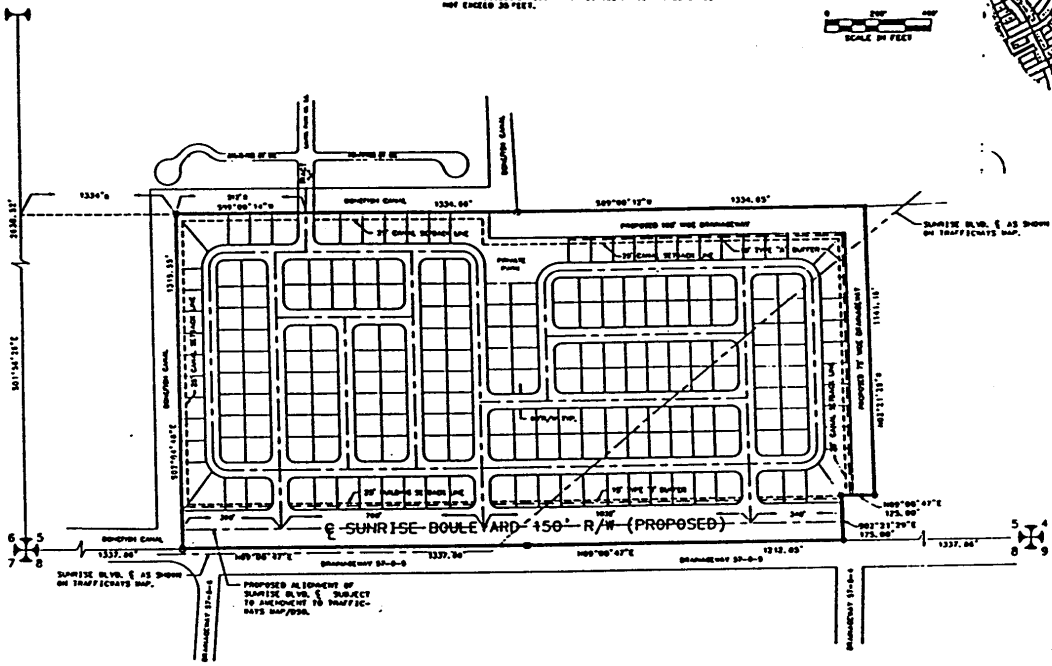


BUFFER DETAILS

STARTING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 27 EAST, RUN NORTH 89°00'47" EAST FOR A DISTANCE OF 1337.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'40" WEST FOR A DISTANCE OF 1309 FEET; THENCE NORTH 89°00'47" EAST FOR A DISTANCE OF 25579 FEET; THENCE S 00°21'39" EAST FOR A DISTANCE OF 1309 FEET; THENCE SOUTH 89°00'47" WEST FOR A DISTANCE OF 25574 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.70 ACRES, MORE OR LESS.

GENERAL NOTES:

1. BOUNDARY INFORMATION OBTAINED FROM A SURVEY PERFORMED BY A. G. HALL, LENNON CORPORATION ENGINEERING DIVISION OCTOBER, 1979.
2. TRACT "A" LOCATED ABOVE NORTHWEST PORTION OF SUBJECT PROPERTY TO BE DEDICATED TO LEE COUNTY FOR RIGHT-OF-WAY INTO PROJECT.
3. MAXIMUM HEIGHT OF BUILDINGS ABOVE AVERAGE ELEVATION OF ADJOINING STREETS, SHALL BE 35 FEET (TWO AND MORE THAN TWO (2) HABITABLE FLOORS).
4. THREE PARCELS OF LAND IS CURRENTLY VACANT AND UNDEVELOPED.
5. THE LOCATIONS FOR THE MODEL HOMES AND SALES OFFICES HAVE NOT BEEN DETERMINED AT THIS TIME.
6. MAXIMUM BUILDING HEIGHT FOR SINGLE FAMILY HOMES SHALL NOT EXCEED 35 FEET.


℄ SUNRISE BOULEVARD 150' R/W (PROPOSED)
SUNRISE BLVD. ℄ AS SHOWN ON TRAFFICWAYS MAP.
PROPOSED ALIGNMENT OF SUNRISE BLVD. ℄ SUBJECT TO AMENDMENT TO TRAFFICWAYS MAP/PDR.
DRAINAGE DITCH
BUFFER
N 89°00'47" E 1337.86
S 89°21'39" E 175.00
N 89°00'47" E 175.00
1334.05
1334.05
1337.86
1337.86
1212.03
1337.86
1334.05
1334.05
1334.05

ATTACHMENT H

RESOLUTION NUMBER Z-94-065

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

WHEREAS, Lehigh Corporation, in reference to Village-on-the-Park (formerly Central Park), has properly filed an application for a rezoning from C-1A and RM-2 to Commercial Planned Development and a rezoning from RS-1 and RM-2 to Residential Planned Development; and

WHEREAS, the subject property is located at 45 Homestead Road South, Lehigh Acres, described more particularly as:

LEGAL DESCRIPTION: In Section 05, Township 45 South, Range 27 East, Lee County, Florida:

CPD AREA
A tract of land in the West Half (W1/2) of the Northeast Quarter (NE1/4) of Section 05, Township 45 South, Range 27 East, Lehigh Acres, Lee County Florida, lying South of Homestead Road, being more particularly described as follows:

Commencing at the Northeast corner of Section 05;
THENCE S89°15'13"W, along the North section line of Section 05, a distance of 2,650.26 feet to the Northwest corner of the Northeast Quarter (NE1/4) of said Section 05;
THENCE S02°13'07"E, along the West line of said Northeast Quarter (NE1/4), a distance of 1,060.23 feet to the Southwesterly right-of-way line of Homestead Road, and the POINT OF BEGINNING of a tract of land herein described;
THENCE S45°10'13"E, along the Southwesterly right-of-way line of Homestead Road, a distance of 1,953.40 feet;
THENCE S02°21'29"E, a distance of 25.61 feet to the South line of the Northeast Quarter (NE1/4);
THENCE S89°12'02"W along the South line of the Northeast Quarter (NE1/4) a distance of 1,331.41 feet to the center of said Section 05;
THENCE N02°13'07"W, along the West line of the Northeast Quarter (NE1/4), a distance of 1,422.38 feet, to the Southwesterly right-of-way line of Homestead Road, and the POINT OF BEGINNING.

Said tract of land containing 22.12 acres, more or less.

RPD AREA
A tract of land in the West Half (W1/2) of the Northeast Quarter (NE1/4) of Section 05, Township 45 South, Range 27 East, Lehigh Acres, Lee County, Florida, lying North of Homestead Road, being more particularly described as follows:

Commencing at the Northeast corner of said Section 05;
THENCE run S89°15'13"W along the North section line of Section 05 a distance of 2,650.26 feet to the Northwest corner of the Northeast Quarter (NE1/4) of said Section 05;
THENCE run S02°13'07"E along the West line of said Northeast Quarter, a distance of 100.03 feet to the Southwest corner of the Bonefish Extension Canal easement and the POINT OF BEGINNING of the herein described parcel of land;
THENCE run S02°13'07"E a distance of 980.23 feet to the Northeasterly right-of-way line of Homestead Road (80 feet wide);
THENCE run S45°10'13"E along said Northeasterly right-of-way line a distance of 1,952.98 feet;
THENCE N02°21'29"W for a distance of 2,375 feet to the Southeast corner of the Bonefish Extension Canal easement;
THENCE N89°15'13"E along the Southern boundary of the Bonefish Extension Canal easement for a distance of 1,325.38 feet to the POINT OF BEGINNING.

Said tract of land containing 51.14 acres, more or less.

1/4/95

WHEREAS, the applicant has indicated the property's current STRAP number is 05-45-27-00-00003.0000; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on November 29, 1994; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and the Lee County Board of County Commissioners 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 of County Commissioners does hereby APPROVE with conditions the rezoning from C-1A and RM-2 to Commercial Planned Development AND the rezoning from RS-1 and RM-2 to Residential Planned Development.

The rezonings and Master Concept Plan, which deviate from certain Lee County Standards, are subject to the following conditions:

1. The development of this project must be in accordance with the two-page Master Concept Plan identified as "Village-on-the-Park" Master Concept Plan, prepared by Aim Engineering, Inc., last revised 10/10/94, stamped received October 11, 1994, except as modified by the conditions below. This approval does not alleviate the need to comply with all state and county development regulations except as specifically modified by this approval.

2. The uses of this property must be limited to that schedule of uses shown on the Master Concept Plan.

3. a. An expanded buffer must be provided by the Developer of this project along the south property line if the land to the south has not been rezoned to allow commercial uses prior to development approval of this project. The expanded buffer will consist of a 20-foot-wide buffer that will be comprised of twice the plantings required for a type "D" buffer. If the lands south are zoned commercially, a type "B" buffer shall be provided.

   b. Buffering for this project must be provided in accordance with the following:

	BUFFER TYPES					
	A	B	C	D	E	F
Minimum width	10 ft.	15 ft.	15 ft.	20 ft.	30 ft.	40 ft.
Minimum landscaping(1):						
a. Trees	4	5	5	6	6	10
b. Shrubs	12	18	18	30	30	60
Fence, wall or visual screen required	No	No	Yes	No	Yes	No

Notes:

(1) Required number of trees and shrubs per 100 linear feet. Each 100 feet of buffer or portion thereof, shall contain the required number of trees and shrubs. Buffers which are 500 feet or greater in length and which abut arterials or collectors shall be allowed to cluster buffer plantings in 200-foot increments. Refer to LDC Section 10-416 for additional information.

(2) A fence, wall, berm, vegetative hedge or combination thereof not less than eight feet in height shall be so constructed that visibility through such structures is not more than 25 percent when viewed at right angles. When a vegetative hedge is installed, the required number of trees and shrubs shall be that which is necessary to achieve the opacity requirements.

(3) A wall, six feet in height, measured from the highest point of the parking lot perpendicular to the wall, shall be required as part of the buffer where any retail commercial or industrial development abuts existing residential development. The wall shall be constructed of concrete, brick, stone, concrete block with stucco or other decorative masonry material. All trees and shrubs required in the buffer shall be placed on the residential side of the visual screen.

(4) Any fence, wall, berm, plants or other landscape features shall be placed so as not to violate the requirements of LDC Section 34-3131, pertaining to vehicle visibility.

(5) When a fence or wall is proposed in a perimeter buffer where the fence or wall is not required, the fence or wall shall be located so that the buffer trees and shrubs are planted on the outside of the wall and are visible from the abutting property or street.

All buffering comments, conditions and/or clarifications for this project must be referred to LDC Section 10, Division 6, as it existed on October 1, 1994.

4. If an Incidental Take Permit is obtained for any gopher tortoise burrows within the RPD/CPD areas of the development, then all gopher tortoise(s) must be live-trapped and placed out of harm's way. This placement may be within on-site preserves or an approved relocation site. If a gopher tortoise Incidental Take Permit is not obtained, the Developer must submit, and have approved, an on-site (or relocation) management plan. This management plan must be approved prior to any construction activity within those portions of the site which contain burrow(s).

5. This zoning approval does not indicate that the project's traffic impacts have been mitigated. Additional conditions may be required at the time of issuance of a local Development Order, per the LDC or other Lee County Ordinance.

6. Approval of this rezoning does nothing more than change the zoning district wherein the subject property lies, and does not grant or vest in the Developer for 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.

7. Deviation (C-1) requests relief from LDC Section 10-413 [DSO Section 13.C.2.a.] which requires that at least 50 percent of the required open space area be designed to preserve existing indigenous native vegetation on site, to allow preservation of the CPD indigenous native vegetation on the RPD parcel. Deviation (C-1) is hereby APPROVED, subject to the condition that the CPD portion of the Village-on-the-Park must supply all or part of its indigenous preservation requirement on the RPD portion of the Village-on-the-Park. This indigenous preservation must equal a minimum of 3.3 acres and will be allocated at the time of local development order for whatever portion of the Village-on-the-Park is submitted first. The CPD portion of the Village-on-the-Park must still supply 30 percent open space in addition to any indigenous vegetation allocated to the RPD area.

8. Deviation (C-2) requests relief from LDC Section 10-285 [DSO Section 9.D and Table 9-1] which requires minimum connection (intersection) separation of 660 feet on an arterial street, to allow a minimum connection (intersection) separation of 450 feet along Homestead Road. Deviation (C-2) is hereby APPROVED.

9. Deviation (R-1) requests relief from LDC Section 34-2222(2) [Zoning Ordinance Section 208.18.D.2.] which requires a minimum depth of one hundred twenty-five (125) feet for all lots in residential districts which abut arterial or collector streets, to allow a minimum depth of 120 feet (Area C only) for lots abutting Homestead Road. Deviation (R-1) is hereby APPROVED.

10. Deviation (R-2) requests relief from LDC Section 10-290 [DSO Section 9.J.3] which requires two or more means of ingress or egress to the development, to allow for one point of ingress/egress for the entire RPD section as well as the multi-family section (Area D only). Deviation (R-2) is hereby APPROVED.

11. Deviation (R-3) requests relief from LDC Section 10-355 [DSO Section 11.E.4] which requires a minimum width of 12 feet for utility easements along side lot lines, to allow for no utility easements along side lot lines (Areas B and C only). Deviation (R-3) is hereby APPROVED, subject to the condition that, prior to the issuance of a Development Order, a letter of no objection must be procured by the Developer from any affected utility companies and submitted to the Development Services Section.

12. Deviations (R-4) and (R-5) have been WITHDRAWN.

13. Deviation (R-6) requests relief from LDC Section 34-935(e)(4) [Zoning Ordinance Section 480.04.E.4] which requires a minimum distance between structures of one-half the sum of their height or 20 feet, whichever is greater, to allow a minimum of 10 feet (Areas B, C and D). Deviation (R-6) is hereby APPROVED.

14. Deviation (R-7) requests relief from LDC Section 34-695 that sets forth specific property development regulations for residential districts, to adopt the table and typicals shown on the Master Concept Plans. Deviation (R-7) is hereby APPROVED.

15. Deviation (R-8) requests relief from LDC Section 10-285 [DSO Section 9.D and Table 9-1] which requires a minimum connection (intersection) separation of 660 feet on an arterial street, to allow a minimum connection (intersection) separation of 425 feet along Homestead Road. Deviation (R-8) is hereby APPROVED.

16. Deviation (R-9) requests relief from LDC Section 10-414 [DSO Section 13.D.6.a.1] which requires a type "B" buffer along Homestead Road, to allow no buffer within that 20-foot-wide segment set aside for emergency vehicle access. Deviation (R-9) is hereby APPROVED.

17. Deviation (R-10) requests relief from LDC Section 10-285 [DSO Section 9.D and Table 9-1] which requires minimum connection (intersection) separation of 660 feet on an arterial street, to allow a minimum connection (intersection) separation of 400 feet along Homestead Road. Deviation (R-10) is hereby APPROVED.

18. Deviation (R-11) requests relief from LDC Section 10-296(m)(4)a., b., and c. which require that developments with over 50 units provide vehicle access with rights-of-way in accordance with Tables 2 and 3 of LDC Section 10-296(b) of 60 feet for County-maintained streets and 45 feet for privately maintained streets, to allow 25 feet of pavement and right-of-way width at the entrance to the multi-family area. Deviation (R-11) is hereby APPROVED.

Site Plan 94-065 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings and conclusions were made in conjunction with this approval of CPD and RPD zoning:

A. That a "special case" exists for the 70,000 square feet of retail uses in the CPD portion of the project under Lee Plan Standard 13.1.10, because of the unusual configuration of Lehigh Acres and by virtue of the Settlement Agreement which exists between the County and the Lehigh Corporation.

B. That the predominant uses of the surrounding property, makes approval of the CPD/RPD, as conditioned, appropriate.

C. That the CPD/RPD, as conditioned, will not have an adverse impact on the intent of the Land Development Code.

D That the CPD/RPD, as conditioned, is consistent with the goals, objective, policies, and intent of the Lee Plan, and with the densities, intensities, and general uses set forth for the proposed use.

E. That the CPD/RPD, as conditioned, meets or exceeds all performance and locational standards set forth for the proposed use.

F. That the CPD/RPD, as conditioned, will protect, conserve, preserve all protected and endangered species, natural habitat and vegetation, in accordance with the Lee Plan and other Lee County development regulations.

G. That the CPD/RPD, as conditioned, will be compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.

H. That the CPD/RPD, as conditioned, will not place an undue burden upon existing transportation or other services and facilities, and will be served by streets with the capacity to carry traffic generated by the development.

I. That the commercial and residential uses, as conditioned, will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth elsewhere in the Land Development Code.

J. That the proposed use is appropriate on the subject property and in the vicinity of the subject property.

K. That the conditions are reasonably related to the impacts expected from or created by the proposed development.

L. That the conditions and other Lee County development regulations provide sufficient safeguards to the public health, safety and welfare.

M. That the deviations, as conditioned, enhance the achievement of the objectives of the CPD/RPD 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 Douglas R. St. Cerny, and seconded by Commissioner Andrew W. Coy and, upon being put to a vote, the result was as follows:

John E. Manning	Absent
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 4th day of January, A.D., 1995.

ATTEST:
CHARLIE GREEN, CLERK

BY: Ruth Frymier
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

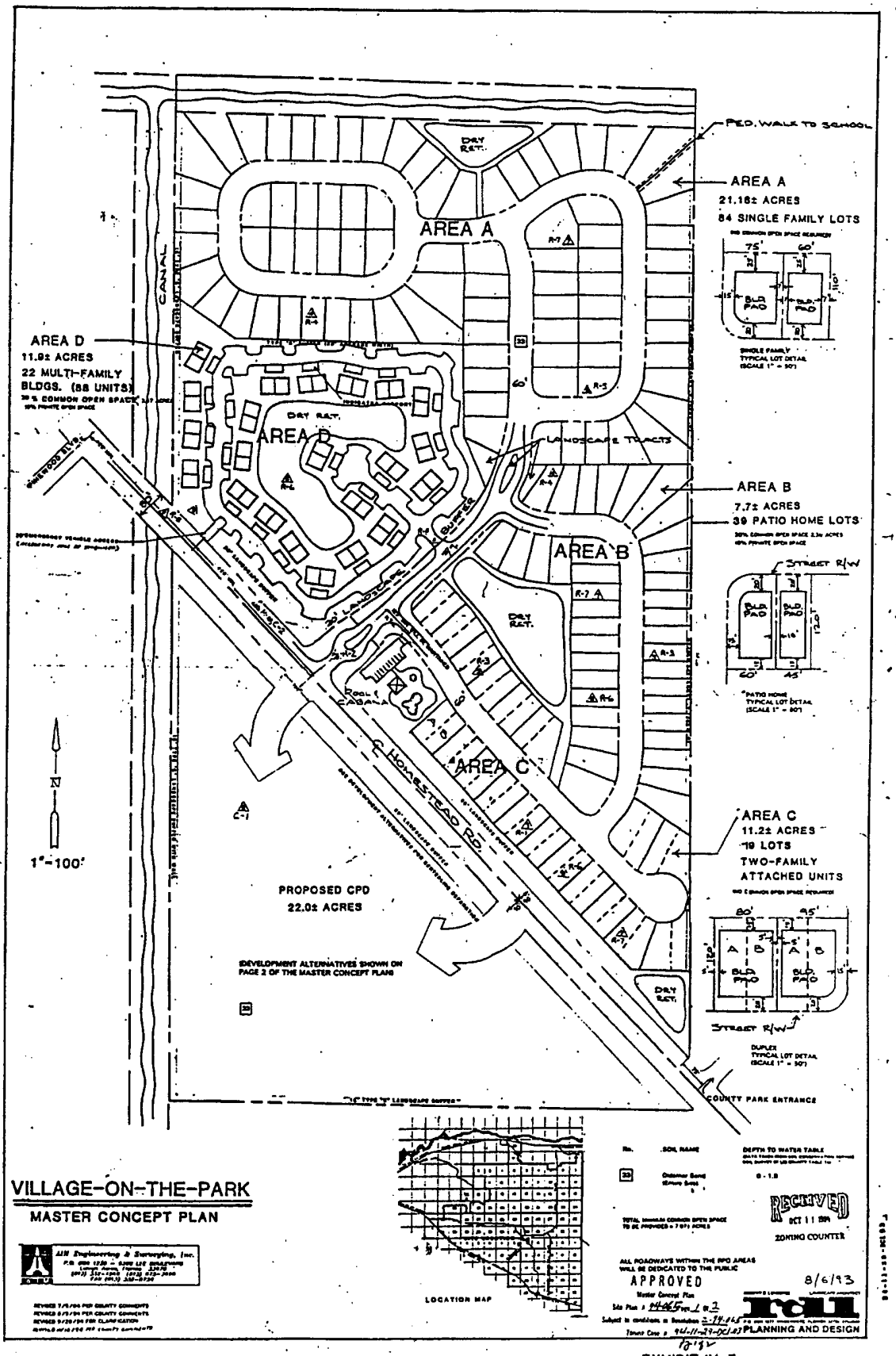
FILED

JAN 18 1995

CLERK CIRCUIT COURT
BY Ruth Frymier D.C.

Approved as to form by:

_____
County Attorney's Office



VILLAGE-ON-THE-PARK

MASTER CONCEPT PLAN

EXHIBIT IV-F

EXHIBIT IV-F

VILLAGE-ON-THE-PARK

MASTER CONCEPT PLAN

MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: June 11, 2003

TO: Tony Palermo
Senior Planner

FROM:
Robert G. Rentz, P.E.
Development Review
Engineer

RE: **Caloosa Lakes**
Case No. DCI2003-00009

The proposed project will consist of a maximum of 350 single-family dwelling units and 100 multi-family dwelling units. Based on the ITE Trip Generation Report 6th Edition the project will generate 393 net new external trips in the peak hour. The anticipated build out year is 2006.

Based on the Lee County Generalized Peak Hour Directional Service Volumes, the only roadway segments that are **significantly** impacted are *Alabama Rd. north of S.R.82*, *Alabama Rd. north of Arizona Rd.*, *S.R.82 east of Gunnery Rd.*, and *S.R.82 north of Colonial Blvd*.

Based on the F.D.O.T. Peak Hour Directional Volumes for Rural Undeveloped Areas, the only roadway segment that is **adversely** impacted by this development is *S.R.82 east of Gunnery Rd.*, which will operate at level of service **"F"** in 2007, with or without the project traffic. However, based on the Lee County Generalized Peak Hour Directional Service Volumes for Rural Areas, this roadway segment will operate at level of service **"E"** in 2007, with or without the project traffic.

ATTACHMENT I

BGR
S:/WRITERS/RENTZRG/DCI200300009SUBSTANTIVETRAFFICCOMMENTS

ATTACHMENT J

LEE COUNTY
SOUTHWEST FLORIDA

LEE COUNTY
RECEIVED
03 JUN 16 PM 12:52
COMM. DEV/
PUB. WRKS. CNTR.
SECOND FLOOR

DEPARTMENT OF TRANSPORTATION

Memo

To: Tony Palermo
Development Services Senior Planner

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

Date: June 13, 2003

Re: Caloosa Lakes RPD
DCI2003-00009

LCDOT staff has reviewed the Application for Public Hearing for this case. The request is to change from AG-2 and RPD to RPD. We have the following comments on the rezoning:

The Official Lee County Trafficways Map depicts an extension of Sunrise Boulevard from Homestead Road connecting to S.W. 32nd Street be part of a four-lane future arterial connecting to Immokalee Road (State Road 82). The improvement is on the Lee County Metropolitan Planning Organization 2020 Needs Assessment Projects amended January 17th, 2003 as a two-lane collector from Homestead Road to Beth Stacey Boulevard. The 2020 plan references that the improvement is also included in the Lehigh Acres Community Redevelopment Agency Plan. The extension as depicted may cross the project. Resolution Number Z-89-113 for STRAP 05-45-27-00-00001.0000, the southernmost parcel contained in the request, depicts a 150 feet right-of-way reservation for a future extension of Sunrise Boulevard along the southern property boundary. Condition number 6 of the resolution, apparently referring to Sunrise Boulevard, states:

"*Approval of this zoning request does not indicate that any Trafficways Map alignment is approved. The Board of County Commissioners, in a separate public hearing, will make a determination regarding the alignment for the proposed roadway. Should the proposed road be relocated by the Board, the Master Concept Plan shall be amended to reflect the approved location, along with the necessary right-of-way and setbacks. If the road is not realigned, the plan shall be revised accordingly.*"

The alignment has not been determined for an extension of Sunrise Boulevard in this area. It is possible that an alignment of an extension of Sunrise Boulevard may not cross this project. A future

extension could be accommodated by use of an internal east-west roadway depicted between single-family areas on the parcel. The internal roadway traverses the property from the eastern to western property line. However, even with acquisition of right-of way or shared use of an internal road on this parcel, a number of additional platted lots would be crossed between Beth Stacey Boulevard and Homestead Road.

Discussions with the applicant's representatives have not resulted in a willingness to voluntarily accommodate the future extension of Sunrise Boulevard within the project. This leaves staff with the need to determine if the applicant should be required to provide for an extension of Sunrise Boulevard. In order to make a recommendation, further traffic analysis beyond a typical Zoning traffic impact statement is needed. While the Official Lee County Trafficways Map was intended to represent buildout for Lee County and is still used as a planning tool, the 2020 plan data is the best available data for such an analysis.

The applicant offered to provide the data for this analysis to staff. A Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis has been submitted. Some minor revisions were made to the Traffic Analysis Zone structure population and employment data to reflect the project area. Average Annual Daily Traffic (AADT) volumes with and without the roadway extension were compared for the year 2020. The analysis provided by Vanasse & Daylor indicates that an extension of Sunrise Boulevard through the project would not significantly affect traffic volumes on nearby roadways. The extension of Sunrise Boulevard is estimated to attract approximately 3,000 AADT. However, the change in the traffic volumes predicted by FSUTMS with the addition of Sunrise Boulevard extension on the roadway network is minimal. The predicted future level of service on area roadways does not change as a result of the addition of the Koreshan Boulevard extension on the 2020 roadway network.

It should be noted that the 2020 plan includes extensions to the existing Beth Stacey Boulevard and Milwaukee Boulevard. It should also be noted that the population projected in southeast Lehigh Acres does not reflect buildout of existing platted lots. It is still possible that an improvement will be needed beyond the year 2020. While the potential extension of Sunrise Boulevard east and west of the project would be desirable and improve traffic flow in the area, the data presented does not appear to strongly support a recommendation requiring the dedication of right of way for this Zoning request.

AJG/mlb

cc: David Loveland
John Fredyma
Reed Jarvi – Vanasse & Daylor
Zoning File

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

Date: **July 14, 2003**

To: **Tony Palermo, Senior Planner**
From: **Kim Trebatoski; Principal Environmental Planner**
Phone: (239) 479-8183
E-mail: trebatkm@leegov.com

Re: **Caloosa Lakes RPD**
DCI2003-00009
STRAP 05-45-27-00-00001.0000 + others

The Division of Environmental Sciences (ES) staff have reviewed the proposed residential planned development (RPD) and conducted a field inspection. The following are ES staff findings and recommended conditions:

Vegetation:
The property consists of pastureland (69.4 acres), palmetto prairie (6.8 acres), pine flatwoods (31.8 acres) and live oak forest (2.0 acres).

Open Space:
The project proposes 58.2 acres of residential development not requiring open space, and 4.8 acres of multifamily area requiring 1.92 acres of open space. This meets the open space requirements of the Land Development Code.

Protected Species Survey:
A protected species survey of Lee County listed species meeting the requirements of Land Development Code (LDC) Section 10-473 was conducted by Vanasse & Daylor biologists. Twelve gopher tortoise burrows were located with an estimated population of 8 tortoises.

ES staff field verified the protected species survey. Two additional burrows were located.

Gopher Tortoise Management:
A 2.7 acre gopher tortoise preserve containing suitable habitat has been delineated on the proposed MCP. ES staff field verified the suitability of this area as a gopher tortoise preserve. The area is a mixture of open areas with herbaceous native groundcover and forested areas with saw palmetto understory. The preserve will provide foraging and burrowing habitat.

The proposed preserve abuts single family lots and a canal. A fence or continuous hedge consisting

ATTACHMENT K

of native shrubs installed along the gopher tortoise preserve where it abuts the single family lots will insure the protection of the habitat and gopher tortoises.

ES staff recommends the following condition to confirm the gopher tortoise management requirements:

Prior to local development order approval, the development order plans must delineate:

a. ***the 2.7 acre gopher tortoise preserve in substantial compliance with the preserve shown on the Master Concept Plan; and***

b. ***a fence or continuous hedge consisting of native shrubs (minimum 24-inch; 3-gallon container size) along the perimeter of the gopher tortoise preserve where it abuts single family lots. The fence or hedge must be installed prior to issuance of a certificate of compliance for the infrastructure.***

Prior to moving the gopher tortoises and commensal species located outside the preserve into the preserve, all invasive exotic vegetation and any trash/debris must be hand removed from the preserve area.

Deviation 2:
The applicant is requesting a deviation from LDC Section 34-2194(c)(3)(b) which requires that nonroofed structures be permitted no closer than 10 feet from a nonseawalled artificial body of water, to allow recreational/amenity structures to be placed at the lake's control elevation. The justification states this deviation will allow functional uses by integrating the recreational amenity and the proposed lake that will inevitably enhance the design to the proposed facility.

The applicant has revised the MCP to show Deviation 2 applying only to the lakes within the multifamily tracts and provide a detailed cross-section indicating only observation deck, fishing pier, or gazebo uses. ES staff recommend APPROVAL with CONDITIONS of Deviation 2 as follows:

Prior to local development order approval, the location of any observation deck, fishing pier or gazebo must be detailed on the development order plan with no more than one structure per lake and containing no more than 100 linear feet of shoreline per lake.

ATTACHMENT K

PAM/T 96-19
BoCC SPONSORED
EAR ADDENDUM AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

DCA Transmittal Document

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585

November 5, 1997

ATTACHMENT L

LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
PAM/T 96-19

	This Document Contains the Following Reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal

STAFF REPORT PREPARATION DATE: October 9, 1997

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. **APPLICANT:**
   LEE COUNTY BOARD OF COUNTY COMMISSIONERS
   REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

2. **REQUEST:**
   Amend the Lee Plan's Future Land Use Element to implement the Lehigh Acres Commercial Land Use Study (Final Report - May 1996) as follows:
   A. Add Policies 1.7a.1 (the Lehigh Commercial overlay); 1.7a.2 (the Reclaimed Strip overlay); and 1.7a.3 (the Lot Assembly overlay).
   B. Revise Policy 6.1.2 to include references to new Policies 1.7a.1, 1.7a.2, & 1.7a.3.
   C. Revise Map 16, the Commercial Site Location Standards Map, to shade the Lehigh Acres CRA area; to add a fifth note reading "Commercial development within Lehigh Acres is regulated by Policies 1.7a.1, 1.7a.2, and 1.7a.3"; to delete previously identified commercial designations within Lehigh Acres (except the one at S.R. 80 and Joel Boulevard); and to add a half-circle on the southerly half of the future intersection of S.R. 82 and Daniels Parkway.
   D. Revise Map 1, the Future Land Use Map, to reclassify 133 +/- acres in the southerly half of the future S.R. 82/Daniels Parkway intersection from "Density Reduction/Groundwater Resource" to "Central Urban" and "Wetlands."
   E. Revise Map 1, the Future Land Use Map, to incorporate the boundaries of the new overlay zones described in Policies 1.7a.1, 1.7a.2, & 1.7a.3 as illustrated on Figure 12.1 of the Lehigh Acres Commercial Land Use Study (final report dated May 1996).

ATTACHMENT L

F. Revise Map 1, the Future Land Use Map, to expand the northerly boundary of the "Urban Community" category near Joel Boulevard to include the 40 +/- acres of land in the "Lehigh Commercial" category that is now designated "Rural" (all of 02-44-27 would now be "Urban Community").

G. Revise Map 1, the Future Land Use Map, to reclassify 55 +/- acres of land in Section 30/44/26 being given the "Lehigh Commercial" overlay from "Industrial Development" to "Central Urban."

B. BACKGROUND INFORMATION

In 1994 Lee County expanded its Community Redevelopment Agency to include Lehigh Acres. The purpose was to formulate strategies for the economic, social, and physical redevelopment of Lehigh Acres. Many of these strategies are needed to remedy deficiencies in the original platting pattern, which is creating an unbalanced community dominated by single-family lots. Insufficient land was reserved for retail and office uses; employment centers; public facilities; and future roads.

One of the eight original goals of the CRA program in Lehigh Acres was to "increase commercial zoning to provide for commercial opportunities and a long term economic stability by the development of appropriate zoning and land use relationships." The Lehigh Acres Commercial Land Use Study was commissioned in 1995 to analyze the imbalance of commercial land and recommend community-wide solutions. Its final report was issued in May 1996 and included a broad series of recommendations to retrofit Lehigh Acres with an appropriate balance of land for retail and service uses.

The Lee Plan amendments proposed in PAM/T 96-19 are a direct outcome of that study. Minor modifications have been made to reflect changed conditions since May 1996. These include the deletion of the "Vested Community" category from the Lee Plan's Future Land Use Map and certain changes to the proposed overlay zones as described below. Also, the 2020 transportation amendments have already been placed into the MPO plan and are reflected on the revised future transportation map series in the new Transportation Element.

The LPA reviewed these amendments in May of 1997. The LPA recommended two minor changes to the text portions, both of which have been incorporated into the staff recommendation below. The LPA also recommended four changes to the maps. These changes are described below, with a staff response to each. Attachment A shows the LPA's proposed changes and the final staff recommendation as described below.

LPA map recommendation (a)	"Add to the Lot Assembly overlay the 16 acres in the entire blocks on the north side of Lee Boulevard, from Gunnery Road to the canal east of Douglas Avenue (just east of Trinity Baptist Church)."
Basis for LPA recommendation:	Evidence was submitted that many landowners along the north side of Lee Boulevard supported commercial use on the blocks in question.
Staff response:	Accepted and incorporated into the staff recommendation

LPA map recommendation (b)	"Remove from the Lehigh Commercial overlay 92 acres of land under contract for a residential development just south of 23rd Street SW (on both sides of the future Beth Stacey extension)."
Basis for LPA recommendation:	The current landowner, the Lehigh Corporation, stated they this property was subject to a sales contract for a residential development and they would like the commercial overlay removed.
Staff response:	The Progress Land Company of Minnesota now owns 41 of the 92 acres (having purchased the portion on the west side of the future Beth Stacey extension), and has stated that they have an option to purchase the remainder east of Beth Stacey. They are proposing a residential development around a golf course. Conventional single-family lots would not be permitted within the Lehigh Commercial overlay, although multifamily development would be permitted. Staff recommends that the Lehigh Commercial overlay remain in full on the property east of Beth Stacey, and remain on the property west of Beth Stacey but at a smaller size, with the new boundary following the centerline of a minor collector road in the proposed golf course subdivision (no single-family development is proposed by Progress Land Co. north of this road). This change reduces the original 41 acres of commercial to 31 acres. The combined effect of these changes would be to reduce the full 92 acres of Lehigh Commercial to 82 acres.

LPA map recommendation (c)	"Remove from the Lehigh Commercial overlay 73 acres of land on the west side of Homestead Road across from Veterans Park."
Basis for LPA recommendation:	The current landowner, the Lehigh Corporation, stated they had now linked two pieces of their property along Homestead Road and no longer wished to pursue commercial development on any of it, preferring residential uses for the entire property.
Staff response:	Staff recommends that the Lehigh Commercial overlay remain on this property, 22 acres of which was rezoned to CPD in 1995 at the owners' request.

LPA map recom-	"If recommendations (b) and (c) are approved, the Board of County Commission-

C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

Planning staff recommends that the Lee Plan be amended to approve all amendments requested above, including Future Land Use Map changes as illustrated on Figure 12.1 of the Lehigh Acres Commercial Land Use Study (except as modified by Attachment A to this staff report), and with specific changes to the text of the Lee Plan as follows:

OBJECTIVE 1.7: SPECIAL TREATMENT AREAS. Designate on the Future Land Use Map, as overlays, special treatment areas that contain special restrictions or allowances in addition to all of the requirements of their underlying categories. ***[no change]***

POLICY 1.7.1: The Airport Noise Zones ... ***[no change]***

POLICY 1.7.2: The Development of Regional Impact overlay ... ***[no change]***

POLICY 1.7.3: The Urban Reserve overlay ... ***[no change]***

POLICY 1.7.4: Certain lands are designated as Future Urban Areas because of special needs for the provision of Privately Funded Infrastructure. ... ***[no change]***

POLICY 1.7.5: The Water-Dependent overlay ... ***[no change]***

POLICY 1.7.6: The Year 2010 Overlay ... ***[no change]***

POLICY 1.7.7: The Public Acquisition overlay ... ***[no change]***

POLICY 1.7.8: The Agricultural overlay ... ***[no change]***

OBJECTIVE 1.7a: LEHIGH ACRES COMMERCIAL USES. Designate additional overlay zones on the Future Land Use Map to designate potential commercial land uses in Lehigh Acres. The distinction in Policy 6.1.2(7) between the two major types of commercial uses does not apply in Lehigh Acres.

POLICY 1.7a.1: Commercial uses are permitted on lands in the Lehigh Commercial overlay in accordance with existing or future zoning. Land in the Lehigh Commercial overlay may also be used for schools, parks, and other public facilities; churches and synagogues; and residential uses that provide housing alternatives to the typical ¼ to ½ acre subdivision lots. Creation of new single-family lots smaller than one acre is not permitted due to the oversupply of standard subdivision lots. If cumulative new residential development takes place on more than 1% of this land per year, Lee County shall take steps to provide additional commercial land in Lehigh Acres to offset the loss.

POLICY 1.7a.2: Commercial uses will also be permitted on lots in the Reclaimed Strip overlay facing S.R. 82 once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections

between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately have access to S.R. 82 via Meadow Road, which would serve as a reverse frontage street. Commercial uses would also be permitted on Reclaimed Strip lots facing Gunnery Road if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street. Until such plans are in place, lots in the Reclaimed Strip overlay may be used for any of the residential uses permitted in the C-2 zoning district.

POLICY 1.7a.3: Because of the shortage of suitable undivided tracts in Lehigh Acres (whose boundaries for the purposes of this plan are shown on Map 16), commercial uses may also be appropriate on certain other lands that might otherwise be used for residential lots.

1. Many such lands are designated with the Lot Assembly overlay. These lands are platted for single-family lots and are under multiple ownerships. Commercial uses on individual lots or small assemblies of lots would generally be intrusive to existing or emerging neighborhoods. However, assemblies of entire blocks would provide suitable commercial parcels. Major lot assemblies could qualify for commercial zoning whether assembled by government action, private sector purchases, cooperative arrangements between individual lot-owners, or similar arrangements.
2. Other tracts or combinations of platted lots in Lehigh Acres may also be considered for commercial rezoning (even if they are outside any of the three overlays) through the normal zoning processes or by requesting a new conventional commercial zoning district that may be created to address Lehigh Acres conditions. Lands suitable for such rezoning would include:
   a. Tracts that are assembled from vacant lots at the intersection of future collector or arterial roads in sparsely developed areas where there are very limited or no suitable commercial locations in any of the commercial overlays; or
   b. Tracts that separate existing commercial and residential land uses where some commercial uses may be appropriate if they provide a substantial buffer and reasonably protect the privacy of existing dwellings. Landowners seeking commercial zoning under this subsection should expect a minimal level of commercial uses and/or to provide extra levels of buffering.

   Decisions on the suitability of any proposal shall be made by Lee County on a case-by-case basis in order to implement the intent of these regulations.
3. Commercially zoned land not placed within one of these overlays can be developed in accordance with previous regulations, but may be subject to county-initiated rezonings to restrict or eliminate future commercial uses there.

GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the county. ***[no change]***

OBJECTIVE 6.1: All development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 11 and other provisions of this plan. ***[no change]***

ATTACHMENT L

POLICY 6.1.1: All applications for commercial development shall be reviewed and evaluated as to: ***[no change]***

POLICY 6.1.2: All commercial development shall be consistent with the location criteria in this policy, except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policies 1.7a.1 through 1.7a.3.

1. Minor Commercial ... ***[no change]***

2. Neighborhood Commercial ... ***[no change]***

3. Community Commercial ... ***[no change]***

4. Regional Commercial ... ***[no change]***

5. Commercial development "at the intersection" ... ***[no change]***

6. Any contiguous property under one ownership ... ***[no change]***

7. The location standards specified in Subsections 1-4 shall apply to the following commercial developments: shopping centers; free-standing retail or service establishments; restaurants; convenience food stores; automobile dealerships; post offices; gas stations; car washes; and other commercial development generating large volumes of traffic. These location standards shall not apply to the following: banks and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or professional offices; industrial, warehouse, or wholesale development; clubs, as defined in Chapter 34 of the Land Development Code (commercial clubs excepted); and other similar development. The distinction in this subsection between these two major types of commercial uses does not apply in Lehigh Acres, where commercial uses are permitted in accordance with Policies 1.7a.1 through 1.7a.3.

8. The standards specified in Subsections 1-4 for location and site area ... ***[no change]***

9. The location standards in this policy are not applicable in the Interchange land use category, or in Lehigh Acres where commercial uses are permitted in accordance with Policies 1.7a.1 through 1.7a.3.

10. The Board of County Commissioners may approve applications for minor commercial centers ... ***[no change]***

11. Uses that must comply with Subsections 1-4 may occur at the outside of a T-intersection ... ***[no change]***

12. Map 19 illustrates the existing Lee County intersections that are deemed to be consistent with the standards in subsections 2 and 3. Neighborhood and community

commercial centers must be located at one of the designated intersections, at another intersection determined to be consistent with the definition of "arterial" and "collector" road in Rule 9J-5.003, ~~or~~ in accordance with one of the exceptions under Goal 6, or in Lehigh Acres in accordance with Policies 1.7a.1 through 1.7a.3.

The map shows some intersections with half-circles and others with full circles. Half circles indicate that only the two intersection quadrants shown on the map are deemed to be consistent with the standards. All of the quadrants of intersections designated with full circles are deemed to be consistent with the standards. Proposed neighborhood and community commercial centers that are located at the designated intersections are subject to all of the other Goals, Objectives and Policies of this Plan.

Functional classifications of new or improved streets shall be established in accordance with the definitions of "arterial" and "collector" roads in Rule 9J-5.003. The map shall be revised annually during the county's regular plan amendment cycle.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The data and analysis for these amendments are provided in the Lehigh Acres Commercial Land Use Study (Final Report - May 1996) as amended herein. Planning staff recommends acceptance of the findings contained in that study.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION AND CONCLUSIONS:

The imbalance of land uses in Lehigh Acres will be profound if actions aren't taken to remedy the clearly identified deficiencies. The amendments proposed here are important first steps toward informing the community of the pending imbalance, encouraging landowners to reserve appropriate locations for future commercial centers, and avoiding the creation of additional single-family subdivision lots at those locations.

Only 2% of the land in Lehigh Acres currently has commercial zoning, far less than the typical 5% commercial allocation for an entire community. Even if all of this zoned land were actually available and usable for commercial development, it would provide only enough space for about 38% of the build-out population of Lehigh Acres. An even greater problem, though, is that much of the remaining commercially zoned land suffers from serious flaws. Two of these flaws are:

- Premature platting of excellent commercial sites into single-family lots, which were sold off to individual buyers, many with deed restrictions against commercial uses.
- Provision of commercial land as shallow commercial strips, sold off into individual parcels in the same manner as single-family lots.

The specific plan amendments proposed at this time were developed through a series of priorities established early in the Commercial Land Use Study (following an evaluation of the magnitude of the shortfall of commercial land). These priorities take advantage of the simplest solutions first, such as

modifying regulations, and then progressing to the more complex solutions as far as needed to provide a reasonable balance of commercial land:

— *Priority #1: Modify Unneeded Regulatory Constraints*
Today's Lee Plan standards for commercial growth are the same in Lehigh Acres as throughout Lee County. Given the pre-platted situation in Lehigh Acres, the current standards are needlessly restrictive. Regulations are easier to change than fragmented ownership, unsuitable soils, or an inadequate road network.

— *Priority #2: Give Priority to Parcels Under Unified Ownership*
Any remaining unplatted tracts, or platted tracts whose lots have never been sold off, must be recognized as valuable resources. These tracts can provide a relatively simple means of retrofitting Lehigh Acres for its shortage of commercial land (as well as for future schools, parks, and multifamily housing).

— *Priority #3: Reconfigure Existing Commercial Strips*
Some of the existing commercial strips are of little real value, but others are in prime locations for actual commercial uses. Many have lots that are deep enough for at least some commercial uses. Positive attributes for commercial strips include: near an existing or future major intersection; lot depths of 175 feet or more; and ownership that is not fragmented. At the best locations, the strips can be deepened further to provide shopping center sites.

— *Priority #4: Enable Neighborhood-Scale Commercial Uses*
A small-scale commercial alternative could be officially sanctioned in county regulations to allow limited commercial uses in neighborhoods throughout Lehigh Acres. This could be done through a Lee Plan policy followed by either a special zoning district or a redevelopment overlay district.

— *Priority #5: Fill Remaining Gaps Through Lot Assembly*
After experimenting with the higher priorities above, and after taking into account the usefulness of the off-site options (e.g., Daniels, Commerce Lakes, Colonial intersections with S.R. 82), some gaps may still remain where there are insufficient commercial alternatives. To fill these gaps, the difficult task of lot assembly may be required. Private land assembly should be encouraged, and the very best remaining locations should be considered for governmental assembly. The use of the CRA's powers of eminent domain would be required in most cases, and acquisition costs may be high. Alternative cooperative arrangements should be considered prior to the use of eminent domain, such as voluntary purchases, lot swaps, or development agreements with existing owners or participating developers.

Additional steps will be required to remedy other land-use deficiencies in Lehigh Acres. The first phase of the Commercial Land Use Study was directed primarily at retail and service deficiencies. A second phase of planning is now underway to identify additional land in and near Lehigh Acres that could be made available for employment centers for the future population (which could exceed 300,000 people). Recommendations from that study will be presented later and will include Lee Plan amendments as appropriate.

B. STAFF RECOMMENDATION

Planning staff recommends that the Lee Plan be amended to approve all amendments as detailed above and as shown as staff recommendations on Attachment A.

ATTACHMENT L

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: May 6, 1997

A. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATIONS:**
   (a) Add to the Lot Assembly overlay the 16 acres in the entire blocks on the north side of Lee Boulevard, from Gunnery Road to the canal east of Douglas Avenue (just east of Trinity Baptist Church).

   (b) Remove from the Lehigh Commercial overlay 92 acres of land under contract for a residential development just south of 23rd Street SW (on both sides of Beth Stacey).

   (c) Remove from the Lehigh Commercial overlay 73 acres of land on the west side of Homestead Road across from Veterans Park.

   (d) If recommendations (b.) and (c.) are approved, the Board of County Commissioners should look for centrally located unplatted land to replace the lost commercial acreage.

   (e) Place the three new overlay policies under a new objective.

   (f) Modify policy 1.7.11 to make clear that it could apply to a landowner who had not assembled lots.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:**
   (a) Evidence was submitted that many landowners along the north side of Lee Boulevard supported commercial use on the blocks in question.

   (b) The current landowner, the Lehigh Corporation, stated they this property was subject to a sales contract for a residential development and they would like the commercial overlay removed.

   (c) he current landowner, the Lehigh Corporation, stated they had now linked two pieces of their property along Homestead Road and no longer wished to pursue commercial development on any of it, preferring a residential use for the entire property.

   (d) The LPA wished to retain the amount of commercially designated land by replacing the land lost through recommendations (b.) and (c.).

   (e) Adding a new objective over the three overlay policies would increase clarity.

   (f) Policy 1.7.11 wasn't sufficiently clear that it could be used for parcels that did not require lot assembly.

B. VOTE:

CARRON DAY	ABSENT
RICHARD DURLING	ABSENT
EARL HAMILTON	AYE
RONALD INGE	AYE
BILL SPIKOWSKI	ABSTAINED
GREG STUART	AYE
MATT UHLE	AYE

ATTACHMENT L

PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: November 5, 1997

A. BOARD REVIEW AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

(g) Accepted the LPA and staff recommendation to add to the *Lot Assembly* overlay the 16 acres in the entire blocks on the north side of Lee Boulevard, from Gunnery Road to the canal east of Douglas Avenue (just east of Trinity Baptist Church).

(h) Altered the LPA's recommendation to remove from the *Lehigh Commercial* overlay 92 acres of land under contract for a residential development just south of 23rd Street SW (on both sides of Beth Stacey); in its place, the prohibition on single-family development will be eliminated for this property (see new footnote below to be placed under Policy 1.7a.1).

(i) Altered the LPA's recommendation to remove from the *Lehigh Commercial* overlay 73 acres of land on the west side of Homestead Road across from Veterans Park; in its place, the prohibition on single-family development will be eliminated for this property (see new footnote below to be placed under Policy 1.7a.1).

(j) Took no action on the LPA and staff recommendation concerning finding centrally located unplatted land to replace the lost commercial acreage from LPA recommendations (b) and (c).

(k) Accepted the LPA and staff recommendation to place the three new overlay policies under a new objective (with language as shown in the staff report).

(l) Accepted the LPA and staff recommendation to modify policy 1.7.11 to make clear that it could apply to a landowner who had not assembled lots (with language as shown in the staff report).

(m) Took no action on a request by Barry Gionfriddo to allow commercial development on eight more lots in the southeast quadrant of Lee Boulevard and Gunnery Road; this matter and other adjustments will be considered at the final adoption hearing.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

(a) Evidence was submitted that many landowners along the north side of Lee Boulevard supported commercial use on the blocks in question.

(b) The Lehigh Corporation stated they have sold part of this property for a golf-course residential development but they still hold the mortgage; they requested the removal of the commercial overlay. The new owner, Progress Land Company, also requested the removal of the commercial overlay. The Board chose an alternate method of allowing single-family

development that keeps this land in the *Lehigh Commercial* overlay (see new footnote below to be placed under Policy 1.7a.1).

(c) The current landowner, the Lehigh Corporation, stated they had now linked two pieces of their property along Homestead Road and no longer wished to pursue commercial development on any of it, preferring a residential use for the entire property; they requested the removal of the commercial overlay. The Board chose an alternate method of allowing single-family development that keeps this land in the *Lehigh Commercial* overlay (see new footnote below to be placed under Policy 1.7a.1).

(d) The Board made no findings in response to this request.

(e) The Board concurred that adding a new objective over the three overlay policies would increase clarity.

(f) The Board concurred that Policy 1.7.11 hadn't been sufficiently clear that it could be used for parcels that did not require lot assembly.

(g) The Board will make a decision on the request by Barry Gionfriddo at the final adoption hearing.

B. BOARD REVISIONS TO POLICY 1.7a.1:

POLICY 1.7a.1: Commercial uses are permitted on lands in the *Lehigh Commercial* overlay in accordance with existing or future zoning. Land in the *Lehigh Commercial* overlay may also be used for schools, parks, and other public facilities; churches and synagogues; and residential uses that provide housing alternatives to the typical ¼ to ½ acre subdivision lots. Creation of new single-family lots smaller than one acre is not permitted due to the oversupply of standard subdivision lots.[1] If cumulative new residential development takes place on more than 1% of this land per year, Lee County shall take steps to provide additional commercial land in Lehigh Acres to offset the loss.

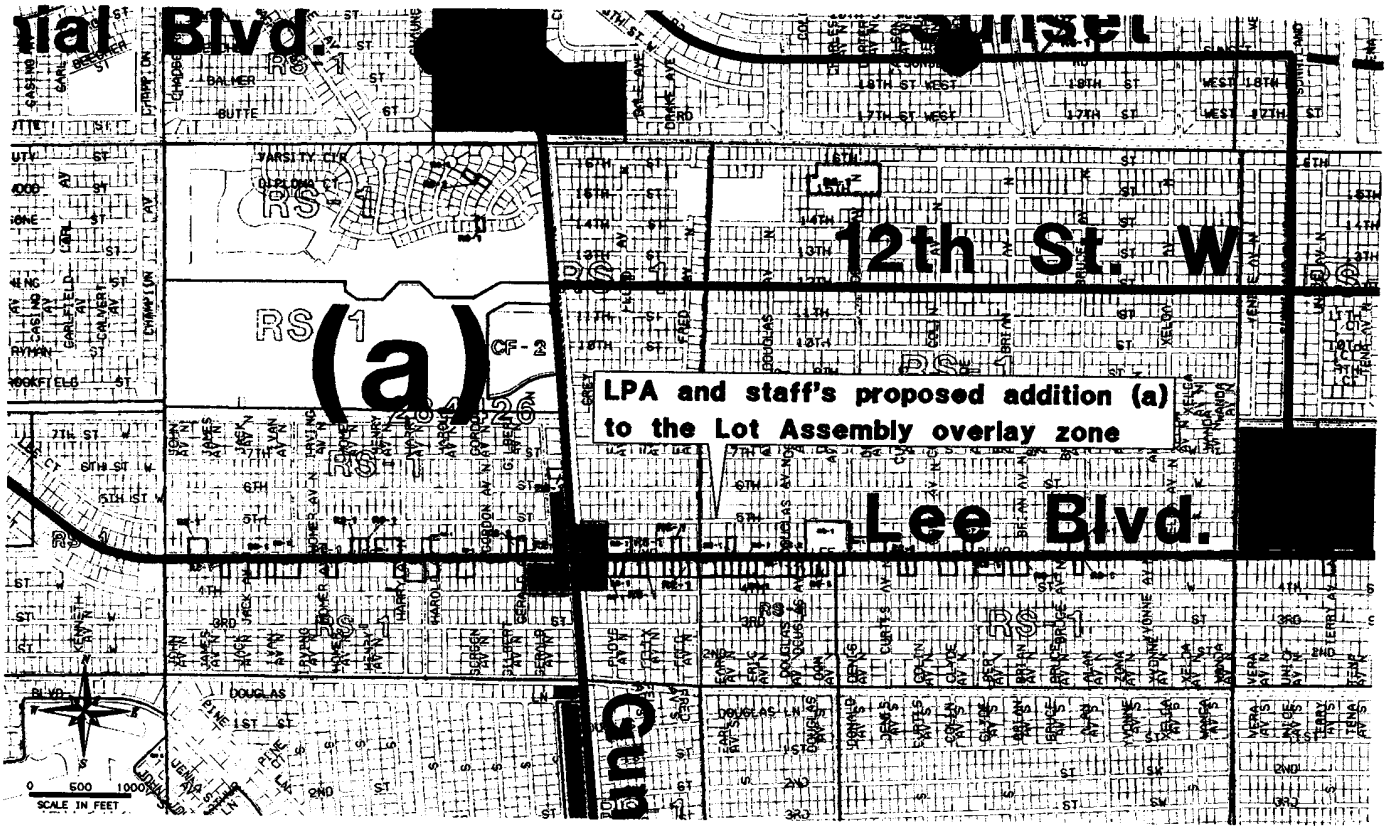
---

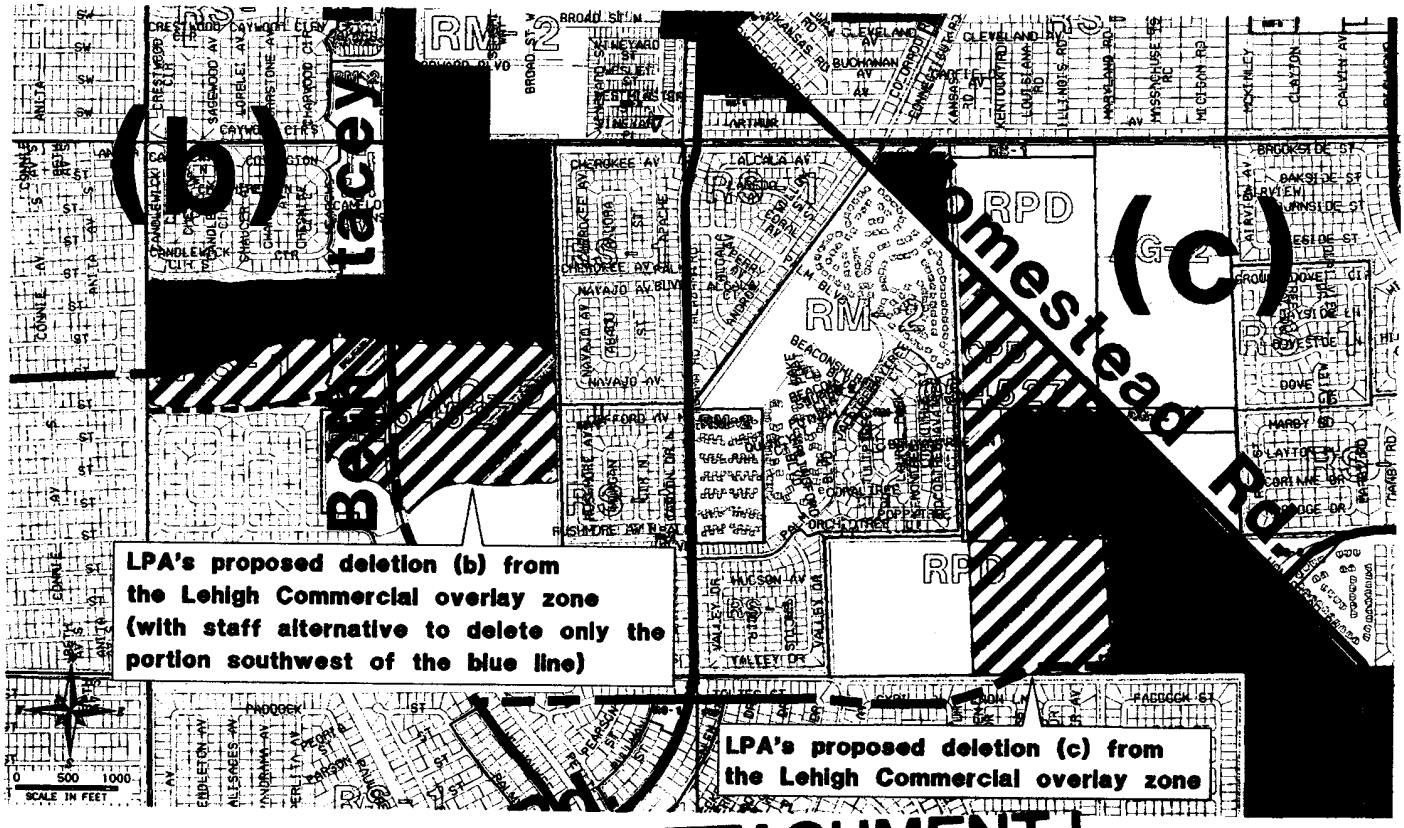
[1]**The prohibition on single-family development does not apply in the following portions of the Lehigh Commercial overlay: (1) that portion of Section 6, Township 45S, Range 27E lying south of 23rd Street Southwest and its easterly extension beyond Beth Stacey Boulevard, containing about 92 acres; and (2) those portions of Section 5, Township 45S, Range 27E described as follows: (a) that part of the southwest quarter of the northeast quarter lying southwest of Homestead Road, containing 22.12 acres, and (b) the west 364 feet of the north half of the southeast quarter, containing 11.00 acres, and (c) the southwest quarter of the southeast quarter less the south 175 feet of the east 125 feet, containing 39.50 acres.**

ATTACHMENT L

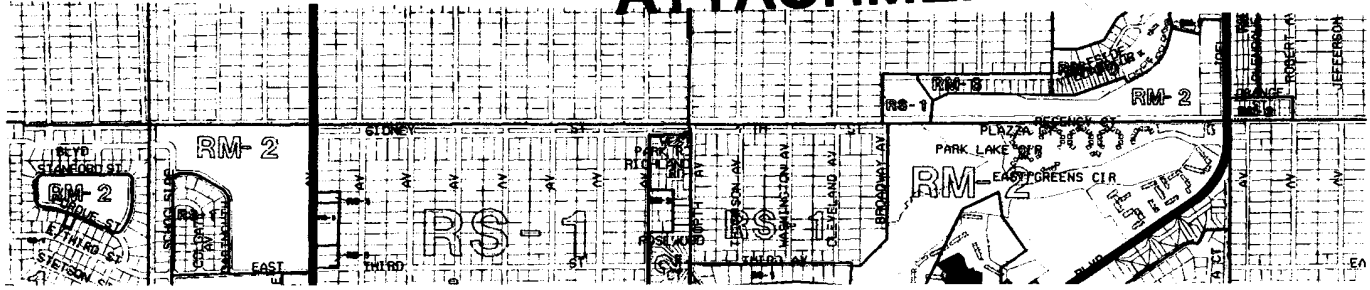
C. BOARD VOTE:

JOHN ALBION	**AYE**
ANDREW COY	**AYE**
RAY JUDAH	**NAY**
JOHN MANNING	**AYE**
DOUG ST. CERNY	**AYE**





ATTACHMENT L



ATTACHMENT M

DCI2003-00009

CALOOSA LAKES RPD

PROPERTY DEVELOPMENT REGULATIONS										
LAND USE	Min. Lot Area SF	Min. Lot Width (ft)	Min. Lot Depth (ft)	Max. Lot Coverage	Setbacks (ft) [6]				Max. Height (ft)	Stories
					Street	Side	Rear	Water		
RESIDENTIAL - Two-family & Multiple Family Plan										
Two-Family Attached	6500 3,250/unit	65	115	45%	20	5/0[3]/5[1]	15/5[1]	20/5[1]	35	2
Multiple-family (3 or more units)	10,000 3,000/unit	100	100	45%	20	10[4]/5[1]	20/5[1]	20/5[1]	40	3
RESIDENTIAL – Alternative Zero Lot Line & Single Family Plan										
Single-Family	6,500	52[5]	125	45%	20	5/5[1]	15/5[1]	20/5[1]	35	2
Zero Lot Line	6,500	52	125	45%	20	0/10[2]/5[1]	15/5[1]	20/5[1]	35	2
RECREATIONAL FACILITIES										
Recreational Facilities, Private On-site & Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of LDC Sections 34-1176 & 34-2474(b)(6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for any common area amenity structures in association with the zero-lot line and single-family master concept plan. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.									

Footnotes:

(1) Accessory structures
(2) Side opposite zero lot line
(3) Interior side only
(4) Exterior side only, with minimum building separation of 20 feet.
(5) Irregular lots, inclusive of eyebrow lots, and cul-de-sac lots, shall in all cases be designed to contain the minimum required width as measured between the mid-point of the foremost points of the side lot lines in front (where they intersect with the street line), and the rearmost points of the side lot line in the rear, except that the minimum street frontage shall not be less than 20 feet as measured along the cord of an eyebrow, or cul-de-sac lot. The chord represents a straight line joining the foremost points of the lot where it intersects with the street line.
(6) All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the Master Concept Plan.

July 7, 2003

ATTACHMENT N

Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

Mr. Anthony Palermo
Lee County DCD
P.O. Box 398
Fort Myers, Florida, 33902-0398

RECEIVED
JUL 07 2003
ZONING COUNTER

RE: Caloosa Lakes, DCI/2003-00009

DCI 2003-00009

Dear Mr. Palermo:

We are submitting the revisions that resulted from our meeting of 06/20/03. We did submit for your preliminary review the schedule of development regulations structured in the format you requested and asked that you comment on them. We assume that you were satisfied that we had met your expectations, as we did not hear from you.

We are now taking this opportunity to formally submit our revisions including the Master Plan revised as you and reviewing staff had requested. We believe we have responded to all of the issues that were raised at our meeting of July 20. We understood the issues to include the following concerns:

1. Regarding the matter of proximity of amenity structures to lakes, we have revised the deviation to clearly show the application to non-roofed structures on lakes nearest the entryway roadway system. Again, we would remind you that this deviation and the application we propose has been approved many times by Lee County.

2. With respect to the proximity of lakes to external boundaries, we have revised the deviation to allow a 25-foot separation requirement, and have indicated those boundaries to which this applies. We think our revisions are consistent with our discussion, wherein, the above two issues were combined as one and we have now dealt with them separately as you had requested.

3. We have revised the footnote to the schedule of regulations to allow a 5 foot yard for accessory structures adjacent water bodies only and have eliminated the tolerance of a reduced setback to preserve area. This setback tolerance is consistent with that approved for other similar projects and is indeed the same as the sample reformatted schedule of development regulations provided by your office.

4. We have eliminated the requirement for an easement in conjunction with development of Z lots and the illustration for patio and villa homes.

5. We have revised the deviation for second access consistent with staff direction and this is further illustrated on the revised Master Plan.

6. Enclosed with this revision material, we have included a condition of approval that provides us with the ability to develop the multi-family property with single family in the

12730 New Brittany Boulevard, Suite 600, Fort Myers, Florida 33907 T 239.437.4601 F 239.437.4636 W vanday.com
Fort Myers - Naples

event of a small-scale amendment to the Lehigh Commercial Overlay district. Again, this is consistent with the direction we received from staff. The language drafted by Neale Montgomery is as follows:

Discussion: A portion of the residential planned development is located within an area designated in the Lee Plan as the Lehigh Commercial Overlay. Policy 1.8.1, of the Lee Plan provides that properties within the Overlay may be used for residential uses that provide housing alternatives to the typical 1/4 and 1/2 acre subdivision lots. New single-family lots smaller than an acre cannot be created due to the oversupply of standard subdivision lots. The standard subdivision lots in Lehigh are not part of a community, and no amenities are provided. The lands in question are part of an area which will be developed as a community under unified control. The applicant has suggested that they would like to seek a small scale plan amendment to remove the property from the Lehigh Commercial Overlay to permit the development of single-family product on the property.

Condition: Should the Developer obtain the approval of a plan amendment which removes the property from the Lehigh Commercial Overlay, or which permits single-family development within planned developments within the Lehigh Commercial Overlay, then the Developer may construct single-family uses on that portion of the planned development currently located within the Lehigh Commercial Overlay without the need to amend the Master Concept Plan through a public hearing. The applicant may be required to submit an application for an administrative amendment to the master concept plan, and the determination shall be made by the staff at the time of submittal, in accordance with the Land Development Code provisions for administrative amendments.

7. We have revised the deviation allowing us to have a sales center in addition to model homes for a defined period of time or development threshold whichever first occurs.

Attached with this letter of transmittal is a copy of the amended Master Plan, deviations, and schedule of development regulations and footnotes thereto. We are hopeful that this is consistent with direction you gave us at our meeting and allows you now to precede to prepare your final report for deliberation by the Hearing Examiner at our scheduled public meeting.

Sincerely,
Vanasse & Daylor, LLP

Ronald Nino, AICP
Senior Planner

cc. Neale Montgomery
Ken Saundry

I:\Projects\805\80586\July 7 transmittal letter.doc

DCI 2003-00009

RECEIVED
JUL 07 2003
ZONING COUNTER

ATTACHMENT N

INSTRUCTIONS

(Section C.1.c., Lee County Administrative Code AC 2-8)

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. Sign for case **# DCI2003-00009 must be posted by July 15, 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 HEARING DATE TO LEE COUNTY DEVELOPMENT SERVICES DIVISION, 1500 Monroe Street, Fort 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 Ronald Nino 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:

Ronald Nino
SIGNATURE OF APPLICANT OR AGENT

Ronald Nino
NAME (TYPED OR PRINTED)

12730 New Brittany Blvd Ste 600
ST. OR PO BOX

Ft. Myers, FL 33907
CITY, STATE & ZIP

#DCI2003-00009/Caloosa Lakes 7/30/03 JLP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 15th day of July, 2003, by Ronald Nino (personally known to me) or who produced _____ as identification and who did/did not take an oath.

CAROL L. WIREBAUGH
Notary Public - State of Florida
My Commission Expires May 17, 2005
Commission # DD026755

Carol L. Wirebaugh
Signature of Notary Public

Carol L. Wirebaugh
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)

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DLL
ZONING COUNTER

APPLICATION FOR PUBLIC HEARING FOR PLANNED DEVELOPMENT UNINCORPORATED AREAS ONLY

Applicant's Name: Caloosa Lakes, LLC

Project Name: Caloosa Lakes

STRAP Number(s): 05-45-27-00-00001.0000; 05-45-27-00-00005.0030; 05-45-27-00-00005.0010; 05-45-27-00-00005.0040

****

STAFF USE ONLY

Commissioner District: _____ *Case Number:* DCI 2003-00009

Planning Community Lehigh Acres *Date of Application:* 2-18-03

Current Zoning: AG-2/RPD *Date found sufficient:* _____

Land Use Classification(s): Central Urban *Date HEX Public Hearing:* _____

Lee Plan Density Range: _____ *Fee:* $9200.00 (+ acreage)

Planner in charge: _____

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ZONING COUNTER

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)

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ZONING COUNTER

APPLICATION FOR PUBLIC HEARING FOR PLANNED DEVELOPMENT UNINCORPORATED AREAS ONLY

Applicant's Name: Kenneth P. Saundry, Trustee

Project Name: Caloosa Lakes

STRAP Number(s): 05-45-27-00-00001.0000; 05-45-27-00-00005.0030; 05-45-27-00-00005.0010; 05-45-27-00-00005.0040

****

STAFF USE ONLY

Commissioner District:		*Case Number:*	DCI2003-00009
Planning Community	Lehigh Acres	*Date of Application:*	2-18-03
Current Zoning:	AG-2 / RPD	*Date found sufficient:*	
Land Use Classification(s):	Central Urban	*Date HEX Public Hearing:*	
Lee Plan Density Range:		*Fee:*	9200.00 (1-acreage)
		Planner in charge:	

TYPE OF APPLICATION

____	*DRI*	X	*DCI - Major*	____	*DCI - Minor*
____	*PD - Existing Development*		*PD - Amendment*		

DCI 2003-00009

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (941) 479-8585

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PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. **Application Initiated By:**

A.1. 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. **x** 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:** **Kenneth P. Saundry, Trustee**

Mailing Address: Street **8310 Big Acorn Cir #1001**

City: **Naples** State: **FL** Zip: **34119**

Phone Area Code: **(239)** Number: **348-3062** Ext:

Fax Area Code: **(239)** Number **348-8149**

E-mail:

C. **Property Ownership**

C.1. Name of property owner(s) **See attached list**

Mailing Address: Street:

City: State: **FL** Zip:

Phone Area Code: **(239)** Number: Ext:

Fax Area Code: **(239)** Number

E-mail:

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DCI 2003-00009

C.2. **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):** **Landmark @1980,Nivens@ 1900&1983**

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. **x** 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 disclosure 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 property 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

FORT MYERS, FLORIDA 33902
PHONE (941) 479-8585

PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. **Application Initiated By:**

A.1. 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. **x** 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:** **Caloosa Lakes, LLC**

Mailing Address: Street **8310 Big Acorn Cir #1001**

City: **Naples** State: **FL** Zip: **34119**

Phone Area Code: **(239)** Number: **348-3062** Ext:

Fax Area Code: **(239)** Number **348-8149**

E-mail:

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C. **Property Ownership**

C.1. Name of property owner(s) **Caloosa Lakes, LLC**

Mailing Address: Street: **8310 Big Acorn Cir #1001**

City: **Naples** State: **FL** Zip: **34119**

Phone Area Code: **(239)** Number: **348-3062** Ext:

Fax Area Code: **(239)** Number **348-8149**

E-mail:

C.2. **N/A** **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):** **3/13/03**

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 disclosure 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 property may affect this request. A copy

attached as **Exhibit -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: **VanasseDaylor**

Address: **12730 New Brittany Blvd., Suite 600**

Contact Person: **Ronald F. Nino, AICP**

Phone Number: **(239) 437-4601** Fax Number: **(239) 437-4636**

E-mail: **rnino@vanday.com**

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: **Pavese Haverfield Dalton Harrison & Jenson LLP**

Address: **1833 Hendry Street, Fort Myers, FL; 33901**

Contact Person: **Neale Montgomery**

Phone Number: **(239) 336-6235** Fax Number: **(239) 334-3539**

E-mail: **NealeMontgomery@Paveselaw.co**

F.2.b. Company Name:

Address:

Contact Person:

Phone Number: Fax Number:

E-mail:

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F.2.c. Company Name:

Address:

Contact Person:

Phone Number: Fax Number:

E-mail:

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F.2.d. Company Name:

Address:

Contact Person:

Phone Number: Fax Number:

E-mail:

PART II
GENERAL INFORMATION

A. **Action Requested**

Rezoning from: **AG-2 & RPD** TO: **RPD**

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. **N/A** 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:** **N/A**

Plat Book: _____ Page _____ Unit _____ Block _____ Lot(s) _____

Section: _____ Township _____ Range _____

B.5. **STRAP Number** **05-45-27-00-00001.0000;**
05-45-27-00-00005.0030;
05-45-27-00-00005.0010;
05-45-27-00-00005.0040

C. **Property Location:** **Homestead Road South**

C.1. **Project Street Address:** **Opposite Entry to Veterans Park** 2003 00009

C.2. **General Location Of Property:** **The north end of the property lies opposite the entry road to Veterans Park and extends south to and inclusive of existing RPD Resolution Z-89-113 (See Location Map Exhibit II-D-2).**

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D. **Notice Information**

D.1. **x** Planning Community(ies) in which located: **Lehigh Acres**

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: **Central Urban (CU)**

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. ____ 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**

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**
	N/A

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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.]*

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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. x 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. **N/A** 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 will be 18 inches above crown of established road grade and or will be determined at the time of application to SFWMD**

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. **N/A** 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.

E. **Property Dimensions** *[34-202(a)(8)]*

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E.1	Width (average if irregular parcel)	**1,325 ±**	Feet	
E.2	Depth (average if irregular parcel):	**1,952 ±**	Feet	
E.3	Frontage on road or street:	**600 ±**	Feet	Street Name: **Homestead Road South**
E.4.	Total land area:	**109 _+**	Acres or Square Feet	

F. **Land Area Calculations *(Based on total property)***

F.1 Undevelopable Areas:

a.	Existing natural and manmade waterbodies.	**N/A**
b.	Freshwater wetland areas:	**N/A**
c.	Other wetland areas:	**N/A**
d.	Submerged land subject to tidal influence	**N/A**
e.	Total (a + b + c + d):	**0**

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F.2 Remaining developable land (E.4 less F.1.e): **109 _+**

G. **Present Use of Property**

G.1. 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. Briefly describe current use of the property: **The property is vacant.**

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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. **N/A** 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. **N/A** 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. **N/A** 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. **N/A** 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**

F.1. **X** 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. Preliminary calculations for cuts and fills have been made and

F.3. **X** 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. **N/A** 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]*

X Special property development regulations are proposed for this development and are setforth 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.

N/A The property development regulations for the **RPD** 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.

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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. **N/A** 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. **N/A** 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 **N/A** 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)]*

J. **Master list of deviations. [34-373(a)(6)j]**

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. **N/A** No deviations are requested.

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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. **N/A** The director has waived the requirement for this minor planned development. The signed waiver is attached hereto as **Exhibit II-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 **N/A** 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 **N/A** 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 **N/A** 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 **N/A** 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 **N/A** This project is subject to the airport hazard regulations. Attached is **Exhibit IV-M-5.** *[34-1001]*

PART VI - SUBMITTAL REQUIREMENTS – CALOOSA LAKES

COPIES REQUIRED including 1 original					Exhibit #	Item
SUB	NR	DRI	DCI	MINOR		
X	✓	12	11	11		Completed application [34-201(b) & 34-373(a)(1)]
X		3	3	3	I-A-1	Covenant Of Unified Control [34-202(b)(1)b & 34-373(a)(3)] W/draft
X	✓	3	3	3	I-A-2, I-A-3	Authorization Form [34-201(a)(1)] & [34-202(b)(1)c]
X	✓	2	2	2	I-C-2	Subject property owners list [34-202(a)(5)]
X	✓	3	3	3	I-D-1, I-D-2	Disclosure Form [34-201(b)(1)a] W/ draft
N/A	N/A	3	3	3	I-E-1	Deed Restrictions [34-202(b)(2)]
N/A	N/A	3	3	3	I-E-2	Deed Restrictions Narrative [34-202(b)(2)]
X	✓	3	3	3	II-B-1-A	Legal Description [34-202(a)(1)]
X	✓	1	1	1	II-B-1-B	Electronic version of legal description
X	✓	3	3	3	II-B-2	Certified sketch of description [34-202(a)(2)]
N/A	N/A	3	3	3	II-B-3	Plat Book Page [34-202(a)(1)]
X	✓	2	2	2	II-D-2	Area Location Map on 8 ½ by 11 paper [34-202(a)(4)]
X	✓	2	2	2	II-D-3	Surrounding Property Owners List [34-202(a)(6)]
X	✓	2	2	2	II-D-4	Surrounding parcels Map [34-202(a)(7)]
X	✓	2	2	2	II-D-5	Mailing labels (sets)
X	✓	12	11	11	II-E-2	Compliance with Lee Plan. [34-373(a)(5) & 34-491]
N/A	N/A	12	11	11	II-E-3	Lee Plan Amendment [34-373(a)(5) & 34-491]
X	✓	3	3	3	II-E-4	Compliance with design standards of 34-411. [34-373(a)(5)]
X	✓	3	3	3	II-E-5	Compliance with decision-making guidelines. [34-373(a)(5)]
N/A	N/A	3	3	3	II-F-1	Waivers
X	✓	12	11	11	III-A-1	Existing easements and r-o-w map. [34-373(a)(4)a.]
X	✓	12	11	11	III-A-2	Exist. zoning & current land use map/photo [34-373(a)(4)b]
X	✓	3	3	3	III-A-3	Aerial photograph [34-373(a)(4)c]
X	✓	3	3	3	III-B-1	Map of Historical & Archaeological sites [34-373(a)(4)f]
N/A	✓	3	3	3	III-B-2	Possible impacts on Hist. & Arch. sites [34-373(a)(4)f]
X		12	11	4	III-C-3	Environmental Assessment Report
X	✓	12	11	4	III-C-5	Soils [34-373(a)(4)d.i]
X	✓	12	11	4	III-C-6	Vegetation\ground cover [34-373(a)(4)d]
X	✓	12	11	4	III-C-7	Topography. [34-373(a)(4)d.iv]
X	✓	4	4	-	III-C-8	Protected Species Survey (if applicable) [34-373(b)(2)]
X	✓	12	11	4	III-D-1	Public transit routes map (if applicable) [34-373(a)(4)e.]
X	✓	12	11	11	IV-A-1	Master Concept Plan 24 X 36 inches [34-373(a)(6)a.]
X	✓	3	3	3	IV-A-2	Master Concept Plan 11 X 17 inches [34-373(a)(6)a.]
X	✓	4	4	-	IV-E-2	Surface Water Management Plan [34-373(b)(1)]
X		4	4	4	IV-F-5	Excavation calculations [34-373(a)(6)i]
X	✓	12	11	11	IV-I-1	Master List of uses for entire development [34-373(a)(8)]
X	✓	12	11	11	IV-J-1	List of deviations & justification [34-373(a)(9)]
X	✓	12	11	11	IV-J-3	Drawings demonstrating deviations [34-373(a)(6)j]
X	✓	4	4	4*	IV-K-1	Traffic Imp. Statement [34-373(a)(7)]
N/A	N/A	12	11	11	IV-L-1	Program for phased development [34-373(b)(3)]
N/A		12	11	11	IV-M	Facilities for the development
N/A	N/A	4	4	4	IV-M-1	Haz. Mat Emer Plan [34-202(b)(4)]
N/A		4	4	4	IV-M-2	Mobile Home Park Information [34-203(d)]
N/A		4	4	4	IV-M-3	Bonus Density units 34-202(b)(5)
X	✓	4	4	4	IV-M-4	Sanitary Sewer Facilities
N/A	N/A	4	4	4	IV-M-5	Airport Hazard

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Property Owner's List

Florida Landmark Communities
226 E. Joel Boulevard
Lehigh Acres, FL 33972
TEL: 239-541-7117
FAX: 239-541-7107

Diocese of Venice in Florida
Bishop John Nivens
PO Box 2006
Venice, FL 34284
TEL: 941-484-9543
FAX: 941-485-6344

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EXHIBIT 1-C-2

PART V - AFFIDAVIT

I, Ron Nino 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 — 02-18-03 Date

Ron Nino
Typed or printed name and title

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 18th day of February 2003, by Ron Nino who is personally known to me or who has produced _____ as identification.

(SEAL)

CAROL L. WIREBAUGH
Notary Public - State of Florida
My Commission Expires May 17, 2005
Commission # DD036756

Carol L. Wirebaugh
Signature of notary public

Carol L. Wirebaugh
Printed name of notary public

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EXHIBIT III-C-3
ENVIRONMENTAL ISSUES

A. **Topography: Describe the range of surface elevations of the property:**

Based on the topographic exhibit (**III-C-7** in this application) obtained from Lee County Property Appraisers, elevations on the site range approximately from 25.4 ft to 29.9 ft. The average elevation is approximately 27.9 ft. These elevations are based on NGVD (1929).

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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.

No state or federal jurisdictional wetlands are located on the subject property. No flow-ways, creek beds, or sand dunes exist on the subject property. The gopher tortoise (*Gopherus polyphemus)* is the only Lee County listed species identified on the project site. The burrows of this species were found in the Live Oak (FLUCCS 427) and Pine Flatwoods (FLUCCS 411E1) habitats of the site. Lee County considers the Live Oak habitat to be an environmentally sensitive area. The 2.0 acres of Live Oak habitat is proposed to be preserved in its entirety as an environmentally sensitive area and as part of the gopher tortoise preserve area. In addition, approximately 0.7 acres of Pine Flatwoods area is proposed to be preserved as gopher tortoise preserve area. Gopher tortoises found within the impact areas will be relocated to the upland preserve area of the site.

Continued

C. **Preservation/Conservation of Natural Features**: Describe how the lands listed in B. above will be protected by the completed project:

The proposed plan designates all of the higher quality Live Oak habitat as part of the preserve, with some pine Flat-woods habitat preserved as well. Approximately 2.7 acres of upland will be enhanced and preserved by this project. The 2.0 acres of Live Oak habitat is proposed to be preserved in its entirety as an environmentally sensitive area and as part of the gopher tortoise preserve area. In addition, approximately 0.7 acres of Pine Flatwoods area is proposed to be preserved as gopher tortoise preserve area. Gopher tortoises found within the impact areas will be relocated to the upland preserve area of the site. Please see Exhibit III-C-8 Protected Species Survey for a detailed discussion of proposed gopher tortoise management plans.

The preserve uplands will be enhanced by removal of exotic vegetation (i.e., Brazilian pepper) and will be maintained free of exotic vegetation in perpetuity.

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4. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not applicable

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MASTER LIST OF USES FOR ENTIRE DEVELOPMENT

		Type	Habitable stories	Height	Total Number of Units
A.	**Residential Uses**				
A..1.		Single Family	**2**	**35**	**Up to 350**
A. 2.		Zero lot line	**2**	**35**	
A..3.		Mobile Homes			
A..4.		Recreational Vehicles			
A..5.		Duplex/Two Family	**2**	**35**	**Within the SF allocation**
A..6.		Townhouses			
A .7.		Multiple Family	1 - 3 stories	**40**	**Up to 100**
A .8.		Multiple Family	4 - 6 stories		
A. 9.		Multiple Family	7 or more		
A .10		**TOTAL UNITS**			**Up to 450**

		Type	**Habitable Stories**	**Height**	**Total Number of Beds**
B.	**Assisted Living Facilities**				
B.1.		Dependent Living Units	**N/A**		
B.2.		Independent Living Units			
B.3.		**TOTAL UNITS**			

		Room Size	**Habitable Stories**	**Height**	**Number of Rental Units**
C.	**Hotels/Motels**				
C.1.		< 425 sq. ft.	**N/A**		
C.2.		426-725 sq. ft.			
C.3.		725 < sq. ft.			
C.4.		**TOTAL UNITS**			

			Habitable Stories	**Height**	**Total Floor area**
D.	**Commercial**				
D.1.		Medical	**N/A**		Sq. Ft.
D.2.		General Office			Sq. Ft.
D.3.		Retail			Sq. Ft.
D.4.		Other			Sq. Ft.
D.5.		**TOTAL FLOOR AREA**			Sq. Ft.

			Habitable Stories	**Height**	**Total Floor area**
E.	**Industrial**				
E.1.		Under Roof	**N/A**		
E.2.		Not under Roof	**N/A**		
E.3.		**TOTAL FLOOR AREA**			

				Depth	
F.	**Mining**				
F.1.		Area to be excavated	**N/A**		Acres

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EXHIBIT IV-M
FACILITIES FOR THE DEVELOPMENT
(Instructions on back side of page)

1. Fire District: **Lehigh Acres**

2. Estimated daily consumption of potable water:

2.a.	**450**	Residential units:	**112,500**	gpd	Refer to the attached "Utility Demands" documentation
2.b.	**N/A**	Mobile Home units:		gpd	
2.c.	**N/A**	Rec. Vehicle units:		gpd	
2.d.	**N/A**	Commercial:		gpd	
2.e.	**N/A**	Industrial:		gpd	

3. Source of Potable Water: **Florida Water Service Corp**

3.a. **N/A** Agreement with the utility company is attached as **Exhibit IV-M-3.**

4. Source of Non-Potable Water **N/A**

5. Estimated daily production of wastewater:

5.a.	**450**	Residential units:	**90,000**	gpd	Refer to the attached "Utility Demands" documentation
5.b.	**N/A**	Mobile Home units:		gpd	
5.c.	**N/A**	Rec. Vehicle units:		gpd	
5.d.	**N/A**	Commercial:		gpd	
5.e.	**N/A**	Industrial:		gpd	

6. Special effluent is anticipated.

7. Source of Potable Water **Florida Water Service Corp.**

7.a. **N/A** Agreement with the utility company is attached as **Exhibit IV-M-7.**

7.b. **N/A** A private on-site disposal facility will be used. See **Exhibit IV-M-4.**

7.c. **N/A** Individual sewage disposal systems will be used.

7.d.. **N/A** Spray irrigation will be used. See **Exhibit IV-M-4.**

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EXHIBIT IV-M-4

SANITARY SEWER FACILITIES

A. **Special Effluent**: If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

No special effluent is anticipated, domestic wastewater only

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

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3. **Expected life of the facility:**

N/A

4. **Who will operate and maintain the internal collection and treatment facilities:**

N/A

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5. **Receiving bodies or other means of effluent disposal:**

N/A

C. **Spray Irrigation:** If spray irrigation will be used, specify:

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

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4. **Back-up system capacity:**

N/A

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EXHIBIT II B 1 A

LEGAL DESCRIPTION

(PARCEL 1)

THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼); AND THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) LESS AND EXCEPT THE EAST 125 FEET OF THE SOUTH 175 FEET THEREOF, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY.

AND

(PARCEL 2)

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A PARCEL OF LAND BEING THE WEST 364 FEET OF THE NORTH ONE-HALF (N ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 5, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF BONEFISH DRAINAGE CANAL AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AT PLAT BOOK 33, PAGES 59 THROUGH 62, RUN NORTH 89° 08' 18" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE ¼) FOR 364.00 FEET; THENCE RUN SOUTH 02° 13' 08" EAST FOR 1316.34 FEET TO THE NORTH LINE OF THE SOUTH HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) (QUARTER-QUARTER SECTION LINE) OF SAID SECTION 5; THENCE RUN SOUTH 89° 08' 34" WEST ALONG SAID QUARTER-QUARTER LINE FOR 364.00 FEET TO THE NORTH - SOUTH QUARTER SECTION LINE: THENCE RUN NORTH 02° 13' 08" WEST ALONG SAID QUARTER LINE FOR 1316.31 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE NORTH - SOUTH QUARTER SECTION LINE AS SHOWN ON THE RECORDED PLAT OF LAURELWOOD SUBDIVISION IN PLAT BOOK 33, PAGES 59 THROUGH 62, AS BEARING NORTH 02° 13' 08" WEST.

AND

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(PARCEL 3)

THE NORTH 380 FEET OF THE NORTH HALF OF THE SOUTHEAST ONE QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE

COUNTY, FLORIDA THAT LIES SOUTHWESTERLY OF HOMESTEAD ROAD RIGHT OF WAY, LESS THE WESTERLY 364 FEET.

AND

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD LABELED "R.K. BURNS" MARKING THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE NORTH 89 DEGREES 07 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 364.10 FEET ALONG THE NORTH LINE OF SAID SECTION: THENCE ALONG A LINE WHICH LIES 364.00 FEET EAST OF AS MEASURED PERPENDICULAR TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, SOUTH 02 DEGREES 14 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 380.11 FEET TO THE POINT OF BEGINNING: THENCE ALONG A LINE WHICH LIES 380 FEET SOUTH OF AS MEASURED PERPENDICULAR TO THE NORTH LINE OF THE SOUTHEASTONE-QUARTER OF SAID SECTION NORTH 89 DEGREES 07 MINUTES 06 SECONDS EAST FOR 901.54 FEET. THENCE SOUTH 00 DEGREES 52 MINUTES 54 SECONDS EAST FOR 400.00 FEET: THENCE SOUTH 89 DEGREES 07 MINUTES 06 SECONDS WEST ALONG A LINE WHICH IS 780 FEET SOUTH OF AS MEASURED PERPENDICULAR TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, FOR 892.07 FEET; THENCE NORTH 02 DEGREES 14 MINUTES 20 SECONDS WEST ALONG A LINE WHICH LIES 364 FEET EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, FOR 400.11 FEET TO THE POINT OF BEGINNING.

AND

THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) LYING SOUTHWESTERLY OF HOMESTEAD ROAD, SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA.

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Exhibit II-E-2, II-4 and II-E-5

Caloosa Lakes

A Residential Community

Lee Plan & Design Guidelines Compliance

December 20, 2002

The subject property is located in Section 5, Township 45, Range 27, Lee County, Florida, and has a Future Land Use designation of Central Urban (CU). The Central Urban designation allows a mixed-use residential project with densities ranging between 4 and 10 dwelling units per acre.

The proposed project is a residential community of approximately 450 dwelling units of which approximately 350 dwelling units will be single family attached housing structures and approximately 100 multiple family unit structures. The density will be approximately 4.13 dwelling units per acre. This density is consistent with the densities allowed by the Central Urban Future Land Use category.

The development proposal specifically addresses the following Lee County Comprehensive Plan requirements:

- *Policy 1.1.3: Central Urban*
  The Central Urban areas can best be characterized as the "Urban Core" of the County. These consist mainly of portions of the City of Fort Myers, the southerly portion of the City of Cape Coral, and other close-in areas near these cities; and also the central portions of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service—water, sewer, roads schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area. This category has a standard density ranging from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre).

- *Objective 2.1: Development Location*
  This proposed development has approved development on all sides and existing residential uses directly contiguous to both the west and south of the property.

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Residential subdivisions extend east of Homestead Road South, while further north, the subject area and contiguous land is further characterized by residential subdivisions. The subject parcel consists of approximately 109 acres of land. It is juxtaposed in such a manner, relative to nearby residential and commercial development, as having the characteristics of urban infill. The proposed development is in an area where services are readily available, and would effectively use the public investment in infrastructure in this area all of which serves to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the costs of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

- *Policy 2.1.3: All development must comply with the 2020 Overlay.*
  According to the Division of Planning, there is currently a sufficient allocation of residential acres in this area to support the proposed development (Lehigh Acres Planning Community Land Use Allocation)

- *Policy 2.1.3: All development must have or provide all required infrastructure.*
  All necessary infrastructure is available at or near the proposed site, and the developer will undertake any improvements that may be required to connect the project to these existing utilities inclusive of sanitary sewers, potable water, storm water outfall and quasi public utilities and services such as telephone, electricity and cablevision. Transportation management improvement systems will include right-in/right-out turn lanes, and traffic signals if warranted at a new four-way intersection to be created with the existing Veterans Park Road.

- *Policy 4.1.1: Requires development to be well integrated, properly oriented and functionally related.*
  The Master Concept Plan demonstrates that the development areas have been evaluated to ensure that land uses and structures are well integrated, properly, 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.

- *Goal 5: Residential Land Uses:*
  The proposed design, land uses and density of this project, have all been established with the goal of protecting the character and integrity of the proposed and existing communities. The development will be similar in scale and density with surrounding residential communities, albeit the value will be higher, reflecting current land values, and costs associated with infrastructure improvements, notwithstanding the fact that this housing is designed to attract households with moderate incomes.

- *Policy 5.1.2 Prohibited residential development where physical constraints or hazards exist:*

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The subject property has no physical constraints or hazards. The site is already cleared and only a small amount of vegetation exists. The Master Concept Plan has been developed consistent with open space and indigenous preservation standards and the provision of adequate drainage. All dwelling unit structures will be constructed at appropriate elevations consistent with the permit requirements of the SFWMD and local regulation for height of first floor above crown of road all of which are intended to minimize the risk associated with floods or hurricanes.

The development will be serviced by public facilities and has direct access to Homestead Road South. The project will be designed to minimize fill requirements, and will incorporate a series of lakes to retain drainage and thus minimize the potential for off-site flooding under periods of unusual rainfall. The design is one that does not increase the amount of rainfall leaving the site in a post development condition. No harmful adjacent uses, or aircraft noise zones exist as to negatively impact the proposed residential development. The proposed development does not pose a hazard to surrounding residential uses.

- *Policy 5.1.5: Protect existing and future residential areas from uses that are destructive to the character and integrity of the residential environment:*
  In all cases, single-family housing is contiguous to existing residential subdivisions, and therefore, should not be destructive of the character and integrity of adjacent housing. Multiple family housing units will occupy an area adjacent to Homestead Road South adjacent to an existing multiple family housing project. The proposed housing is at similar densities to those abutting residential developments and further landscape buffers will be established to enhance these relationships.

- *Goal 11: Water, Sewer, Traffic and Environmental Review Standards*
  The proposed development is consistent with Goal 11 through the provision of letters of capacity and ability to provide service from the water and sewer providers, in addition to the provision of a TIS and an environmental assessment that examines the existing conditions, impacts and required mitigation.

- *Goal 52: Park Development Requirements*
  This proposed development will meet or exceed all open space requirements.

- *Goal 77 Resource Protection*
  The proposed development has demonstrated compliance with this Goal through the submission of an environmental analysis and protected species survey. The project land plan will incorporate applicable development regulations and other permit requirements as the project proceeds through the development process.

- *Policy 77.1.2 Development in Coastal High Hazard Areas*

The proposed development is landward of the High Hazard Zone and does not result in increased densities within critical evacuation routes.

In review of these goals and policies, the proposed development of the site results in minimal impact to the existing environment, preserves water quality, and maximizes community infrastructure through its infill characteristic, thereby discouraging urban sprawl. Therefore, the subject request complies with these goals and policies.

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Saundry LeHigh Acres Property

Exhibit III-A-3 & III-A-2
Aerial Date:March 2001

N
W E
S

Date: 11-22-02
Scale: 1" = 1000'

500 0 500 1,000 Feet

Kenneth P. Suandry, Jr.
Suandry Associates, Inc.

8310 Big Acorn Cir., #1001
Naples, Fl 34119

Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336

Sources: Lee County Property Appraiser & Aerials Express
It is the end user's responsibility to verify the data contained hereon.

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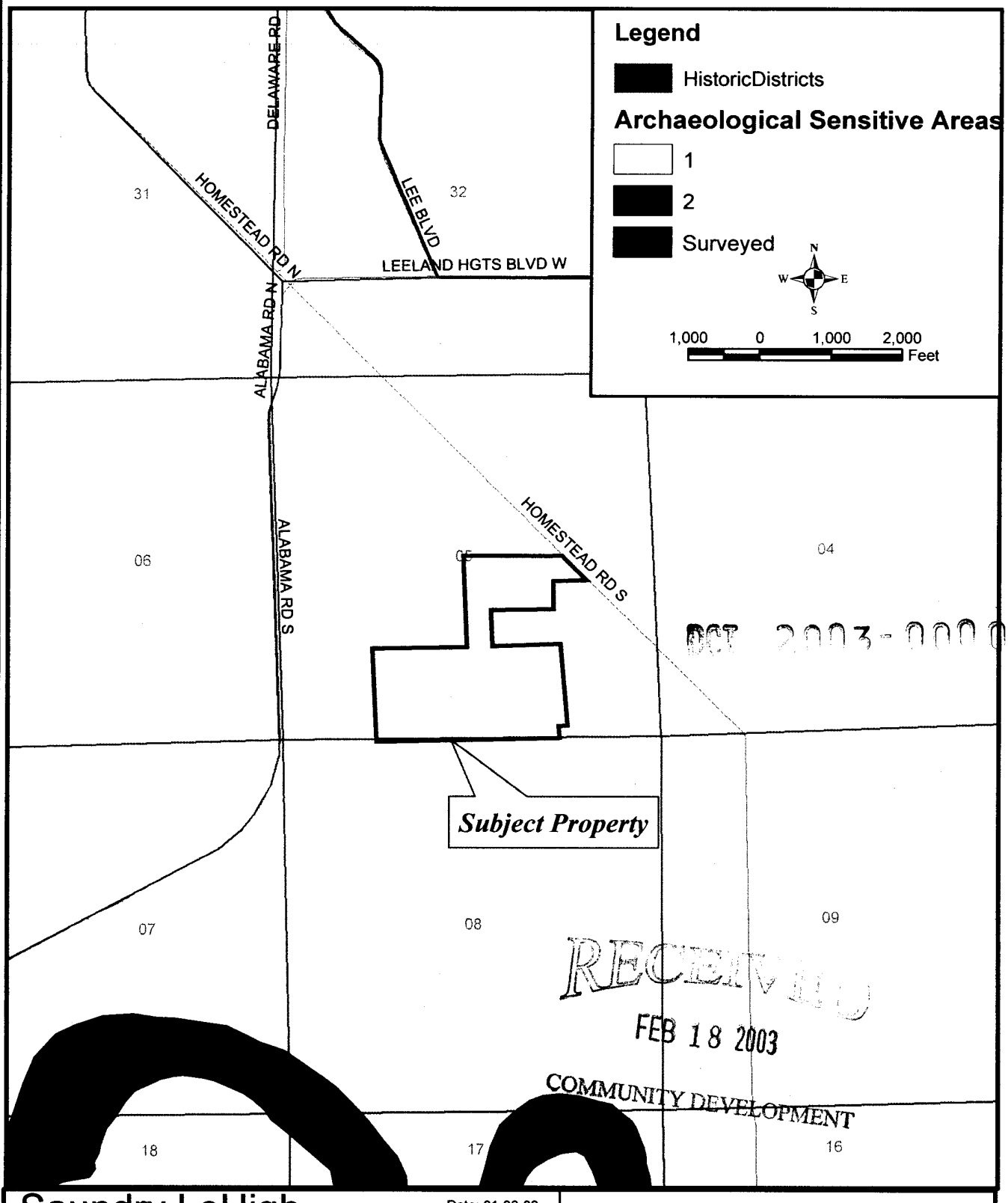
Project Number: 80586
FILE: 80586-aer.mxd



Saundry LeHigh Acres Property

Date: 01-03-03
Scale: 1" = 2000'

Archaeological Sensitivity & Historical District Map
Exhibit III-B-1

Kenneth P. Suandry, Jr.
Suandry Associates, Inc.
8310 Big Acorn Cir., #1001
Naples, Fl 34119

Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336

Sources: Lee County Property Appraiser & Aerials Express
It is the end user's responsibility to verify the data contained hereon.

Project Number: 80586
FILE: 80586-arch.mxd

EXHIBIT III-B-2

POSSIBLE IMPACTS ON HISTORICAL & ARCHAEOLOGICAL SITES

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Caloosa Lakes: Historical and Archaeological Resources

A request for information was sent to the Florida Department of State Division of Historical Resources regarding the potential for historical and/or archaeological resources on the project site on December 6, 2002 (please see attached letter). In a letter dated December 30, 2002, the Division of Historical Resources responded that no previously recorded archaeological or historic sites exist for the site (please see attached letter). Development of the site is not anticipated to affect archaeological or historical resources of any sites listed, or eligible for listing, in the National Register of Historic Places.

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Vanasse Daylor

Project No. 80586.09

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

December 6, 2002

Dr. Janet Snyder Matthews, Ph.D.
Director, Division of Historical Resources &
State Historic Preservation Office
Florida Department of State
500 South Bronough Street
Tallahassee, Florida 32399-0250

Re: Calusa Lakes
Section 5, Township 45 South, Range 27 East
Lee County, Florida

Dear Dr. Matthews,

In accordance with the Historic and Archaeological Preservation Regulations of the Lee County Development Code and the South Florida Water Management District's Basis of Review, I am requesting a review of the referenced property for potential impacts to listed historic and/or archaeological sites. The project is located on the Alva SW USGS Quadrant Map. The following information is enclosed for your review:

- Project area indicated on Alva SW USGS Quadrant Map.
- Project area indicated on Soils Map.

I hope that this information is sufficient for you to complete your review. Please do not hesitate to call me at (239) 437-4601 if you require additional information or have questions regarding this project site.

Sincerely,
VANASSEDAYLOR

Elena Mandia
Environmental Scientist

Enclosures
cc: File No. 80586.09 w/attachments

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12730 New Brittany Boulevard, Suite 600, Fort Myers, Florida 33907 T 239.437.4601 F 239.437.4636 W vanday.com
Fort Myers - Naples

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

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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
Jim Smith
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Ms. Elena Mandia
Vanasse Daylor
12730 New Brittany Blvd., Suite 600
Fort Myers, Florida 33907

December 30, 2002

RE: DHR No. 2002-11677
Received by DHR: December 9, 2002
Historical Resources Review for Calusa Lakes
Lee County, Florida

Dear Ms. Mandia:

Our office received the referenced project in accordance with Chapters 267, *Florida Statutes*, and applicable local regulations, for possible impact to historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value. The State Historic Preservation Officer is to advise and assist local governments when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or minimize adverse effects.

Our review of the Florida Master Site File indicates that no significant archaeological or historical sites are recorded for, or likely to be present within, the area of potential effect for this project. Furthermore, because of the project's location it is unlikely that any such sites will be affected.

If there are any questions concerning our comments or recommendations, please contact Sarah Jalving, Historic Sites Specialist, by electronic mail at sjalving@mail.dos.state.fl.us or at 850-245-6333 or 800-847-7278. Thank you for your interest in protecting Florida's historic properties.

Sincerely,

Barbara E. Mattick, Deputy SHPO

for Janet Snyder Matthews, Ph.D., Director, and
State Historic Preservation Officer

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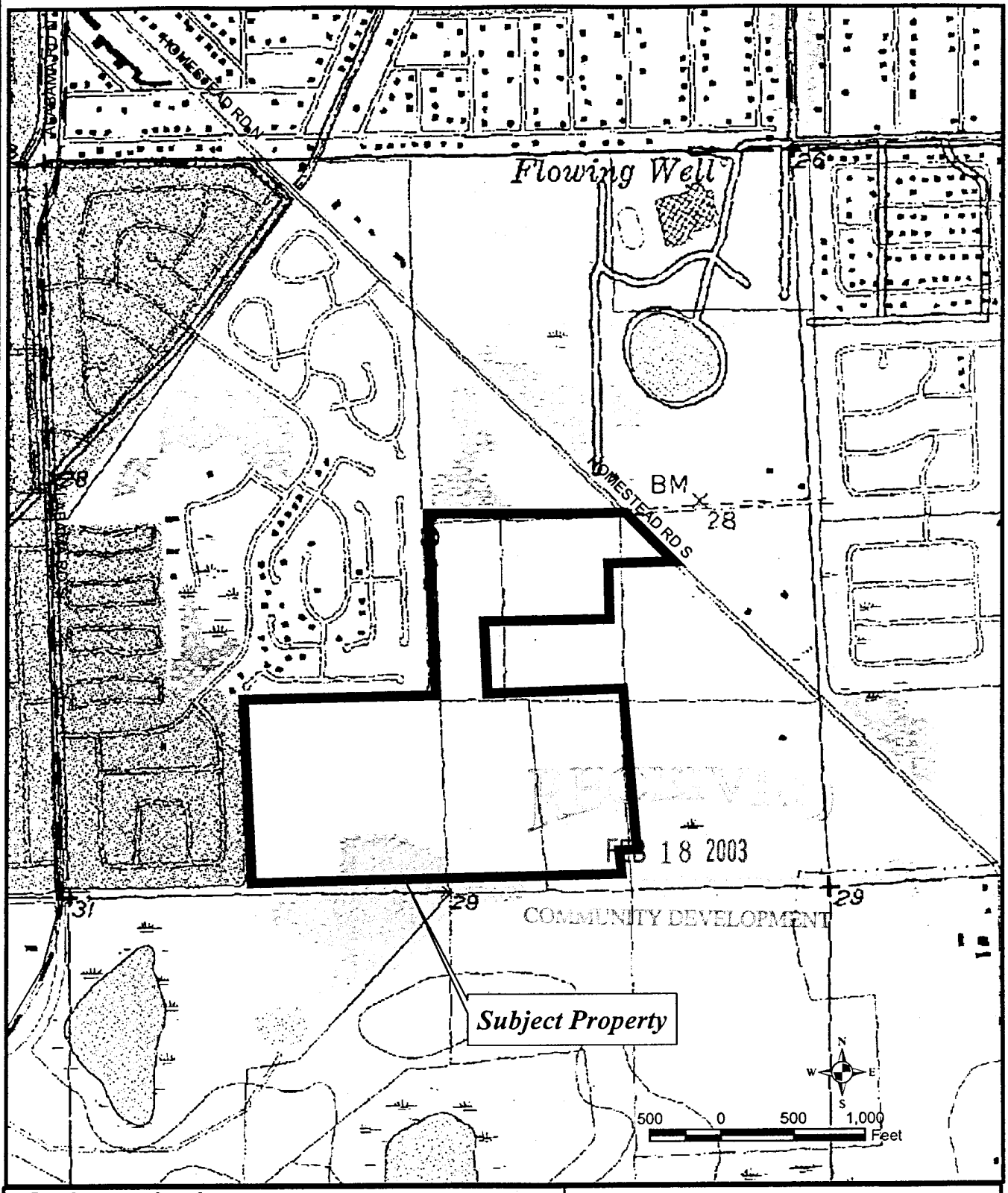

Calusa Lakes

Date: 12-06-02
Scale: 1" = 1000'

Quad Map
Exhibit 1

DCI 2003-00009

Kenneth P. Saundry, Jr.
Saundry Associates, Inc.

8310 Big Acorn Cir., #1001
Naples, Fl 34119

Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336

Sources: Lee County Property Appraiser & Aerials Express
It is the end user's responsibility to verify the data contained hereon.

Project Number: 80586
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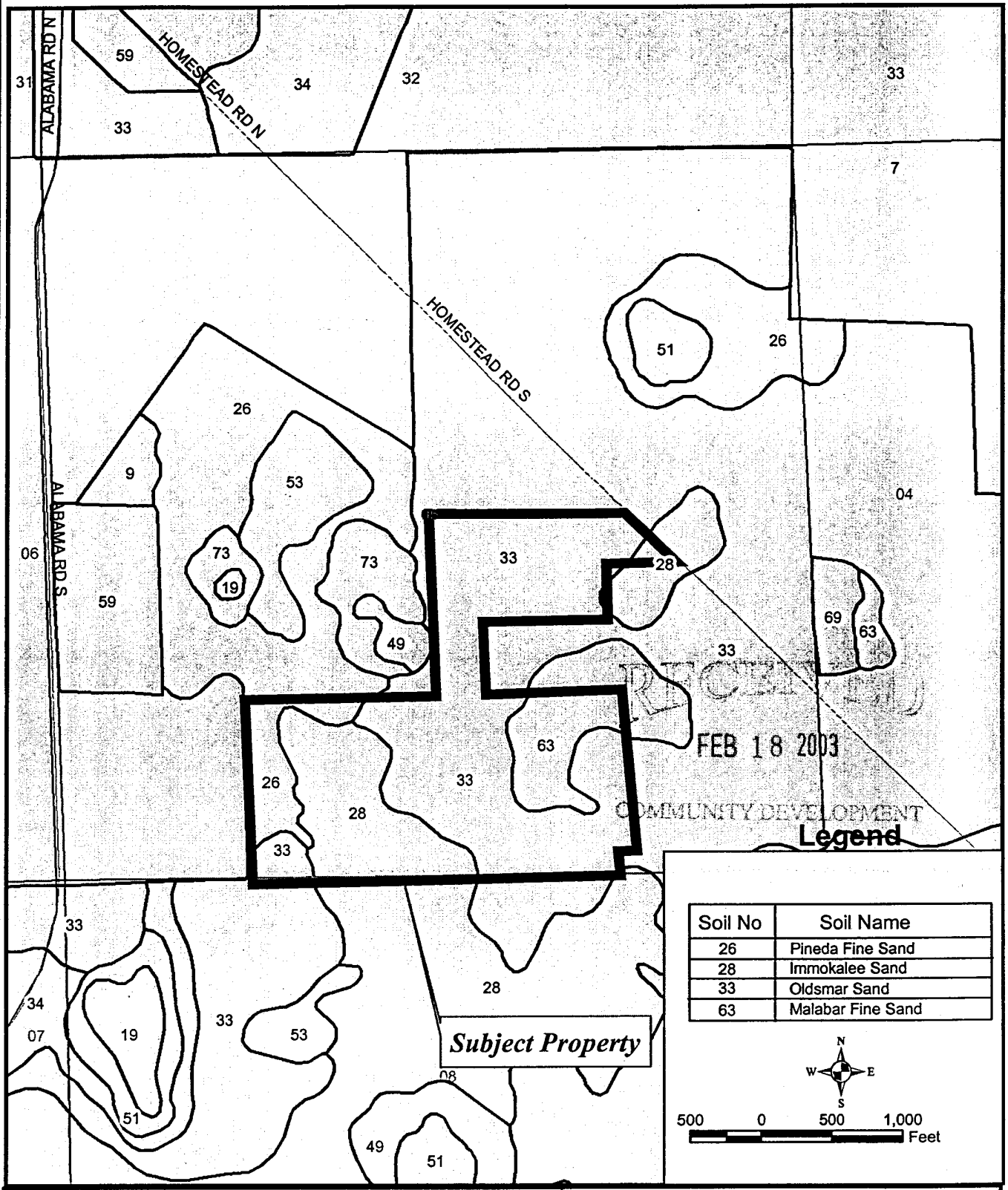

Calusa Lakes

Date: 12-06-02
Scale: 1" = 1000'

Soils Map
Exhibit III-C-5

Kenneth P. Saundry, Jr.
Saundry Associates, Inc.

8310 Big Acorn Cir., #1001
Naples, Fl 34119

Vanasse Daylor

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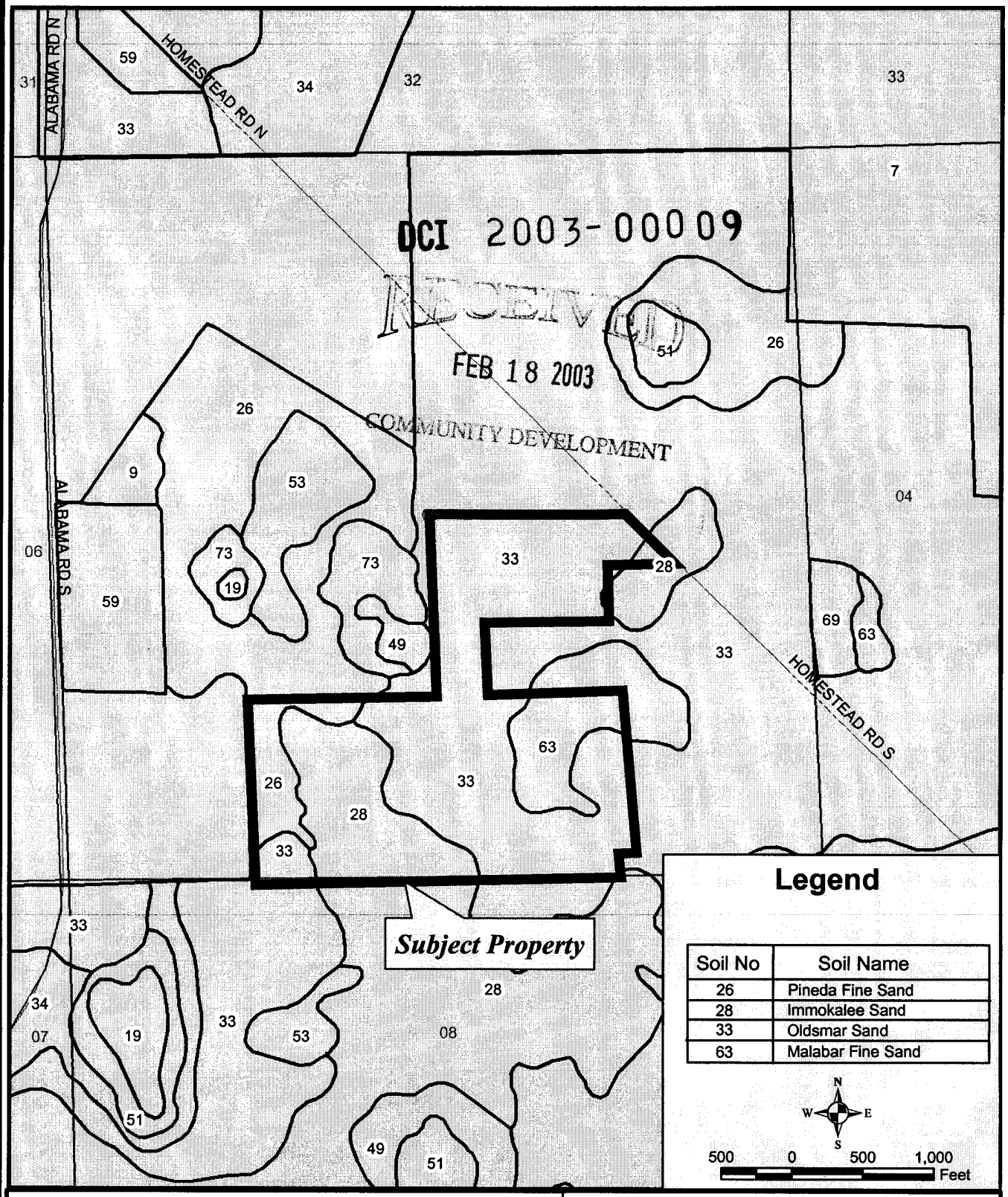
Environmental Science
FL 336

Sources: Lee County Property Appraiser & Aerials Express
It is the end user's responsibility to verify the data contained hereon.

Project Number: 80586
FILE: \\vanday_server\gis\Projects\800\805\80586\Rezone\80586-Soils-RZ.mxd



Legend

Soil No	Soil Name
26	Pineda Fine Sand
28	Immokalee Sand
33	Oldsmar Sand
63	Malabar Fine Sand

N
W E
S

500 0 500 1,000 Feet

Caloosa Lakes

Date: 12-06-02
Scale: 1" = 1000'

Soils Map
Exhibit III-C-5

Kenneth P. Saundry, Jr.
Saundry Associates, Inc.

8310 Big Acorn Cir., #1001
Naples, Fl 34119

Vanasse Daylor

Urban Planning
Landscape Architecture
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Traffic Engineering
Environmental Science
FL 336

Sources: Lee County Property Appraiser & Aerials Express
It is the end user's responsibility to verify the data contained hereon.

Project Number: 80586
FILE: \\vanday_server\gis\Projects\800\805\80586\Rezone\80586-Soils-RZ.mxd

PUBLIC TRANSIT ROUTE MAP

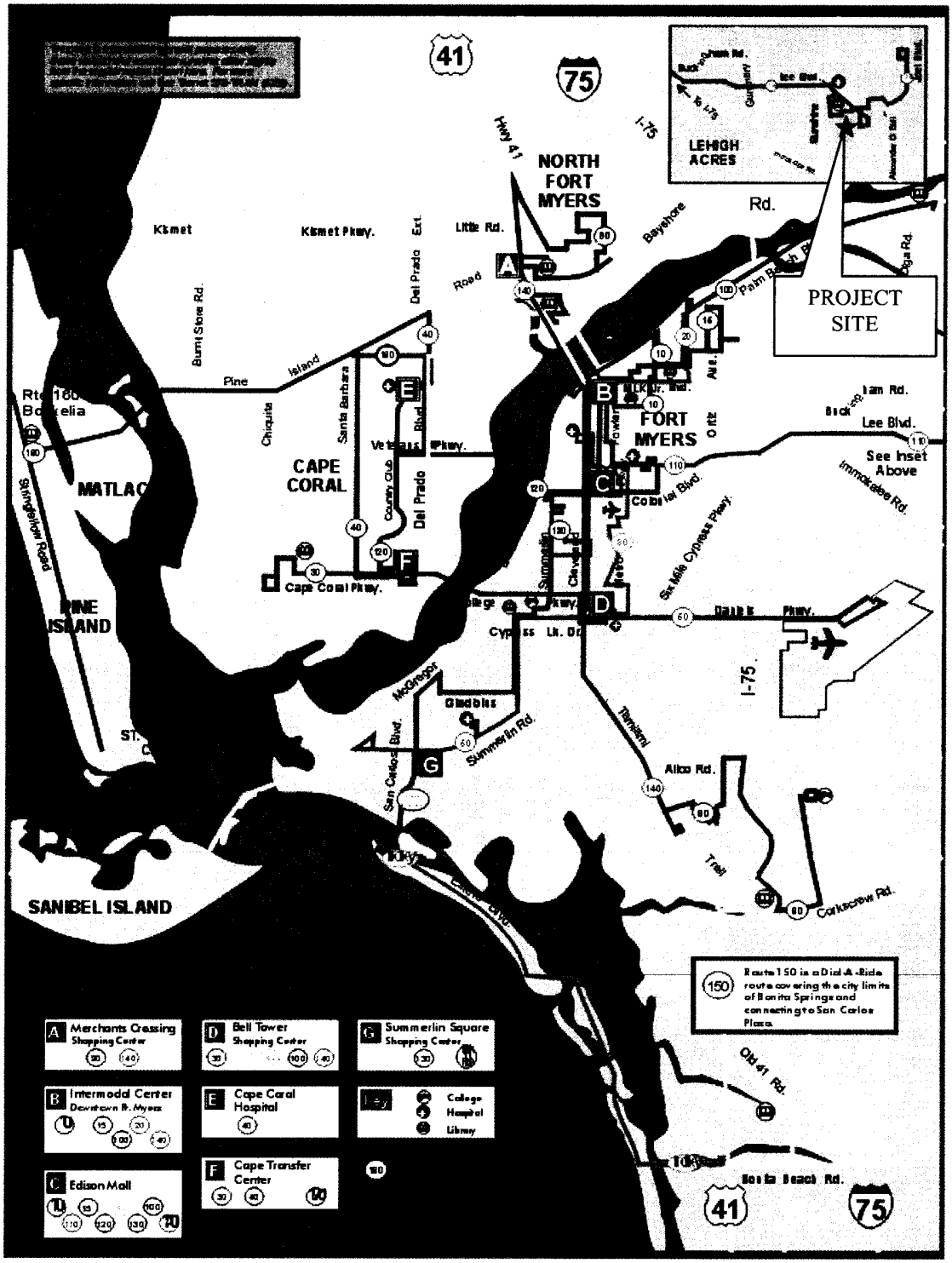

EXHIBIT III-D-1

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Exhibit IV-E-2
[34-373(b)(1)]
Caloosa Lakes

Surface Water Management Plan
December 17, 2002

(b)(1) A written description of the surface water management plan that includes:

a. The runoff characteristics of the property in its existing state:

The existing site is a combination of fallow farm fields and sandy soil pine flatwoods with very little runoff in the existing state. The site is surrounded on several sides by East County Water Control District (ECWCD) canals and ditches.

b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained;

The drainage concept proposed is Pre vs Post with water quality and quantity storage provided in a system of interconnected onsite wet detention ponds. The onsite storage system will be designed to detain the runoff from a 25 year three day storm event. The drainage system will be equipped with fixed control structure discharging draw-down water and overflow in excess of the design storm event to the existing ECWCD system through culvert pipes. It does not appear that this site currently accepts significant amounts of offsite to onsite surface water flow. However, if this occurs, the site drainage design will create sheet flow interceptor swales on the outside of the perimeter berms to create a pathway for the offsite surface flow around the site.

c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism, which will guarantee their maintenance:

The proposed drainage system will utilize a system of interconnected wet detention ponds for stormwater retention. The proposed site-wide master drainage will be provided with easements and dedicated tracts as appropriate to the use of the particular facility. The proposed surface water management system will be owned, operated and maintained by a property owners association with the authority to collect money and guarantee the continuing operation of the system.

d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate:

There are no existing or natural water features on the subject property. Soil borings will be performed at the appropriate time and the existing water table elevations established. The surface water management design will not permit discharge below this established wet season water table elevation.

e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

The subject property is not subject to seasonal, stream swollen or 100-year storm event inundation. The proposed drainage design calculations will establish the onsite 100-year flood elevation, which will be utilized to establish the minimum habitable finish floor elevations.

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EXHIBIT IV-I-1

SCHEDULE OF USES

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

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

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SCHEDULE OF DEVIATIONS

Proposed Deviation 1

Deviation from LDC Section 10-329(d)(1)(a)(2) which requires that no excavations be allowed within 50 feet of an existing or property-owner proposed right-of-way line or easement for a collector street; to allow water retention lakes to be located within 25 feet of the right-of-way provided that the developer provides elements for the protection of wayward vehicles.

The justification for this deviation is to optimize land utilization on an irregular shaped site by means of design. The reduced distance will enhance entrance feature for the property and maximize lakes/open water areas.

Proposed Deviation 2

Deviation from LDC Section 34-2194(c)(3)b which requires that nonroofed structures be permitted no closer than 10 feet from a nonseawalled artificial body of water; to allow recreational/amenity structures to be placed at the lake's control elevation.

The justification for this deviation is to allow functional uses by integrating the recreational amenity and the proposed lake that will inevitably enhance the design of the proposed facility.

Proposed Deviation 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.

The deviation is requested based on existing site constraints that has limited frontage on Homestead Road South. An emergency interconnect will be provided with the residential community to the west that will allow access from Alabama Road South.

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PROJECT NO: 80586
ACAD NO: 80586-loc2
DRAWN BY: SWP

Vanasse Daylor
12730 New Brittany Boulevard, Suite 600
Fort Myers, Fl 33907
v 239.437.4601 f 239.437.4636
3001 Tamiami Trail North, Suite 206
Naples, Fl 34103
v 239.403.0223 f 239.263.5096
w vanday.com

PREPARED FOR:
Kenneth P. Saundry, Jr.
Saundry Associates, Inc.
8310 Big Acorn Circle, # 1001
Naples, Florida 34119
SCALE: 1" = 4000'
DATE: 10-14-02

PAGE TITLE:
Saundry Lehigh Acres Property
Location Map
Section 5, Township 45S, Range 27E
Lee County
Exhibit **II-D-2**

G:\projects\80580\80586\80586-LOC2.dwg, 01/03/2003 09:53:02 AM

EXHIBIT III-C-8

PROTECTED SPECIES SURVEY

DCI 2003-00009

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Protected Species Survey Report

Caloosa Lakes

110± Acre Site

Section 5, Township 45 South, Range 27 East
Lee County, Florida

December 23, 2002

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Prepared For:

Ken Saundry

Saundry Associates, Inc.
8310 Big Acorn Circle, #1001
Naples, FL 34119

DCI 2003-00009

Submitted To:

Lee County Environmental Sciences
P.O. Box 398
Fort Myers, FL 33902-0398

Submitted By:

VanasseDaylor
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

Job # 80586.09

1.0 INTRODUCTION

This document serves to provide a summary of the vegetation communities and the protected species survey conducted on the proposed Caloosa Lakes property. This report is being submitted as Exhibit III-C-8 of the Caloosa Lakes Application for Residential Planned Development.

The subject property is 110.0± acres in area and is located along the southwest side of Homestead Road, approximately 1 mile south of Lee Boulevard in Section 5, Township 45 South, Range 27 East, Lee County, Florida (see **Exhibit II-D-2: Location Map** of the Caloosa Lakes Application for Residential Planned Development, of which this report is a part). The proposed project consists of residential development (single and multi-family) and associated parking, landscaping, and stormwater management facilities.

2.0 METHODOLOGY

VanasseDaylor biologists conducted site visits on October 7, December 16 and 17, 2002 to map vegetative communities, delineate wetlands, and perform a protected species survey on the Caloosa Lakes site (see **Table 1**). Ecological communities and major plant assemblages were mapped in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCCS) (FDOT 1999). A FLUCCS map was created as a result of the ground-truthing and is shown in **Exhibit III-C-6: FLUCCS Map** of the Caloosa Lakes Application for Residential Planned Development, of which this report is a part.

VanasseDaylor biologists conducted wetland determinations on the site in accordance with Florida Administrative Code (F.A.C.) Rule 62-340: Delineation of the Landward Extent of Wetlands and Surface Waters and the 1987 U.S. Army Corps of Engineers Wetland Delineation

Table 1. Protected Species and Biological Survey Details for Caloosa Lakes RPD.

Biologist[1]	Date	Time	Weather	Field Hours[2]
ECM, MLB	10/7/02	12:00 pm – 3:00 pm	80°F, clear, wind 0-5 mph	6.0
ECM, MLB	12/16/02	7:00 am – 2:30 pm	45-70°F, clear, wind 0-5 mph	15.0
ECM, MLB	12/17/02	7:00 am – 9:30 am	50-70°F, clear, wind 0-5 mph	5.0
			Total Hours	**26.0**

NOTES:

1. ECM = Elena Mandia, M.S.
   MLB = Michelle Bracci, B.S.
2. Includes total staff field hours.

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Manual. Soils were sampled and examined at representative sites within the parcel boundaries for general and hydric characteristics. Dominant vegetation species in each stratum (canopy, mid-story, ground cover, and vines) for each ecological unit were noted, as well as less abundant plant species observed. Signs of hydrology were also noted.

VanasseDaylor biologists conducted a comprehensive protected species survey of the project site using a field methodology that met both the Florida Fish and Wildlife Conservation Commission (FFWCC) and Lee County Environmental Services standards. The protected species survey was conducted using the WilsonMiller Modified Meandering Strip Census method approved by Lee County Environmental Services in April 1998. Numerous meandering transects were walked throughout the parcel, as well as along all property boundaries. The approximate location of pedestrian transects performed by VanasseDaylor on the site during the protected species surveys and other biological surveys are indicated in **Figure 1: Protected Species Survey Transects and Protected Species Observations**. A minimum of 80% of the site was inspected by direct visual observation. Biologists surveyed areas for listed species based on their potential habitat listed in the Lee County Code Appendix H. The survey included an in-depth gopher tortoise burrow survey. During protected species transects, the biologists periodically stopped, looked for listed plants and wildlife, signs of wildlife, and listened for wildlife vocalizations. The approximate location of observed listed wildlife species and their numbers were mapped on aerial photographs and recorded in field notebooks. In the same fashion, non-listed wildlife species, numbers, and general locations were recorded daily. The survey methodologies described above are generally consistent with those prescribed by the FFWCC in the document entitled, *"Wildlife Methodology Guidelines for Section 18.D of the Application for Development Approval"* (FFWCC 1988), except that no small mammal sampling or herpetofaunal survey were conducted.

In addition to the field surveys, Geographic Information Systems (GIS) database information from the FFWCC was reviewed to determine if any protected species have been recorded on or within one mile of the subject property.

3.0 VEGETATION ASSOCIATIONS AND WETLANDS

The existing FLUCCS types and approximate acreages on the property are listed in **Table 2**. The approximate FLUCCS on the site are shown on **Exhibit III-C-6: FLUCCS Map** of the Caloosa Lakes Application for Residential Planned Development, of which this report is a part. The project site contains approximately 110 acres of undeveloped uplands that include pine flatwoods, improved pastures, palmetto prairies, and live oak forest. Details regarding the canopy, midstory, ground cover, and vegetation abundance for the FLUCCS categories on the site are described below.

FLUCCS Code 211 – Improved Pastures: This area comprises the majority of the site. Vegetation is predominantly pasture grass with Brazilian pepper *(Schinus terebinthifolius)* and live oak (*Quercus virginiana*) comprising the mid-story in the ditches and berms. There are no

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Table 2. Summary of Vegetation Communities.

FLUCCS Code	Description	Approx. Area (acres)	Potential wetland status (ACOE and SFWMD)
211	Improved Pastures	69.4	Non-wetland
321	Palmetto Prairie	6.8	Non-wetland
411E1	Pine Flatwoods, exotics 10- 25%	31.8	Non-wetland
427	Live Oak	2.0	Non-wetland
TOTAL		**110.0**	

signs of hydrology in this area. Soils in this area are mapped as Oldsmar Sand and Malabar Fine Sand, which are listed as non-hydric in the local soil survey.

FLUCCS Code 321 – Palmetto Prairie: These areas are dominated by saw palmetto (*Serenoa repens*). Other species include beautyberry (*Callicarpa americana*), shiny blueberry (*Vaccinium myrsinites*), pennyroyal (*Piloblephis rigida*), running oak (*Quercus minima*), muscadine grape vine (*Vitis rotundifolia*), greenbrier vines (*Smilax spp*), sparse slash pine (*Pinus elliottii*), and slash pine saplings. These areas show no signs of hydrology or hydric soils. Soils in the majority of these areas are mapped as Immokalee Sand and Oldsmar Sand, which are listed as non-hydric in the local soil survey. Soils in portions of these areas are mapped as Pineda Fine Sand, which is listed as hydric in the local soil survey. However, no wetland indicators of hydric soils, hydrology or vegetation are present in these areas.

FLUCCS Code 411(E1) – Pine Flatwoods, exotics 10 - 25%: The canopy in this area is dominated by slash pine and the mid-story by saw palmetto. Other species in these areas include rusty lyonia (*Lyonia feruginea*), wax myrtle (*Myrica cerifera*), Brazilian pepper, running oak, pennyroyal, shiny blueberry, and muscadine grape vine. The level of exotic infestation (Brazilian pepper) in this area is approximately 10-25%. The area shows no signs of hydrology and is xeric in nature. Soils in this area are mapped as Immokalee Sand and Oldsmar Sand, which are listed as non-hydric in the local soil survey. A small area of pine flatwoods on the western boundary of the property is mapped as Pineda Fine Sand, which is listed as hydric in the local soil survey. However, no wetland indicators are present in this area.

FLUCCS Code 427 – Live Oak: This area is primarily vegetated with Virginia live oak. Other species include saw palmetto, muscadine grape vine, caesar weed (*Urena lobata*), beggarticks (*Biden alba* var. *radiata*) and sparse slash pine. Soils in this area are mapped as Oldsmar Sand, which is listed as non-hydric in the local soil survey.

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Based on the results of the VanasseDaylor field work, which indicate a predominance of non-wetland vegetation in all vegetative strata, absence of hydric soil indicators, and absence of hydrologic indicators in all habitats on the subject parcel, no South Florida Water Management District (SFWMD) or U.S. Army Corps of Engineers (ACOE) jurisdictional wetlands exist on the site.

4.0 PROTECTED SPECIES SURVEY RESULTS

Review of FFWCC GIS database information revealed no previously observed occurrences of listed species on or within one mile of the site. The search also showed that no active bald eagle nests are recorded within one mile of the subject parcel from 1997 through 2001.

Protected species observations on the site are shown in **Figure 1: Protected Species Survey Transects and Protected Species Observations**. The gopher tortoise (*Gopherus polyphemus*), was the only listed species observed on the project site. Gopher tortoises are listed as a Species of Special Concern by the FFWCC, but are not federally listed. A total of 12 gopher tortoise burrows were observed on the site, of which eight (8) are active, two (2) are inactive, and two (2) are abandoned. **Appendix A** provides the detailed Lee County density calculation for gopher tortoises on the site. Based on the density calculation, 8 gopher tortoises are estimated to exist on the site. The FFWCC allows preserve densities of 3 gopher tortoises per acre; therefore, 2.7 acres of gopher tortoise preserve would be required.

White ibis (*Eudocimus albus*) were observed flying over the site and likely forage at the canal adjacent to western portion of the site. The site does not contain white ibis habitat.

Table 3 lists all potential Lee County Listed Species that could occur on the site based on FLUCCS. This table also lists the percent of area surveyed, species presence, and calculated density for listed species observed on the site.

Non-listed wildlife species or evidence of their occurrence observed on the project site include: nine-banded armadillo (*Dasypus novemcinctus*), common raccoon (*Procyon lotor*), common gray fox (*Urocyon cinereoargenteus*), Virginia opossum (*Didelphis virginiana*), feral hog (*Sus scrofa*), bobcat (*Lynx rufus*), blue jay (*Cyanocitta cristata*), gray catbird (*Dumetella carolinensis*), northern cardinal (*Cardinalis cardinalis*), American robin (*Turdus migratorius*), mourning dove (*Zenaida macroura*), Carolina wren (*Thryothorus ludovicianus*), loggerhead shrike (*Lanius ludovicianus*), killdeer (*Charadrius vociferus*), southern black racer (*Coluber constrictor priapus*), and Cuban anole (*Anolis sagrei sagrei*).

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5.0 CONCLUSIONS

Gopher tortoises on the site are not expected to be negatively impacted by the proposed project. Prior to development of the site, a Standard Gopher Tortoise Relocation Permit will be obtained from the FFWCC and gopher tortoises will be relocated to an approved gopher tortoise preserve area located on the project site. The preserve area will have an associated gopher tortoise habitat management plan. Though a management plan is not require for this rezoning application, a draft version of a gopher tortoise management plan is provided in **Appendix B**. This plan will be revised as required to include more detail when a development order application is submitted for the site.

Table 3. Lee County Listed Species

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SPECIES	FLUCCS	% AREA SURVEYED	PRESENT	ABSENT	DENSITY
Eastern indigo snake	321, 411, 427	80%		X	
Gopher tortoise	321, 411, 427	80%	X		0.187/acre
Gopher frog	321, 411	80%		X	
Southeastern American kestrel	321, 411	80%		X	
Florida sandhill crane	321	80%		X	
Red cockaded woodpecker	411	80%		X	
Florida panther	411, 427	80%		X	
Big Cypress fox squirrel	411	80%		X	
Florida black bear	321, 411, 427	80%		X	
Curtis milkweed	321	80%		X	
Fakahatchee burmannia	321, 411	80%		X	
Satin leaf	411	80%		X	
Beautiful pawpaw	321, 411	80%		X	
Simpson's stopper	427	80%		X	
Hand adder's tongue fern	427	80%		X	
Twisted air plant	427	80%		X	
Florida coontie	321, 411	80%		X	

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Note: See Appendix A for gopher tortoise density calculations.

6.0 REFERENCES

Florida Department of Transportation. 1999. *Florida Land Use, Cover and Forms Classification System*; Procedure No. 550-010-001-a. Third Edition. Tallahassee, Florida.

Florida Fish and Wildlife Conservation Commission (FFWCC - formerly known as Florida Game and Fresh Water Fish Commission). 1988. *Wildlife Methodology Guidelines, For Section 18.D of the Application for Development Approval.* Office of Environmental Services.

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APPENDIX A

Gopher Tortoise Density and Preserve Calculations

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Gopher Tortoise (*Gopherus polyphemus*) Density Calculation

Gopher Tortoise Density $= \{n/[L(W_1+W_2)]\}(43{,}560\ ft^2/acre)(C)$

Where:
- n= number of active plus inactive gopher tortoise burrows
- L= total length of transects (feet) in habitat (FLUCCS 321, 411E1, and 427)
- W_1= distance of visibility to the right of transect (feet)
- W_2= distance of visibility to the left of transect (feet)
- C= Florida Fish and Wildlife Conservation Commission (FFWCC) gopher tortoise conversion factor

$= \{10/[35{,}370\ ft\ (20\ ft. + 20\ ft.)]\}\ (43{,}560\ ft^2/ac)\ (0.614)$

$= \{10/(1{,}414{,}800)\}(43560)\ (0.614)$

$= \{0.000007)\ (43{,}560)\ (0.614)$

$= (0.30492)\ (0.614)$

= 0.187 gopher tortoises/acre

= (0.187 gopher tortoises/acre) (40.6 acres) = 7.6 or **8 gopher tortoises**

Preserve Area Required per FFWCC allowed 3 tortoises/acre:

8 gopher tortoises / (3 gopher tortoises/acre) = **2.7 acres of gopher tortoise preserve area**

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APPENDIX B

Caloosa Lakes
Draft Gopher Tortoise Management Plan

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DRAFT GOPHER TORTOISE RELOCATION AND MANAGEMENT PLAN

Caloosa Lakes

Section 5, Township 45 South, Range 27 East
Lee County, Florida

December 23, 2002

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Prepared For:

Ken Saundry
Saundry Associates, Inc.
8310 Big Acorn Circle, #1001
Naples, FL 34119

Submitted To:

Lee County Environmental Sciences
P.O. Box 398
Fort Myers, FL 33902-0398

Job # 80586.09

Submitted By:

VanasseDaylor, LLP
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

1.0 INTRODUCTION

The proposed Caloosa Lakes development is located in Section 5, Township 45 South, Range 27 East, Lee County, Florida. Eight (8) active, two (2) inactive, and two (2) abandoned gopher tortoise (*Gopherus polyphemus)* burrows were documented on the property in December 2002. Development plans will result in construction that precludes preservation of the majority of the existing tortoise burrows. As a result, any gopher tortoises burrows that exist outside the preserve area will be excavated and any gopher tortoises found will be relocated to an on-site preserve area. A Standard Gopher Tortoise Relocation Permit will be obtained for the relocation activities.

A permanent preserve area for gopher tortoises will be established on the property. The area selected for the preserve will represent the most suitable gopher tortoise habitat, will be a size large enough to accommodate gopher tortoises found on the site (*i.e.,* 3 tortoises/acres), and will be compatible with land plan requirements.

Prior to development of the site, an application for Standard Gopher Tortoise Relocation Permit will be submitted to the Florida Fish and Wildlife Conservation Commission (FFWCC). Because a gopher tortoise relocation permit is only valid for 90 days for the FFWCC, application for the permit will be submitted at a time closer to construction commencement.

Following receipt of the FFWCC permit and other necessary permits, any gopher tortoise present on the site will be relocated to a temporary holding area and subsequently to the permanent gopher tortoise preserve. The relocation of the tortoises will occur prior to the start of clearing and construction on the site.

2.0 RELOCATION & MANAGEMENT OF TORTOISES

The permanent gopher tortoise preserve will be established on the property. Per the Lee County density calculations and FFWCC methodology used to estimate the number of tortoises on the property, approximately 8 tortoises are estimated to exist on the property as of December 2002. FFWCC guidelines allow a density of three tortoises per acre. Accordingly, approximately 2.7 acres would be required to support this estimated tortoise population on the property.

Prior to relocation of tortoises, temporary containment fencing will be erected to create a holding area. The containment fencing will be constructed of chicken-wire fence lined with black sediment barrier cloth to protect the tortoises. This fence will extend at least 2 feet above ground and be angled inward and staked tightly to discourage scaling by tortoises. The fencing will also be buried a minimum of 1 foot below ground to

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discourage tortoises from burrowing under the fence. **Figure 1** provides a detail drawing of typical containment fence construction.

The initial step in the tortoise relocation will be to find all previously identified tortoise burrows in the project area. A survey will be conducted in the general vicinity of these burrows to locate any new burrows. All new burrows encountered will be flagged, numbered, and classified as active, inactive, or abandoned.

All of the active and inactive burrows will be excavated in order to capture the tortoises and any vertebrate commensals found within the burrows. A qualified biologist with gopher tortoise relocation experience will oversee the excavation/relocation process. If excavation of a particular burrow proves unfeasible, the bucket-trap method will be employed to capture the tortoise. This method involves installation of a large plastic bucket sunken at the burrow entrance. The bucket will be left in place at least 14 consecutive days and checked in the early morning and once in the afternoon of each day to see if a tortoise has fallen into the bucket. If no tortoise has been captured after the 14-day period, the burrow will be assumed unoccupied. Any tortoises found wandering outside of their burrows will be captured by hand.

Upon capture of each gopher tortoise, its size and sex will be determined and recorded. The tortoise's shell will be marked with coded notches in a scute to allow future identification. Captured tortoises and commensals will then be relocated into the holding area. Any Eastern indigo snakes that are captured will be held separately and FFWCC will be notified for further instructions. Start holes will be dug within the holding area for the tortoises in order to reduce stress and encourage them to establish burrows.

The fencing around the holding area will remain in place until all construction in the vicinity of the preserve is completed. Until the temporary containment fencing is removed, the confined tortoises will be provided with supplemental food. Food stocks such as lettuce, melons, and commercial rabbit feed will be placed near containment area burrows each week to help ensure an adequate food supply for the relocated tortoises. The containment fence will also be inspected regularly and mended when necessary.

Management of the permanent gopher tortoise preserve will begin prior to relocation of the tortoises. All exotic plant species will be removed and suitable gopher tortoise habitat will be created by planting of appropriate vegetation. Removal of exotics will encourage natural recruitment and re-generation of native ground cover plant species.

The preserve management program will include educational and protective measures. A sign will be posted at the preserve boundary. This sign will indicate that the area is a protected wildlife preserve.

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DCI 2003-00009

So long as gopher tortoises inhabit the area, the permanent gopher tortoise preserve will be managed in perpetuity to prevent re-infestation of exotic plant species. Appropriate horticultural practices (i.e. re-planting or seeding, control of nuisance plants, fertilization, etc.) will be employed as needed to sustain a desirable groundcover. The required management activities will be determined through periodic inspections of the preserve area.

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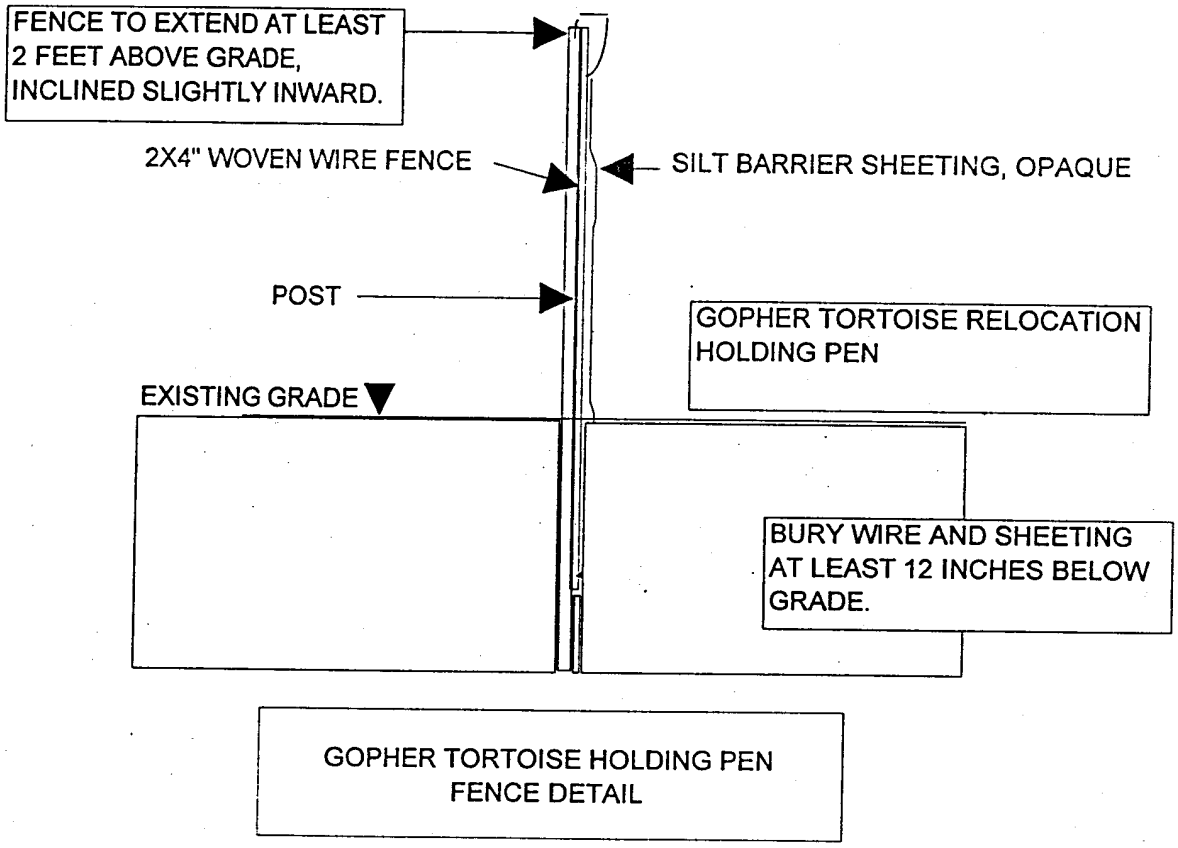

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Figure 1. Gopher Tortoise Containment Fence Construction Detail.

DCI 2003-00009

EXHIBIT "A"

PARCEL 1

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4); and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) less and except the East 125 feet of the South 175 feet thereof, Section 5, Township 45 South, Range 27 East, Lee County.

PARCEL 2

A parcel of land being the West 364 feet of the North One - Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 5, Township 45 South, Range 27 East, Lee County, and being more particularly described as follows:

Beginning at the Northwest corner of the Southeast Quarter (SE 1/4) of said Section 5, said point being on the East right-of-way line of Bonefish Drainage Canal as recorded in the Public Records of Lee County, Florida, at Plat Book 33, pages 59 through 62, run North 89° 08' 18" East along the North line of the Southeast Quarter (SE 1/4) for 364.00 feet; thence run South 02° 13' 08" East for 1316.34 feet to the North line of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) (Quarter-Quarter Section Line) of said Section 5; thence run South 89° 08' 34" West along said Quarter -Quarter line for 364.00 feet to the North - South Quarter Section line; thence run North 02° 13' 08" West along said Quarter line for 1316.31 feet to the Point of Beginning.

Bearings are based on the North - South Quarter Section line as shown on the recorded plat of Laurelwood Subdivision in Plat Book 33, pages 59 through 62, as bearing North 02° 13' 08" West.

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COMMUNITY DEVELOPMENT

DCI 2003-00009

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

FROM: Tony Palermo

DATE: 06/13/2003

PROJECT NAME: CALOOSA LAKES

CASE #: DCI2003-00009

INFORMATION SUMMARY:

___ To update your file

Additional Comments:
For your files....Secondary access.....

cc: DCI planner/working file
DCI Zone File

Distributed by: Becky Tatlock

Date: 06/13/2003

Vanasse Daylor

June 11, 2003

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JUN 13 2003
COMMUNITY DEVELOPMENT

Urban Planning
Landscape Architecture
Civil Engineering
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Environmental Science
FL 366

Mr. Anthony Palermo
Senior Planner
Lee County DCD
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: Caloosa Lakes, DCI2003-00009
Vanasse & Daylor 80586

Dear Tony:

This is in regards to our discussion with you concerning a secondary access to Caloosa Lakes. We are of the opinion that a secondary access through the adjacent residential development to the west of Caloosa Lakes is potentially a problem to persons residing in this community, and would be a substantial cost due to the requirement to cross a drainage canal.

We believe it is more desirable to have a second access further south on Homestead Road South when current vacant property is developed that lies contiguous to Caloosa Lakes. This possibility has added credibility because our client is currently negotiating the acquisition of this property. Irrespective of this fact, we would prefer to leave a road allowance stub on our eastern most boundary so that eventually Caloosa Lakes could be connected to a internal road system that extends to Homestead Road South.

We would stipulate as follows: "A local street interconnect with property lying between Caloosa Lake's most eastern boundary and Homestead Road South, forty-five feet in width, will be reserved to facilitate an internal road system that runs to Homestead Road South from said eastern boundary of Caloosa Lakes as illustrated on the Master Plan. The developer waives all rights to erect a gated facility on the east limit of the street reservation and agrees to its extension into said eastern lands to a point on Homestead Road South to be determined by subsequent master planning of said adjacent land that will extend the road to Homestead Road South. The applicant agrees to make improvements to said stub in accordance with Lee County road construction standards when the adjacent property develops. Nothing herein shall be construed to prohibit the erection of gated facilities on the road that connects with Homestead Road South."

We will provide your office with a amended master plan showing the interconnect and deleting the secondary access road currently shown going to the west should your office find this revision satisfactory.

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Fort Myers - Naples

Regarding the matter of model homes we have only requested a deviation as to time and not number of model homes and this is contained in the list of deviations that have been e-mailed to you separately.

Sincerely,
Vanasse & Daylor, LLP

Ronald Nino, AICP
Senior Planner

C: Kenneth P. Saundry, Jr.
Neale Montgomery
P. Peeples

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ZONING COUNTER

DCI 2003-00009

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Tony Palermo

DATE: 06/11/2003

Joan Henry, Asst. County Attorney
DS Reviewer - Don Blackburn
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT

PROJECT NAME: CALOOSA LAKES

CASE #: DCI2003-00009

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments

RESPONSE REQUIRED BY: 06/21/2003

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Billie Jacoby

Date: 06/12/2003

Vanasse Daylor

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TRANSMITTAL MEMORANDUM

RECEIVED
JUN 11 2003
ZONING COUNTER

To: Anthony Palermo
Lee County DCD
PO Box 398
Fort Myers, FL 33902-0398

From: Terri Melna
Project Coordinator
tmelna@vanday.com

Date: June 11, 2003

Cc: Kenneth P. Saundry, Jr., Neale Montgomery, Esq., Perry Peeples, PA

Re: Caloosa Lakes DCI2003-00009

We are sending you via By Hand the following:

Copies	Date	Description
11	6/11/03	Schedule of Deviations

Remarks:

Tony – Per your request.

Caloosa Lakes
DCI2003-00009

Revised
03/12/03

SCHEDULE OF DEVIATIONS

Proposed Deviation 1

Deviation from LDC Section 10-329(f)(1)(a)(1) & (2) which requires that no excavations be allowed within 50 feet of an existing or property-owner proposed right-of-way line or easement for a collector street to; a) zero foot (0) setback from back of curb to edge of water control elevation and b); to allow water retention lakes to be located within 25 feet of the right-of-way from back of curb of local streets to water control elevation. The deviation will be allowed in all lake areas identified on the MCP.

The reduced distance will enhance entry features for the property and maximize the view of lakes/open water areas. In all instances where lakes are close to the roadway the roadway geometry is such that the potential speed of vehicles is slow. An example is the lakes along the entry road, and the lakes near the entry road but on the internal street. Speeds cannot be of the magnitude that may cause a wayward vehicle, therefore, proximity of the lake to the roadway should not present a safety issue. The entry lake features are important features that will make this community desirable.

Proposed Deviation 2

Deviation from LDC Section 34-2194(c)(3)b which requires that nonroofed structures be permitted no closer than 10 feet from a nonseawalled artificial body of water; to allow recreational/amenity structures to be placed at the lake's control elevation.

The justification for this deviation is to allow integrating the recreational amenity and the proposed lake so as to enhance the design of the proposed facility and the opportunity for project residents to enjoy the amenity.

Proposed Deviation 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.

The deviation is requested based on existing site constraints that has limited frontage on Homestead Road South. An emergency interconnect will be provided with the residential community to the west that will allow access from Alabama Road South. A stabilized road bed and a break-away gated structure will be constructed.

Proposed Deviation 4

Deviation from Section 10-296 (k) to provide for modified cul-de-sac (eyebrows) in connection with certain street geometry (typically 90 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 this type of design.

This type of street design at 90 degree street alignments should not have any adverse consequences for access by emergency vehicles assuming that portion of the street within the cul-de-sac configuration utilizes dimensional specifications that take into account the requirements for emergency vehicles. Typically, fire protection vehicles will park on the regular street ROW because the linear distance to any lot on the eyebrow is well within the fire fighting capabilities of apparatus on the vehicle. On the other hand the market attraction of lots on the eyebrow are substantially enhanced by the separation this introduces between traffic and residences on eyebrow lots.

Proposed Deviation 5

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

The limitation imposed by section 34-1954 (d) imposes a hardship on residential planned unit developments of the magnitude represented by this proposed RPD. Three years is not a sufficient amount of time to facilitate the sale of 450 potential dwelling units, particularly in the Lehigh planning community. The objective of the regulation is met with a longer time frame that should not be detrimental to the public health, safety or welfare of project households.

Vanasse Daylor

July 7, 2003

Mr. Anthony Palermo
Lee County DCD
P.O. Box 398
Fort Myers, Florida, 33902-0398

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JUL 07 2003
ZONING COUNTER

RE: Caloosa Lakes, DCI2003-00009

DCI 2003-00009

Dear Mr. Palermo:

We are submitting the revisions that resulted from our meeting of 06/20/03. We did submit for your preliminary review the schedule of development regulations structured in the format you requested and asked that you comment on them. We assume that you were satisfied that we had met your expectations, as we did not hear from you.

We are now taking this opportunity to formally submit our revisions including the Master Plan revised as you and reviewing staff had requested. We believe we have responded to all of the issues that were raised at our meeting of July 20. We understood the issues to include the following concerns:

1. Regarding the matter of proximity of amenity structures to lakes, we have revised the deviation to clearly show the application to non-roofed structures on lakes nearest the entryway roadway system. Again, we would remind you that this deviation and the application we propose has been approved many times by Lee County.

2. With respect to the proximity of lakes to external boundaries, we have revised the deviation to allow a 25-foot separation requirement, and have indicated those boundaries to which this applies. We think our revisions are consistent with our discussion, wherein, the above two issues were combined as one and we have now dealt with them separately as you had requested.

3. We have revised the footnote to the schedule of regulations to allow a 5 foot yard for accessory structures adjacent water bodies only and have eliminated the tolerance of a reduced setback to preserve area. This setback tolerance is consistent with that approved for other similar projects and is indeed the same as the sample reformatted schedule of development regulations provided by your office.

4. We have eliminated the requirement for an easement in conjunction with development of Z lots and the illustration for patio and villa homes.

5. We have revised the deviation for second access consistent with staff direction and this is further illustrated on the revised Master Plan.

6. Enclosed with this revision material, we have included a condition of approval that provides us with the ability to develop the multi-family property with single family in the

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event of a small-scale amendment to the Lehigh Commercial Overlay district. Again, this is consistent with the direction we received from staff. The language drafted by Neale Montgomery is as follows:

Discussion: A portion of the residential planned development is located within an area designated in the Lee Plan as the Lehigh Commercial Overlay. Policy 1.8.1, of the Lee Plan provides that properties within the Overlay may be used for residential uses that provide housing alternatives to the typical 1/4 and 1/2 acre subdivision lots. New single-family lots smaller than an acre cannot be created due to the oversupply of standard subdivision lots. The standard subdivision lots in Lehigh are not part of a community, and no amenities are provided. The lands in question are part of an area which will be developed as a community under unified control. The applicant has suggested that they would like to seek a small scale plan amendment to remove the property from the Lehigh Commercial Overlay to permit the development of single-family product on the property.

Condition: Should the Developer obtain the approval of a plan amendment which removes the property from the Lehigh Commercial Overlay, or which permits single-family development within planned developments within the Lehigh Commercial Overlay, then the Developer may construct single-family uses on that portion of the planned development currently located within the Lehigh Commercial Overlay without the need to amend the Master Concept Plan through a public hearing. The applicant may be required to submit an application for an administrative amendment to the master concept plan, and the determination shall be made by the staff at the time of submittal, in accordance with the Land Development Code provisions for administrative amendments.

7. We have revised the deviation allowing us to have a sales center in addition to model homes for a defined period of time or development threshold whichever first occurs.

Attached with this letter of transmittal is a copy of the amended Master Plan, deviations, and schedule of development regulations and footnotes thereto. We are hopeful that this is consistent with direction you gave us at our meeting and allows you now to precede to prepare your final report for deliberation by the Hearing Examiner at our scheduled public meeting.

Sincerely,
Vanasse & Daylor, LLP

Ronald Nino, AICP
Senior Planner

cc. Neale Montgomery
Ken Saundry

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DCI 2003-00009

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DCI2003-00009

CALOOSA LAKES RPD

PROPERTY DEVELOPMENT REGULATIONS										
LAND USE	Min. Lot Area SF	Min. Lot Width (ft)	Min. Lot Depth (ft)	Max. Lot Coverage	Setbacks (ft)				Max. Height (ft)	Stories
					Street	Side	Rear	Water		
RESIDENTIAL - Two-family & Multiple Family Plan										
Two-Family	6500 3,250/unit	65	115	45%	20	5/0[3]/5[1]	15/5[1]	20/5[1]	35	2
Multiple-family (3 or more units)	10,000 3,000/unit	100	100	45%	20	10[4]/5[1]	20/5[1]	20/5[1]	40	3
RESIDENTIAL – Alternative Zero Lot Line & Single Family Plan										
Single-Family	6,500	52[5]	125	45%	20	5/5[1]	15/5[1]	20/5[1]	35	2
Zero Lot Line	6,500	52	125	45%	20	0/10[2]/5[1]	15/5[1]	20/5[1]	35	2
RECREATIONAL FACILITIES										
Recreational Facilities, Private On-site & Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of LDC Sections 34-1176 & 34-2474(b)(6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for any common area amenity structures in association with the zero-lot line and single-family master concept plan. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.									

Footnotes:

(1) Accessory structures
(2) Side opposite zero lot line
(3) Interior side only
(4) Exterior side only, with minimum building separation of 20 feet.
(5) Irregular lots, inclusive of eyebrow lots, and cul-de-sac lots, shall in all cases be designed to contain the minimum required width as measured between the mid-point of the foremost points of the side lot lines in front (where they intersect with the street line), and the rearmost points of the side lot line in the rear, except that the minimum street frontage shall not be less than 20 feet as measured along the cord of an eyebrow, or cul-de-sac lot. The chord represents a straight line joining the foremost points of the lot where it intersects with the street line.

Caloosa Lakes
DCI2003-00009

Revised
03/12/03
06/30/03

SCHEDULE OF DEVIATIONS

Proposed Deviation 1 A

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 within zero (0) feet of the right-of-way from back of curb of local streets to water control elevation (see illustration1.a). The deviation will be allowed in all lake areas identified on the MCP.

The reduced distance will enhance entry features for the property and maximize the view of lakes/open water areas. In all instances where lakes are close to the roadway the road way geometry is such that the potential speed of vehicles is slow. Examples include the lakes along the entry road, and the lakes near the entry road on the internal street. The speed of automobiles in this area cannot be of the magnitude that may cause a wayward vehicle therefore, proximity of the lake to the roadway should not present a safety issue. In any event, illustration features provide some level of preventing an automobile from straying off the travel lane. The entry lake features are important qualities that will make this community desirable.

Deviation 1.B

Deviation from 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 than twenty-five (25) from any adjoining property under separate ownership.

Lakes adjacent to perimeter boundaries should not be viewed as negative features and indeed serve to enhance the view of those development opportunities inherent in the eventual development of those properties. A twenty-five (25) foot distance is more than adequate to a establish a vegetative buffer or other physical barrier should that become necessary.

Proposed Deviation 2

Deviation from LDC Section 34-2194(c)(3)b which requires that nonroofed structures be permitted no closer than 10 feet from a nonseawalled 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.

The justification for this deviation is to allow integrating the recreational amenity (as illustrated) and the proposed lake to enhance the design of the proposed facility and give project residents the opportunity to enjoy some limited use of the lake for fishing, boating and related activities.

Proposed Deviation 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 time 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.

The deviation is requested based on existing site constraints that has limited frontage on Homestead Road South. Any interconnect to the west and south involve existing and developing residential communities likely to oppose any interconnect. An interconnect with as yet to be developed vacant property between Caloosa Lakes and Homestead Road South is achievable, and to facilitate that interconnect when master planning the vacant property a stub future street connection is provided to bring about an interconnect between Caloosa Lakes and said vacant property. This will effectively provide two points of access to Homestead Road South. In the interim until the aforementioned is constructed the temporary construction access shall also serve as an emergency access point.

Proposed Deviation 4

Deviation from Section 10-296 (k) to provide for modified cul-de-sac (eyebrows) in connection with certain street geometry (typically 90 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 this type of design.

This type of street design at 90 degree street alignments should not have any adverse consequences for access by emergency vehicles assuming that portion of the street within the cul-de-sac configuration utilizes dimensional specifications that take into account the requirements for emergency vehicles. Typically, fire protection vehicles will park on the regular street ROW because the linear distance to any lot on the eyebrow is well within the fire fighting capabilities of apparatus on the vehicle. On the other hand the market attraction of lots on the eyebrow are substantially enhanced by the separation this introduces between traffic and residences on eyebrow lots.

Proposed Deviation 5

Deviation from Section 34-1954 (d) that limits the operation of model homes and model sales center for a time period not to exceed three years 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.

The limitation imposed by section 34-1954 (d) imposes a hardship on residential planned unit developments of the magnitude represented by this proposed RPD. Three years is not a sufficient amount of time to facilitate the sale of 450 potential dwelling units, particularly in the Lehigh planning community. The objective of the regulation is met with a longer time frame that should not be detrimental to the public health, safety or welfare of project households.

Note of General Application

Blasting is not permitted unless otherwise authorized by Code provision.

CALOOSA LAKES RPD

PROPERTY DEVELOPMENT REGULATIONS										
LAND USE	Min. Lot Area SF	Min. Lot Width (ft)	Min. Lot Depth (ft)	Max. Lot Coverage	Setbacks (ft) [6]				Max. Height (ft)	Stories
					Street	Side	Rear	Water		
RESIDENTIAL - Two-family & Multiple Family Plan										
Two-Family Attached	6500 3,250/unit	65	115	45%	20	5/0[3]/5[1]	15/5[1]	20/5[1]	35	2
Multiple-family (3 or more units)	10,000 3,000/unit	100	100	45%	20	10[4]/5[1]	20/5[1]	20/5[1]	40	3
RESIDENTIAL – Alternative Zero Lot Line & Single Family Plan										
Single-Family	6,500	52[5]	125	45%	20	5/5[1]	15/5[1]	20/5[1]	35	2
Zero Lot Line	6,500	52	125	45%	20	0/10[2]/5[1]	15/5[1]	20/5[1]	35	2
RECREATIONAL FACILITIES										
Recreational Facilities, Private On-site & Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of LDC Sections 34-1176 & 34-2474(b)(6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for any common area amenity structures in association with the zero-lot line and single-family master concept plan. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.									

Footnotes:

(1) Accessory structures
(2) Side opposite zero lot line
(3) Interior side only
(4) Exterior side only, with minimum building separation of 20 feet.
(5) Irregular lots, inclusive of eyebrow lots, and cul-de-sac lots, shall in all cases be designed to contain the minimum required width as measured between the mid-point of the foremost points of the side lot lines in front (where they intersect with the street line), and the rearmost points of the side lot line in the rear, except that the minimum street frontage shall not be less than 20 feet as measured along the cord of an eyebrow, or cul-de-sac lot. The chord represents a straight line joining the foremost points of the lot where it intersects with the street line.
(6) All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the Master Concept Plan.

EXHIBIT "D" (DCI2003-00009)

Vanasse Daylor

April 29, 2003

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science

Tony Palermo
Senior Planner
Department of Community Development
P.O. Box 398
Fort Myers, Florida 33902-0398

RECEIVED 366
APR 29
ZONING COUNTER

RE: Sufficiency Response – Caloosa Lakes, DCI# 2003-00009
V&D Project # 80586

Dear Mr. Palermo:

In response to your letter dated March 5, 2003 concerning Caloosa Lakes, I am pleased to submit the following information. For your convenience, I have copied and accented the staff's comments and then provided the applicant's response in the regular font:

Environmental Sciences Planner Development Sufficiency Checklist

*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)***

Pending ES staff field verification of the protected species survey.

VanasseDaylor environmental staff conducted a field visit of the Caloosa Lakes site with Kim Trebatoski from Lee County on April 25, 2003. The purpose of the field visit was to provide Lee County staff with the opportunity to verify the flagged gopher tortoise burrows and inspect the proposed gopher tortoise preserve area. During the field inspection, two new inactive gopher tortoise burrows were discovered. Both new burrow locations were recorded on the project site aerial and were field flagged according to VanasseDaylor standard procedure (i.e., labeled by burrow number, activity, and date). Ms. Trebatoski stated at the field visit that she approved of our identification of the gopher tortoise burrows and the location of the preserve area for the gopher tortoises. We await any further comments from ES staff regarding the protected species survey.

*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).]***

DCI 2003-00009

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Deviation 2 justification states "The justification for this deviation is to allow functional uses by integrating the recreational amenity and the proposed lake that will inevitably enhance the design to the proposed facility." The MCP lists Deviation 2 for all lakes. Please clarify where this deviation will apply, and if a recreational amenity area is to be included in the development, please delineate the location on the MCP.

The subject development provides a greater amount of open space than is required by code, therefore, no recreation amenity structures are necessary to off set any open space area deficiency. Notwithstanding this relationship, the Developer may at its option decide to construct some amenity structures including clubhouse, swimming pool, fishing pier or other recreation facility. The location of Deviation 2 Observation Deck, Fishing Pier, Gazebo structure is illustrated in a general fashion on various lake areas. The actual locations in our opinion of other recreational facilities are best left to subsequent required permitting approvals, and unless otherwise indicated recreation improvements will subject to the setback provisions applicable to any lots contiguous thereto.

LCDOT Sufficiency Checklist

1) Sufficiency Comments

a) The previous zoning, in Resolution Z-89-113, depicts a right of way reservation for the Sunrise Blvd Extension. The reservation is not shown on the proposed Master Concept Plan.

This issue will be decided at the time of substantive comments per memo from Andy Getch dated March 13, 2003.

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T.I.S. Checklist

4) Background Traffic. The TIS must contain 100th highest hour traffic for the current year and for the year following the year in which the project is expected to be completed.

1. TABLE 2: The 2002 Directional and K100 Factors should be used, instead of the 2001.

We have revised Table 2 to show 2002 Directional and K 100 Factors. The Revised TIS accompanies this Sufficiency Response.

2. Where was the .90524 axle factor derived? A factor of .934 is usually used.

DCI 2003-00009

We have revised Table 2 to show the correct axle factor. The Revised TIS accompanies this Sufficiency Response.

7) ***Level of Service Analysis. The TIS for projects generating more than 100 net new trips during the A.M. or P.M. peak hour of the adjacent street must contain an analysis of the Level of Service for all links within the area of influence.***

Table 6: The LOS service volumes should be based on Alabama Rd., Colonial Blvd., Homestead Rd., and S.R. 82 as rural arterials, and Daniels Pkwy., Joel Blvd., and Leeland Heights Blvd. As urban arterials.

We have revised Table 6 and Appendix B to show the correct LOS Service Volumes. The Revised TIS accompanies this Sufficiency Response.

Legal Requirements Sufficiency Checklist

1) ***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.]***

See Below.

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COMMUNITY DEVELOPMENT

1a) ***The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]***

See Below.

1a1) ***If the property is subject to a contract for purchase and the vendee is the applicant, the applicant must submit a notarized authorization form from the landowner. [34-202(b)(1)c.]***

Must provide a county approved letter of authorization and disclosure form.

Authorization and disclosure forms are enclosed with this sufficiency response on approved forms per your instructions.

5) ***Application must be presented on the official forms by the department, or on county-approved computer-generated forms containing the same information. [34-201(b)(2)]***

The applicant must provide staff with county approved forms of Letters of Authorization and Disclosure Forms.

See above response.

DCI 2003-00009

6) *All application requiring a public hearing must include the following: [34-202(a)]*

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)]*

See Below.

6a1) *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 legal description must specifically describe the perimeter boundary of the total property, encompassed as one, not three or four separate parcels.

A boundary survey has been prepared encompassing all of the properties as one, and a legal description has similarly been prepared based on State Plane coordinates and is herein provided for your review.

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 al Planned Development applications. [34-202(a)(2)]*

See Below.

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6c1) *The perimeter boundary must be clearly marked on the survey with a heavy line and must include the entire area to be developed. [34-202(a)(2)]*

There is a parcel included in your survey that is not included with the application, please specify parcels that are being effected with the application.

The revised boundary survey clearly delineates the boundary with a heavy dark line and includes the entire area that is the subject of the rezoning application. We have corrected the boundary of the MCP to be consistent with the boundary survey.

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)]*

The boundary survey and legal description is tied to the State Plane coordinate system.

DCI 2003-00009

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

11a) If blasting is proposed to be conducted on the property in order to excavate lakes or other site elements, the location(s) of all proposed blasting must be shown. [34-373(a)(6) & 34-202(b)(6)]

Please clarify if development blasting is needed to create the lakes on the MCP.

Soil borings recently conducted at 7 sites showed no need for blasting up to a depth of 25 feet. Nevertheless, to safeguard against any likelihood that some minor blasting may be necessary, we agree that as a condition of approval "any blasting associated with this development must be in accordance with the Lee County Blasting Ordinance in effect at the time of local development order application. The developer must pay for a seismographic expert hired by Lee County to ensure compliance with the Lee County Blasting Ordinance."

12) Scale of Plans/Required Information. The Master Concept Plan must be clearly legible and drawn at a scale sufficient to adequately show and identify the following information: [34-373(a)(6)]

12b) Vehicular Access. 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)b.]

It is not clear on the MCP how the secondary access for emergency vehicles will work. The deviation makes reference to Alabama Road South. How wide a road is proposed? And will a gate be used, or may any vehicle access from this secondary access? Will vehicles entering from the secondary access have to go through a guard/gate house to access Homestead Road South?

The emergency access provides an opportunity under emergency conditions only for emergency service providers and project households to access Alabama Road via the adjoining subdivision street system. The emergency access over the subject property will have a stabilized roadbed and breakaway gate structure constructed. It should be noted that this access aligns with a street stub out from the adjoining subdivision. Additionally, a sidewalk will be constructed along the secondary access road and will be integrated into the projects sidewalk system, thereby, affording pedestrian access to planned sidewalks in the Veterans Park area and the Park itself.

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12k) Public Transit. Proposed access and facilities for public transit in accordance with sections 34-411(e) and 10-442. [34-373(a)(6)j.]

Please note any public transit access or facilities (if any) on the MCP.

DCI 2003-00009

Should public transit one day be available on Homestead Road South, a most likely transit stop would be at Veterans Park Road, which aligns with the roadway into Caloosa Lakes. Currently, there is no available public transit to the proposed Caloosa Lakes development.

21) Miscellaneous Items.

Can you identify any agricultural uses on the property? Would those uses continue, or will they discontinue after the property is rezoned?

It is our intention to continue the current agricultural practices until such time as we receive approval of a local development order. We agree to conditions of approval that would allow the continuance of bona fide agricultural uses until approval of a local development order and to terminate any agricultural tax exemption for any portion of the property that receives a local development order in a manner consistent with other similar approvals granted by Lee County.

Note 2 of the MCP states, "in all cases where a zero lone is utilized..." This should read "zero lot line"

This typographical error has been corrected.

On note 2, does "in favor of the lot with the 0 lot line" mean the easement is on the lot with the 0 lot line?

Note 2 will be revised to note that the maintenance easement is always adjacent and contiguous to the zero lot line structure and is graphically illustrated.

Note 4 refers to "common open space." Is there common open space on the MCP? Is it intended that accessory (sic) structures such as pools, pool decks, detached garages, and building sheds be set back 0 feet from the open space, preserve, or lake?

The word phrase "common open space" will be deleted to avoid implying that it was meant to include areas not designated for lakes and preserve. It is our intention that the setback for accessory structures may be zero feet when adjacent a lake or preserve area.

Note 5 says "the setback is to be measured from the housing structure to the top of the bank under wet season conditions." Please explain how "wet season conditions" can be measured.

Note 5 will be amended to indicate that the setback for housing structures adjacent lakes is measured from the housing structure to the lake control elevation.

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Do you want to include "two-family attached" to the schedule of uses?

We will add two-family attached to the schedule of uses.

Can you elaborate what kind of elements will be provided for the protection of wayward vehicles? (Deviation #1)

We will revise Deviation 2 to indicate that the setback between roads and a water body may in some cases be zero or 25 feet depending upon which structural relationship is employed to the possibility of wayward vehicles. The two alternative structural solutions are illustrated as 1 a) and 1 b). Location of Deviation 1a) and 1b) structural and dimensional improvements are generally noted on the MCP.

Do you propose any buffer from the future school to the north (to protect your residents from potential noise and visual impacts)?

Lee County School District planning personal have advised that the school board no longer intends to acquire this property for a school site, consequently the notation on the MCP will be changed to indicate potential for a pedestrian interconnect only.

Do you have a location for model homes? Or a proposed number of model homes?

Model homes will be applied for pursuant to the provisions of Section 34-1954 of the Lee County LDC at the time of plat approval, however, we have asked for a deviation relative to the duration of time model homes may exist in the project.

Please show width and composition of buffers along the perimeter of the site. The MCP identifies one Type D buffer on the north side. Are there others?

Pursuant to Sec 10-416 (d) no perimeter buffer requirement is necessary, inasmuch as the subject lands in relationship to adjacent land is such that a buffer is not required based on subsection (3) of said section.

More narrative supporting the deviation requests would strengthen this application. Also, please mark the locations for Deviation #1, I assume they are for all the lakes shown on the MCP.

Your comment for greater descriptive justification for requesting deviations is appreciated. We have made every effort to do this to the extent we think is necessary without being overly verbose and which descriptive material does not add to the [illegible] justification response.

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Additional Revisions Initiated By V & D

We have added two additional deviations to justify the use of eyebrows (Section 10-291 (3) and provision for model homes (Section 34-1954 (d). We have further modified Deviation number 1 to indicate the application of the proximity of lakes to external and internal roads and external boundary lines. We have also added graphic illustrations to show the application of lake setbacks. We have also added a footnote 6 to our development standards table to define the way frontage is determined on irregular shaped lots and cul-de-sacs.

Comments received from Don Blackburn of Development Services

The eyebrow turn outs are unconventional cul-de-sacs and will need a deviation to be constructed. Please eliminate the eyebrows or request a deviation from the cul-de-sac rule.

We have crafted a request for a deviation from Section 10-296 (k) to provide for modified cul-de-sac (eyebrows) identified as deviation # 4.

Based on the information contained in this sufficiency response and the revised Master Concept Plan, we trust that you will find this application sufficient to proceed with staff review. If you have any questions, or would like to review the new master concept plan with our project team in conjunction with your review, please do not hesitate to contact me.

Sincerely,
VanasseDaylor

Ronald F. Nino, AICP
Senior Planner

C: K. Saundry
N. Montgomery

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DCI 2003-00009

Vanasse Daylor

May 28, 2003

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

Tony Palermo
Senior Planner
Department of Community Development
P.O. Box 398
Fort Myers, Florida 33902-0398

DCI 2003-00009

RE: 2nd Sufficiency Response – Caloosa Lakes, DCI# 2003-00009
V&D Project # 80586

Dear Mr. Palermo:

In response to your letter dated May 14, 2003 concerning Caloosa Lakes, I am pleased to submit the following information. For your convenience, I have copied and accented the staff's comments and then provided the applicant's response in the regular font:

Legal Requirements Sufficiency Checklist

6) All application requiring a public hearing must include the following: [34-202(a)]

See Below.

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 al Planned Development applications. [34-202(a)(2)]

See Below.

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)]

After reviewing resubmitted items dated 4/29/03, applicant needs to display state plan coordinate system for the Florida West Zone on two opposing corners on survey.

See attached revised boundary survey.

MAY 28 2003

12730 New Brittany Boulevard, Suite 600, Fort Myers, Florida 33907 T 239.437.4601 F 239.437.4636 W vanday.com
Fort Myers - Naples

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

11a) If blasting is proposed to be conducted on the property in order to excavate lakes or other site elements, the location(s) of all proposed blasting must be shown. [34-373(a)(6) & 34-202(b)(6)]

The County Attorney's response was, "The applicant's response to question 11a) is insufficient based on the information required by 34-202(b)(6). In light of their explaination (sic), I would recommend a condition that blasting is not permitted. "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."

If it is the applicant's desire to do blasting (even as a contingency) – please put the locations and details on the MCP. Otherwise, it should be left out and the MCP should read: No blasting requested, or words to that effect.

Under the circumstances, we agree to a condition that "no blasting activity is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development" and the MCP has been revised to reflect no blasting requested.

21) Miscellaneous Items.

These are far fewer sufficiency issues this round. DCI 2003-00009

Upon your response, I will do everything I can to help get a hearing date for you and get through sufficiency.

Regarding AG uses the County Attorney had the following comment:

The response to question 21 states they intend to continue current AG uses. This is insufficient pursuant to 340292 (b)(7). As part of the application they must indicate a statement that includes acreage figures for each use and an exhibit depicting the location of the AG uses on a copy of the boundary survey.

We agree to abandon any agricultural practices upon approval of the rezoning Resolution.

Based on the information contained in this sufficiency response, we trust that you will find this application sufficient to proceed with staff review. If you have any questions, please do not hesitate to contact me.

Sincerely,
VanasseDaylor

Ronald F. Nino, AICP
Senior Planner

C: K. Saundry
N. Montgomery

DCI 2003-00009

MAY 28 2003

MEMORANDUM

Vanasse Daylor

Urban Plannin
Landscape Architectur
Civil Engineerin
Traffic Engineerin
Environmental Scienc
FL 36

To: Bob Rentz
Mike Tisch
Andrew Getch

From: Christian Disher, E.I.

Cc: Reed K. Jarvi, P.E.
Ken Saundry
Ron Nino
Jim Palmer

Date: January 3, 2003

Re: Calusa Lakes Zoning Pre-app Meeting Minutes, V&D #80586.01

The following items were discussed at our pre-application meeting (1/3/03) regarding the zoning TIS for this project:

1. Trip distribution was agreed to as follows: 20% to/from the south on Homestead Road, 80% to/from the north on Homestead Road; 20% to/from the east on Immokalee Road; 20% to/from the south on Alabama; 20% to/from the west on Immokalee Road; 20% to/from the south on Daniels Parkway; 10% to/from the east on Leeland Heights Boulevard; 5% to/from the east on Lee Boulevard; 45% to/from the west on Lee Boulevard; 25% to/from the west on Colonial Boulevard; 20% to/from the west on SR 82; and 10% to/from the north on Joel Boulevard. Attached you will find a sketch of the distribution.
2. Extension of Sunrise Boulevard west to Paddock St. is not in County Plans (see attached Andy Getch email January 3, 2003 for clarification on this point).
3. We will use Lee County Generalized Peak Hour Service Volumes Table for rural areas to determine the LOS.
4. We indicated to the County that 350 single-family and 100 multi-family dwelling units are planned for the property with a single access point directly in line with the entrance to Veteran's Park. The County suggested that an emergency exit route be provided and indicated that it be located on the west side of the property off a residential street (Heath Astern Lane or Banyan Tree Lane S.E.). There is an existing Right-of way to accomplish this. We also shared with them the trip generations based on this number of housing units.
5. Schools are planned in the Veteran's Park property. Schools are also planned at the site immediately to the east of the Calusa Lakes property, between Calusa Lakes and Homestead Road south.
6. The County requested us to analyze the Sunrise Boulevard/Homestead Road and the Veteran's Park entrance/Homestead Road intersections as part of our study.
7. Build-out is projected for Peak season 2007.

If you do not agree with any of the above or have additional comments, please respond within five working days. Otherwise, the above direction will be the basis for the TIS.

Thanks again for meeting with us.

End of Memorandum

Ron Nino

From: Reed Jarvi
Sent: Thursday, March 13, 2003 5:48 PM
To: Ron Nino
Cc: Jay Westendorf; Jeffrey Jenkins
Subject: FW: Caloosa Lakes

FYI. This is in response to me sending the Dave Loveland letter to Andy Getch.

-----Original Message-----
From: Andrew Getch [mailto:GETCHAJ@leegov.com]
Sent: Thursday, March 13, 2003 5:17 PM
To: Reed Jarvi
Cc: Margaret Lawson; David Loveland
Subject: Re: Caloosa Lakes

Reed,

It has been assigned to Margaret. She is researching the question from the standpoint of the reservation itself. When I told you I could answer your letter I was thinking in terms of the project status on the long range plan so here goes.

The project was on the MPO 2020 Financial Feasible plan until the December 8, 2000 update. The project comment says it is in the Lehigh CRA plan. The project cost estimate, probably done by me or Elaine Mettauer, is $2.7 million for the 1.2 mile extension from Alabama Road to Homestead Road. That cost is in the range of the cost for a project with a new alignment.

If your client is unwilling to dedicate the land, an analysis would be needed to determine if an alternative is better or if the benefit from the road is significant enough to recommended requiring the ROW dedication. As we discsussed, this analysis is not a requirement of the Zoning TIS and is something we normally do at time of substantive comments.

An alternative is that the tract could continue to be reserved, or simply not platted with lots. Typically, we would be willing to issue road impact fee credits, at 100% of the appraised value for ROW of a road on the 2020 plan. Since the Zoning application is in the sufficiency process, whatever answer you give to the comment will probably make it sufficient for review.

One of us will respond with a letter in terms of the above, feasibility of the project and what process, if any, (maybe it is the public hearing process and a revised MCP) is followed to release a ROW reservation.

DCI 2003-00009

I hope this helps.

Andy Getch, P.E.
Senior Engineer
Lee County Department of Transportation
getchaj@leegov.com
PHONE (239) 479-8510
FAX (239) 479-8520
FAX (941) 479-8520

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APR 29 2003
ZONING COUNTER

>>> "Reed Jarvi" <rjarvi@VANDAY.com> 03/13/03 03:52PM >>>
Andy,

This is the letter (minus the exhibits) that I sent to Dave. Can you respond? <<Loveland-LeeLtr.doc>>

Jim Palmer

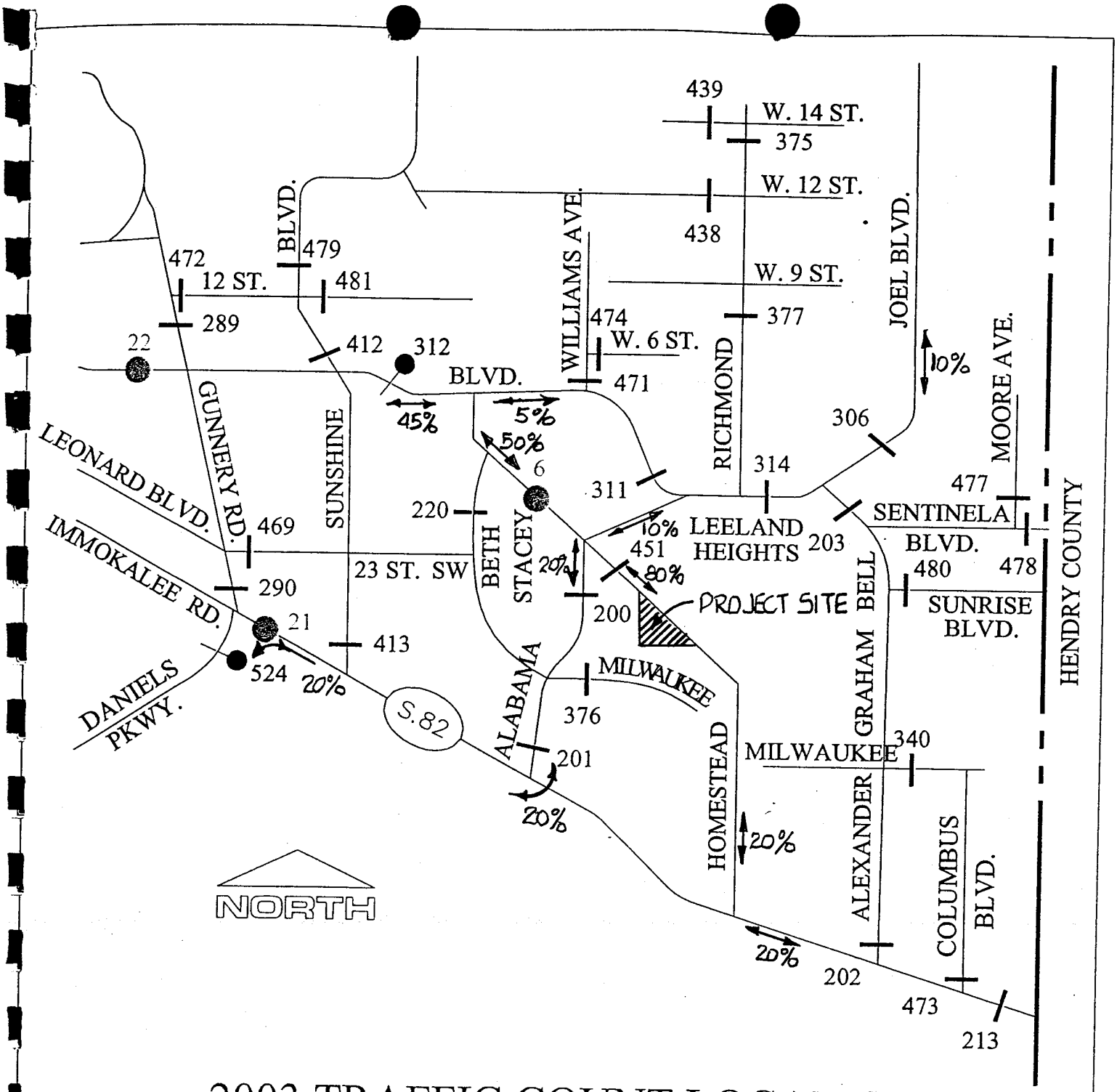
From:	Andrew Getch [GETCHAJ@leegov.com]
Sent:	Friday, January 03, 2003 3:02 PM
To:	Christian Disher; Jim Palmer
Cc:	David Loveland; Michael Tisch; Robert Rentz
Subject:	Sunrise Boulevard west of Homestead Road

Earlier today we discussed a prospective zoning project across the street from the Veterans Park entrance that has property down to the possible Sunrise Blvd extension. Ron Nino mentioned that the previous zoning on the parcel (STRAP 054527-00-00001.0000) has a 1990 resolution with a right of way reservation for Sunrise Boulevard extension.

I need to correct a statement I made earlier today. An extension of Sunrise Boulevard from the current terminus of Homestead Road west to Beth Stacey Boulevard is not on the current Lee County MPO 2020 Financially Feasible Plan but IS on the 6/21/02 MPO Needs Plan. Table D-3 on Page D-32 of the 12/8/00 Needs Plan also indicates it is in the (Lehigh) CRA plan. So it is contemplated and we probably will have further discussions as your project proceeds thru Zoning.

Admittedly, we would need to acquire land east and west of the parcel you are studying to make the extension to Alabama Rd and further west to Beth Stacey Blvd. Ideally we would like to at least maintain the reservation. Based on current MPO plan, at the time of dedication it would be eligible for roads impact fee credits. This would be part of what we will need to evaluate to make a recommendation for Zoning purposes.

Andy Getch
Senior Engineer
Lee County Department of Transportation
getchaj@leegov.com
PHONE (239) 479-8510
FAX (239) 479-8520
FAX (941) 479-8520



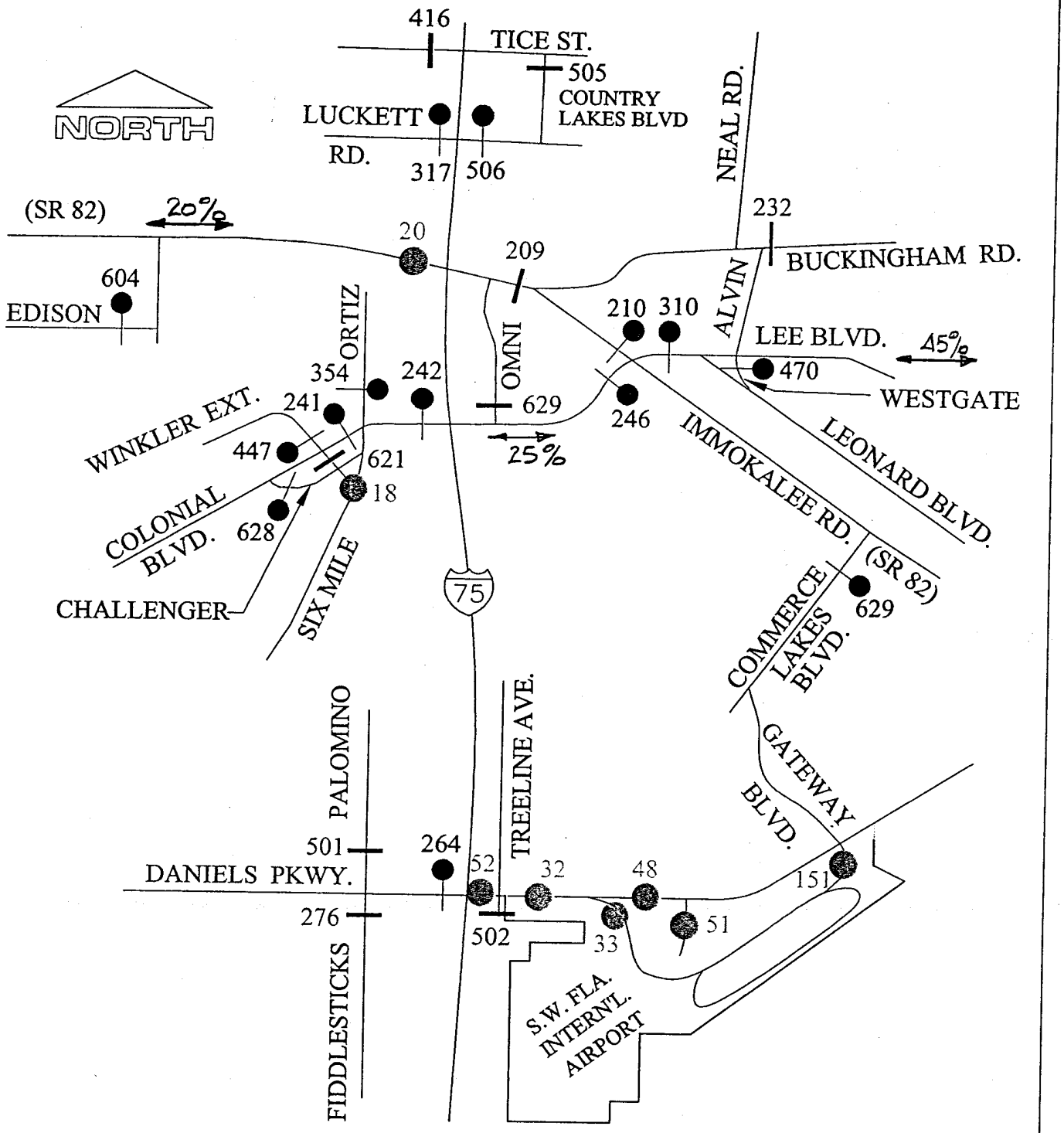
2003 TRAFFIC COUNT LOCATIONS
INSET "F"

LEE COUNTY
SOUTHWEST
FLORIDA
DEPARTMENT
of
TRANSPORTATION

DIRECTOR: SCOTT M. GILBERTSON P.E.
020602907

LEGEND

- — COUNTER LOCATION
- 000 COUNTER NUMBER
- PERMANENT COUNT STATION
- MULTI-LANE LOCATION



2003 TRAFFIC COUNT LOCATIONS
INSET "E"

LEE COUNTY SOUTHWEST FLORIDA DEPARTMENT of TRANSPORTATION

DIRECTOR: SCOTT M. GILBERTSON P.E.

020602906

LEGEND

- — COUNTER LOCATION
- 000 COUNTER NUMBER
- ● PERMANENT COUNT STATION
- ●— MULTI-LANE LOCATION

APPENDIX B

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	NOTE	PERMANENT STATION
A & W BULB RD	N OF GLADIOLUS DR	215	G	2000	1900	2000	2200	2400	3000	4000	3700	3300	3800		37
ALABAMA RD	N OF IMMOKALEE RD	201	F	1800	2100	2400	2800	3000	3700	2800	2600	3200	4200		21
	S OF HOMESTEAD RD	200	F	5500	5400	5800	6100	5900	5900	5800	4900	5600	6400		6
BELL BLVD	N OF IMMOKALEE RD	202	F	900	850	900	1000	1000	1000	1000	1000	1100	1400		21
	S OF LEELAND HEIGHTS BV	203	F	2200	2600	2500	2500	2700	2600	3000	2700	3200	3700		6
ALICO RD	E OF US 41	204	G	12600	12000	13700	13300	14700	12800	15100	15700	17800	19100		10
	E OF LEE RD	207	H	10700	10100	11400	11000	11600	12000	13900	14200	16000	17400		10
	W OF I - 75	10	H	8500	10400	10900	12200	13400	14900	16300	15700	17200	18000		
	E OF I - 75	205	H	4600	4700	3400	4000	4700	5200	5500	5800	6500	9800		10
	E OF I - 75	53	H										10100	1	
	N OF CORKSCREW RD	206	H	900	800	850	700	1000	900	1000	1000	N/A	800		10
ARROYAL ST	N OF BONITA BEACH RD	496	H					4500	3600	4000	4000	5900	4300		42
BABCOCK RD	E OF US 41	461	H					1600	1300	1500	1600	N/A	1500		10
BALLARD RD	W OF ORTIZ AV	504	A					4600	4800	4900	3500	N/A	5200		20
BARRETT RD	S OF PINE ISLAND RD	509	C					2800	2700	2900	2500	2800	3300		49
BASS RD	N OF SUMMERLIN RD	216	G	4200	4200	3600	4400	6400	5700	6800	6200	5700	6000		19
BAYSHORE RD	E OF BUSINESS 41	218	C	24800	29100	30600	31400	33100	27500	31300	31800	32300	34000		4
(SR 78)	E OF HART RD	219	C	25700	24500	24200	23500	24200	24600	26800	26000	24900	27800		4
	W OF WILLIAMSBURG DR	4	D	14400	17600	16500	16200	15900	16400	17000	18400	19500	20000		
	E OF NALLE RD	217	D	11500	8300	8700	8800	8900	8400	8900	9300	10000	9300		4
BEN HILL GRIFFIN PKWY	S OF ALICO RD	514	H						2400	2800	5300	N/A	6500		10
	N OF CORKSCREW RD	517	H						1000	2800	3000	4500	5000		10

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	NOTE	PERMANENT STATION
COLLEGE PKWY	E OF McGREGOR BLVD	236	G	48700	39900	39000	35500	39200	29400	30000	31300	31100	32800		43
	E OF WINKLER RD		G	55500	43400	44200									
	E OF WINKLER RD	43	G				45500	42900	35200	42000	36700	38600	39600		
	W OF SUMMERLIN RD	238	G	52200	43900	47100	44200	46100	37400	42200	38900	40100	36700		43
	E OF KENWOOD LN	237	G	36700	34700	38700	32600	33700	30400	29200	25700	31700	31600		43
COLONIAL BLVD	E OF McGREGOR BLVD	243	B	18600	17200	18200			39900	46700	44500	48900	51600		14
	E OF SUMMERLIN RD	14	B	26900	33200	30100	29100	19500	41900	45400	47500	48500	50900		
	E OF US 41	245	B	30900	26000	29100	26000		33400	38000	43400	46300	43500		14
	E OF FOWLER ST	244	B	34600	31700	30700	29800	30100	41300	41900	48300	49000	43600		14
	E OF METRO PKWY	240	B	27900	25500	26600	29300	29600	34800	38800	36800	40300	40000		31
	W OF SIX MILE PKWY	241	E	35700	34600	34300	34000	37800	40100	46000	43400	46000	46500		20
	W OF I - 75	242	E	36300	32900	32700	33600	35100	38800	46600	46400	44200	47500		20
	W OF IMMOKALEE RD	246	E	14200	14000	15800	16300	16100	15900	19800	19800	21700	21700		20
CORBETT RD	N OF PINE ISLAND RD	508	C					500	700	500	400	300	1000		49
CORKSCREW RD	E OF US 41	247	H	6600	6400	7200	7000	8300	7800	13200	14700	16900	15800		15
	W OF I - 75	15	H	4400	5700	6600	7500	8300	10800	14100	15200	18600	21800		
	E OF I - 75	249	H	2100	2000	2300	2100	3100	3500	4900	5400	7700	7400		15
	W OF ALICO RD		H	800	1300	1100	900								
	E OF ALICO RD	250	H	500	850	850	1000	1300	1200	1600	2000	2400	2900		15
CORTEZ BLVD	W OF US 41	614									2600	2400	2300		28
CRYSTAL DR	E OF US 41	254	B	14500	11600	12700	13900	14900	12500	13100	13500	12200	13200		9
	W OF METRO PKWY		B	13700	12500	13600									
COUNTRY LAKES DR	S OF TICE ST	505	E					1800	1800	1900	1900	N/A	2400		20

PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta-tion #	MAP	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	NOTE	PERM-ANENT STATION
CYPRESS LAKE DR	W OF SOUTH POINTE BLVD	256	G	14100	12900	13000	11600	14300	13900	13800	12800	14600	16800		30
	E OF SOUTH POINTE BLVD	257	G	17900	16600	18700	17800	18700	19900	20400	19000	18500	22900		30
	W OF SUMMERLIN RD	259	G	25100	24200	24400	25300	25600	26400	25400	23400	25500	28400		30
	W OF US 41	258	G	31700	29200	30500	30900	29500	31100	29100	28000	33400	31400		30
DANIELS PKWY	E OF US 41		G	30600	27500										
	W OF METRO PKWY	30	G	26600	28400	31600	32800	34500	32800	33800	34400	35500	38100		
	E OF METRO PKWY		G	29600	27800										
	E OF SIX MILE PKWY	31	G	29400	26800	33100	35100	39100	42800	43900	43700	45500	48400		
	W OF I - 75	264	E	29700	29000	29400	28700	32700	37100	38400	39300	43300	46400		31
	E OF I - 75	52	E										42300	1	
	E OF TREELINE DR	32	E	16800	19200	18500	22000	24500	26500	28100	28900	35200	36400		
	E OF CHAMBERLIN PKWY	48	E				8100	9700	11400	12400	13100	18000	21200		
	S OF IMMOKOLEE RD	524	F									9200	12800		48
DANLEY RD	W OF METRO PKWY	518	B							5800	4900	5500	6000		45
DAVIS RD	N OF McGREGOR BLVD	265	G	2900	2200	2300	2400	2000	1800	2100	2200	2200	2100		36
DEL PRADO BLVD	S OF SE 46TH LN	266	C	26000	28600	25800	26800	25100	21200	23900	26800	26700	27800		2
	S OF CORONADO PKWY	268	C	32900	29200	27500	29600	28600	25200	27800	26200	27800	29300		2
	S OF CORNWALLIS PKWY	2	C	32700	39600	39400	39600	40400	37000	38000	37800	40300	41600		
	S OF EVEREST PKWY	515	C						44400	41000	48200	45500	47700		40
	N OF VETERANS PKWY	516	C						42800	49100	51300	51700	53800		40
	S OF CORAL POINT DR		C	46300	40200	44500	44100	41900	46000	48300	50700	48700		2	
	AT FOUR MILE COVE RD	40	C								44800	46100	49800		
	S OF HANCOCK PKWY	270	C	36600	35000	33500	31200	31500	30200	34000	32700	33500	35100		40
	S OF PINE ISLAND RD	267	C	18200	17100	16700	17200	17400	19300	20100	21800	20400	20600		2
	N OF PINE ISLAND RD	24	C	5300	6300	6900	8400	9300	10100	11000	12000	12800	13900		
	E OF US 41	443	I								2200	3500	4400		24
EAST TERRY ST	E OF OLD 41	271	H	5100	6000	6400	6900	6100	6700	7400	9500	8800	11200		42

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	NOTE	PERMANENT STATION
HERRON RD	S OF PINE ISLAND RD	500	C					100	200	200	100	N\A	200		49
HICKORY BLVD	@ BONITA BEACH RD	299	H	13500	13600	14500	13200	13600	12900	11700	13700	12000	12800		44
	N OF MCLAUGHLIN BLVD	300	H	8700	8800	9600	9000	9400	10300	9300	10300	10200	9500		44
	@ NEW PASS BRIDGE	225	H	6100	6500	6900	6500	6800	7700	7100	8100	7400	7500		44
HILL ST	W OF US 41	617	B								1800	1700	1700		28
HOMESTEAD RD	@ WESTMINSTER RD	6	F	18000	18600	18600	19600	20900	21700	22800	20800	22000	23700		
	S OF ARTHUR RD	451	F		4700	5400	5400	6600	6300	6200	6100	6200	7400		5
IDLEWILD ST	W OF METRO PKWY		B	5500	5300										
	E OF METRO PKWY	301	B	3900	3800	3900	3400	3500	3400	3300	4500	5000	4700		45
IMMOKALEE RD	N OF BUCKINGHAM RD	209	E	11200	10600	11600	11100	12200	12200	13300	12300	14900	14300		20
(SR 82)	N OF COLONIAL BLVD	210	E	9000	8500	10000	10200	9800	9500	11300	10600	11900	13100		20
	W OF GUNNERY RD		F	6200	8100										
	E OF GUNNERY RD	21	F	5300	5700	6600	7200	7800	8900	8200	8600	9700	11700		
	W OF BELL BLVD		F	3700	4300										
	W OF HENDRY CO. LINE	213	F	4200	5200	5600	5200	5300	4900	5600	5600	6400	7900		21
IMPERIAL ST	S OF BONITA BEACH RD	492	H					800	700	900	1000	3800	4400		42
IONA RD	W OF McGREGOR BLVD	303	G	6500	5500	5300	5700	5700	6200	8300	6500	6200	7600		35
ISLAND PARK RD	W OF US 41	304	G	8200	7800	8700	8000	8000	10300	10800	10000	8100	10900		9

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	NOTE	PERMANENT STATION
JOEL BLVD (CR 884)	E OF BELL BLVD	306	F	11500	10800	11300	11600	12600	12000	12700	11700	12500	12900		11
	S OF PALM BEACH BLVD	305	F	4200	3600	4100	4300	4600	4900	5100	4900	5100	5600		11
JOHN MORRIS RD	S OF SUMMERLIN RD	497	G					700	800	900	1200	1200	800		36
	N OF SUMMERLIN RD	498	G					2900	3400	3300	3200	3300	2900		36
KELLY RD	W OF SAN CARLOS BLVD	308	G	4000	3500	2800	3200	3500	3700	4100	3600	3400	3300		38
	E OF SAN CARLOS BLVD	307	G	2300	2200	2500	1900	1600	1600	3000	2500	2100	2000		38
KORESHAN BLVD	E OF US 41	465	H					1800	1700	2100	2400	2100	2900		15
LAUREL DR	E OF BUSINESS 41	309	C	7800	7000	7400	7100	7300	8100	7300	7300	6600	6500		41
LEE BLVD(CR 884)	E OF IMMOKALEE RD	310	E	15500	17200	17700	18200	16900	15500	22100	23600	21800	25900		22
	W OF GUNNERY RD	22	F	13000	15100	15400	16400	15500	14000	20100	20900	21400	21900		
	E OF SUNSHINE BLVD	312	F	19200	15800	18600	19500	17800	14500	21500	22900	23700	25600		22
	N OF LEELAND HEIGHTS	311	F	7600	7700	7400	8500	7100	6300	8800	8900	9200	9400		22
LEE RD	S OF ALICO RD	313	H	5800	4500	6100	6700	6300	6400	7800	7200	7200	6900		10
LEELAND HEIGHTS BLVD (CR 884)	E OF RICHMOND AVE	314	F	11900	11900	12700	13500	13500	10500	13500	13200	13800	15600		22
LEONARD BLVD	S OF WESTGATE BLVD	470	F					1600	2100	1500		2900	2900		22
LINHART AVE	W OF US 41	615	B								1200	1300	1200		28
LITTLETON RD	W OF US 41	316	C	8900	8000	7600	6700	6200	6100	5600	5400	6000	5700		34
	W OF BUSINESS 41	315	C	5700	5500	5500	5200	5200	5200	5200	5600	5500	5500		41
LUCKETT RD	W OF I - 75	317	E	9100	9200	8200	8600	9100	9700	9700	9000	10200	11600		20
	E OF I-75	506	E					2200	2700	2700	2100	3100	3300		20

PERMANENT COUNT STATION 6
HOMESTEAD RD S OF WESTMINSTER ST
2002 AADT = 23700

1. Monthly ADT as a % of Annual ADT

January	97
February	102
March	102
April	101
May	100
June	90
July	88
August	96
September	100
October	113
November	106
December	105

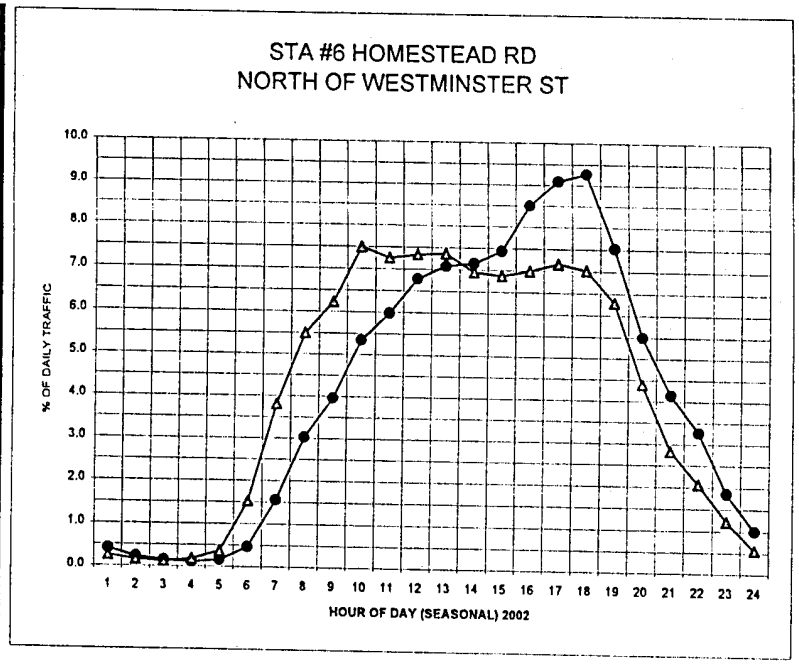
2. Day of Week ADT as % of Annual ADT

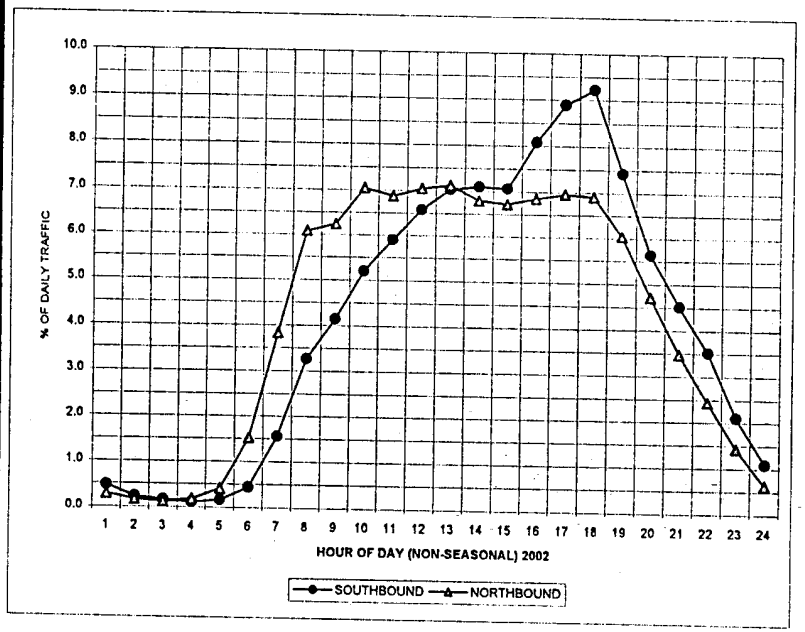
Monday	102
Tuesday	102
Wednesday	99
Thursday	101
Friday	116
Saturday	101
Sunday	79

3. Peak Flow Characteristics

	Non-Season	Season
a) Peak Flow between 7 am and 9 am		
(1) as a % of weekday traffic	5	5
(2) directional Split	42 % SB	42 % SB
	58 % NB	58 % NB
b) Peak Flow between 4 pm and 6 pm		
(1) as a % of weekday traffic	8	8
(2) directional Split	61 % SB	61 % SB
	39 % NB	39 % NB

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS





PERMANENT COUNT STATION 11
BUCKINGHAM RD SOUTH OF SR 80
2002 AADT = 6900

1. Monthly ADT as a % of Annual ADT

January	98
February	105
March	104
April	109
May	105
June	89
July	85
August	97
September	100
October	104
November	103
December	101

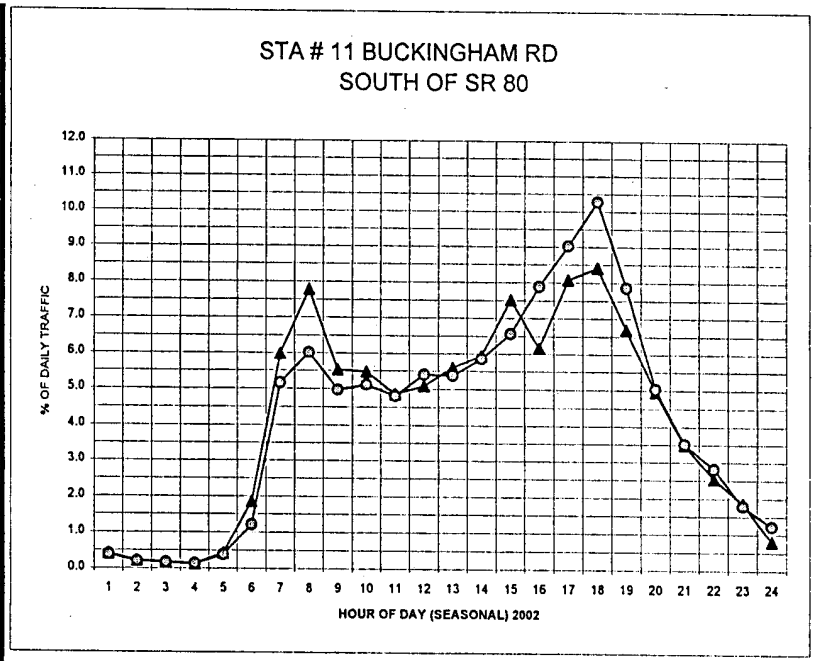
2. Day of Week ADT as % of Annual ADT

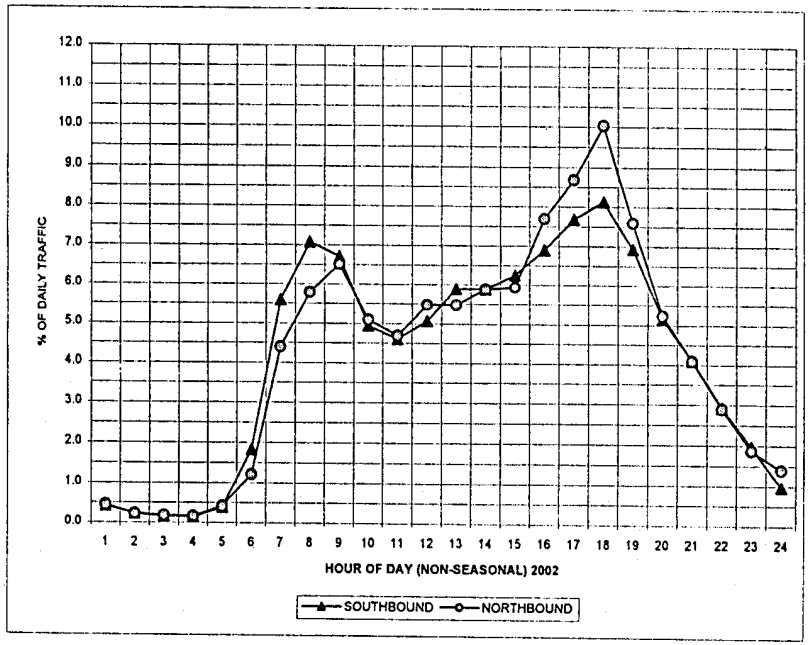
Monday	101
Tuesday	104
Wednesday	103
Thursday	105
Friday	111
Saturday	97
Sunday	79

3. Peak Flow Characteristics

	Non-Season	Season
a) Peak Flow between 7 am and 9 am		
(1) as a % of weekday traffic	6	6
(2) directional Split	55 % SB	56 % SB
	45 % NB	44 % NB
b) Peak Flow between 4 pm and 6 pm		
(1) as a % of weekday traffic	9	9
(2) directional Split	44 % SB	44 % SB
	56 % NB	56 % NB

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS





PERMANENT COUNT STATION 20
SR 82 WEST OF I-75
2002 AADT = 18500

1. Monthly ADT as a % of Annual ADT

January	N/A
February	N/A
March	107
April	108
May	101
June	91
July	93
August	99
September	96
October	103
November	101
December	101

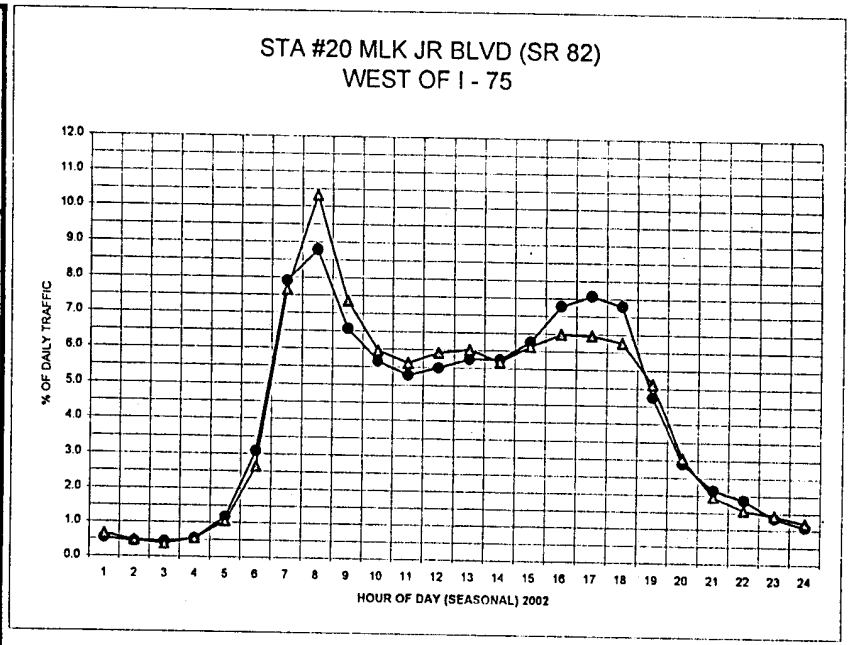
2. Day of Week ADT as % of Annual ADT

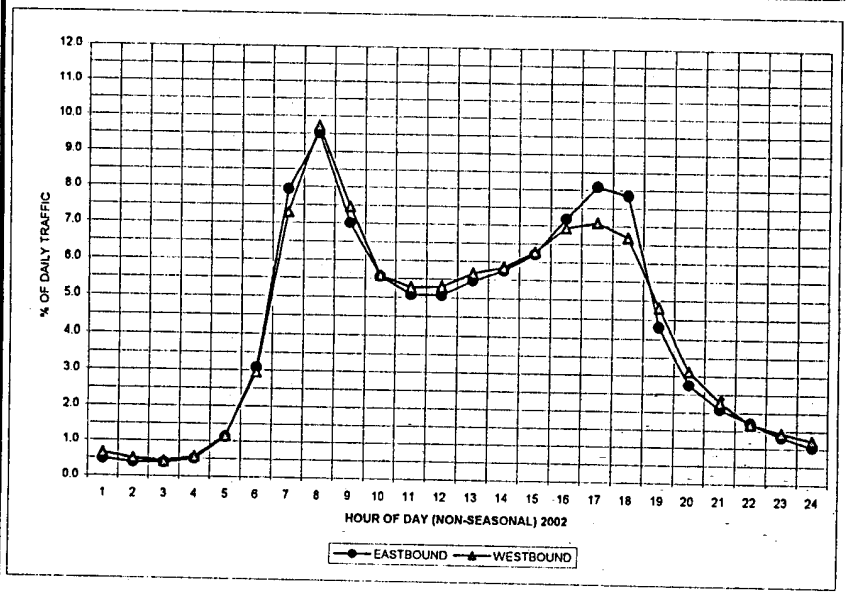
Monday	105
Tuesday	109
Wednesday	107
Thursday	106
Friday	116
Saturday	83
Sunday	74

3. Peak Flow Characteristics

	Non-Season	Season
a) Peak Flow between 7 am and 9 am		
(1) as a % of weekday traffic	8	7
(2) directional Split	49 % EB 51 % WB	45 % EB 55 % WB
b) Peak Flow between 4 pm and 6 pm		
(1) as a % of weekday traffic	8	8
(2) directional Split	54 % EB 46 % WB	54 % EB 46 % WB

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS





PERMANENT COUNT STATION 21
SR 82 EAST OF GUNNERY RD
2002 AADT = 11700

1. Monthly ADT as a % of Annual ADT

January	97
February	102
March	103
April	103
May	101
June	92
July	90
August	N/A
September	99
October	103
November	104
December	106

2. Day of Week ADT as % of Annual ADT

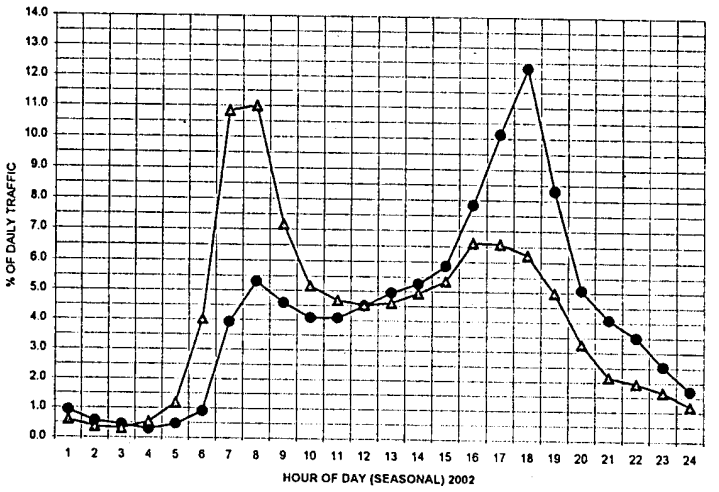
Monday	102
Tuesday	104
Wednesday	106
Thursday	105
Friday	111
Saturday	94
Sunday	78

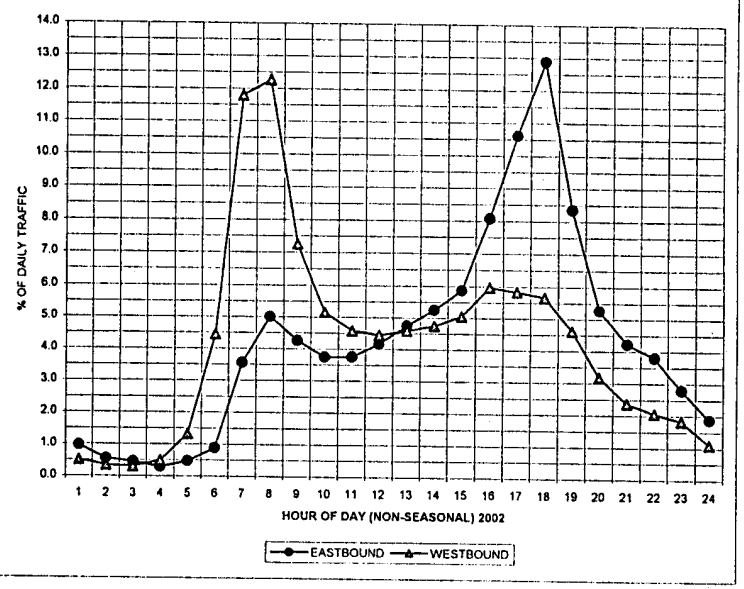
3. Peak Flow Characteristics

	Non-Season	Season
a) Peak Flow between 7 am and 9 am		
(1) as a % of weekday traffic	7	7
(2) directional Split	30 % EB	33 % EB
	70 % WB	67 % WB
b) Peak Flow between 4 pm and 6 pm		
(1) as a % of weekday traffic	9	9
(2) directional Split	62 % EB	64 % EB
	38 % WB	36 % WB

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS

STA #21 IMMOKOLEE RD (SR 82)
EAST OF GUNNERY RD





PERMANENT COUNT STATION 22
LEE BLVD WEST OF GUNNERY RD
2002 AADT = 21900

1. Monthly ADT as a % of Annual ADT

January	104
February	111
March	109
April	109
May	106
June	96
July	88
August	94
September	94
October	96
November	96
December	97

2. Day of Week ADT as % of Annual ADT

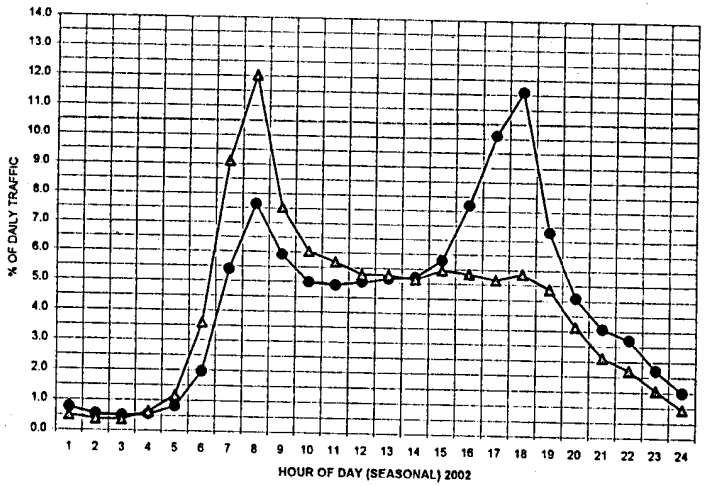
Monday	104
Tuesday	106
Wednesday	106
Thursday	106
Friday	112
Saturday	93
Sunday	73

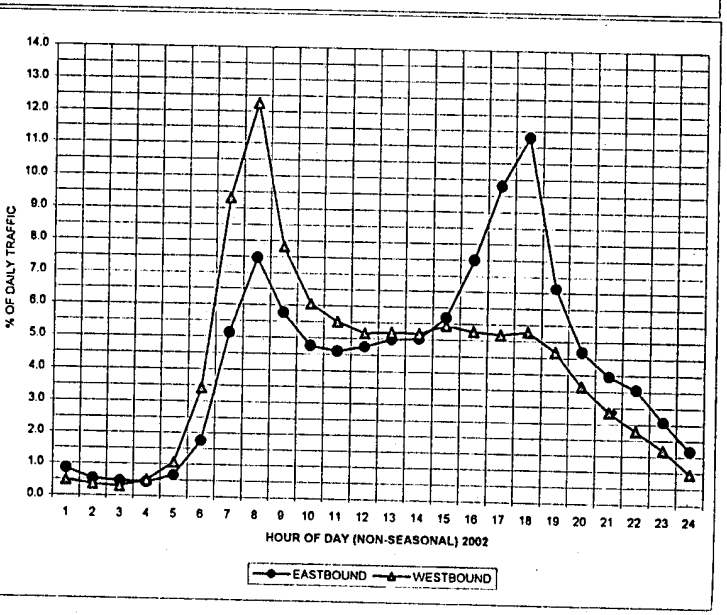
3. Peak Flow Characteristics

	Non-Season	Season
a) Peak Flow between 7 am and 9 am		
(1) as a % of weekday traffic	7	8
(2) directional Split	35 % EB 65 % WB	37 % EB 63 % WB
b) Peak Flow between 4 pm and 6 pm		
(1) as a % of weekday traffic	8	8
(2) directional Split	67 % EB 33 % WB	69 % EB 31 % WB

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS

STA #22 LEE BOULEVARD
WEST OF GUNNERY RD





PERMANENT COUNT STATION 48
DANIELS PKWY EAST OF CHAMBERLIN PKWY
2002 AADT = 21200

1. Monthly ADT as a % of Annual ADT

January	99
February	104
March	104
April	103
May	100
June	94
July	95
August	99
September	97
October	104
November	101
December	100

2. Day of Week ADT as % of Annual ADT

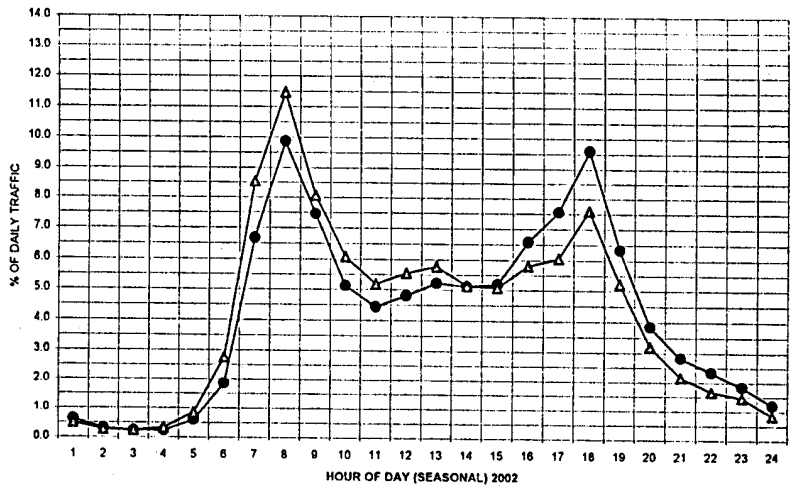
Monday	108
Tuesday	111
Wednesday	111
Thursday	111
Friday	114
Saturday	82
Sunday	63

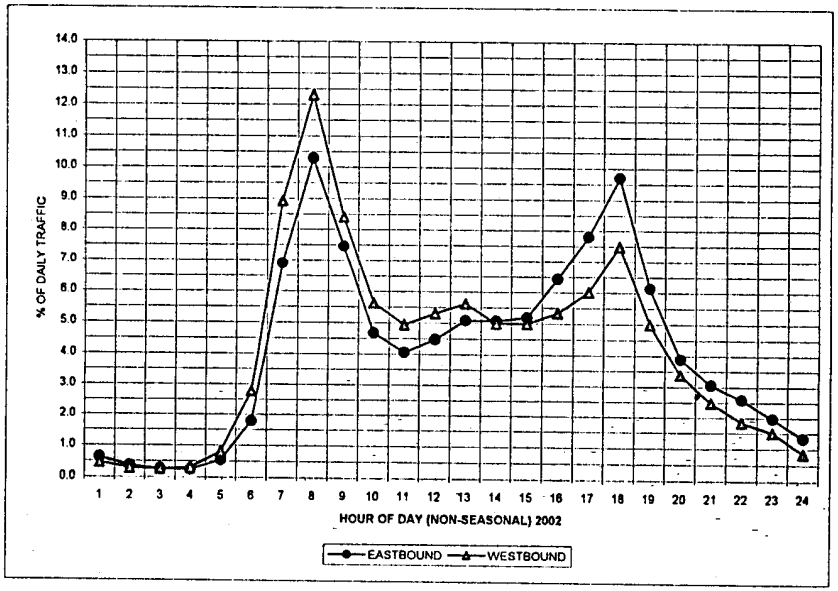
3. Peak Flow Characteristics

	Non-Season	Season
a) Peak Flow between 7 am and 9 am		
(1) as a % of weekday traffic	9	9
(2) directional Split	43 % EB	44 % EB
	57 % WB	56 % WB
b) Peak Flow between 4 pm and 6 pm		
(1) as a % of weekday traffic	8	8
(2) directional Split	56 % EB	56 % EB
	44 % WB	44 % WB

NOTE: THE USUAL PEAK PERIODS, 7-9 & 4-6, MAY NOT BE THE ACTUAL PEAKS AT THIS STATION, CHECK THE GRAPHS

STA #48 DANIELS PARKWAY
EAST OF CHAMBERLIN PKWY





ROAD LINK VOLUMES
Peak Direction of Flow

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2001 100th HIGHEST HOUR		EST 2002 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
HOMESTEAD RD.	LEELAND HTS. BLVD.	LEE BLVD.	4LU	E	1,850	C	1,280	C	1,287	C	1,432		108
IDLEWILD RD.	METRO PKWY.	RANCHETTE RD.	2LU	E	1,040	C	253	C	254	C	254		109
IMMOKALEE RD. (S.R. 82)	I-75	BUCKINGHAM RD.	2LU	E	1,140	C	822	C	827	C	907		110
IMMOKALEE RD. (S.R. 82)	BUCKINGHAM RD.	LEE BLVD. (S.R. 884)	2LU	E	1,140	C	656	C	685	C	693		111
IMMOKALEE RD. (S.R. 82)	LEE BLVD. (S.R. 884)	SUNSHINE BLVD.	2LU	E	1,350	D	633	D	753	D	832		112
IMMOKALEE RD. (S.R. 82)	SUNSHINE BLVD.	HENDRY COUNTY LINE	2LU	E	1,350	C	390	D	673	D	674		113
IMPERIAL ST.	COLLIER COUNTY LINE	BONITA BEACH RD.	2LU	E	1,040	B	54	B	56	B	145	4 Lane Under Construction	114
IONA ROAD	DAVIS RD.	McGREGOR BLVD. (C.R. 867)	2LU	E	1,040	C	309	D	418	E	806		115
ISLAND PARK RD.	PARK RD.	U.S. 41	2LU	E	1,040	C	346	D	361	D	361		116
JOEL BLVD.	LEELAND HTS. BLVD	18TH STREET	4LU	E	2,110	B	631	B	751	B	877		117
JOEL BLVD.	18TH STREET	PALM BEACH BLVD. (S.R. 80)	2LU	E	1,250	B	257	B	298	B	300		118
JOHN MORRIS RD.	BUNCHE BEACH	SUMMERLIN RD.	2LU	E	1,200	A	69	A	69	A	69		119
JOHN MORRIS RD.	SUMMERLIN RD.	IONA RD.	2LU	E	1,040	C	191	C	191	C	200		120
KELLY ROAD	McGREGOR BLVD. (C.R. 867)	SAN CARLOS BLVD. (S.R. 865)	2LU	E	1,040	C	167	C	168	C	173		121
KELLY ROAD	SAN CARLOS BLVD. (S.R. 865)	PINE RIDGE ROAD	2LU	E	1,040	B	103	B	108	B	108		122
KORESHAN BLVD.	U.S. 41	THREE OAKS PKWY.	4LD	E	2,820	A	119	A	127	A	268		123
LAUREL DRIVE	BUSINESS 41	GAGE DRIVE	2LU	E	1,040	D	442	D	448	D	448		124
LEE BLVD.	IMMOKALEE RD. (S.R. 82)	ALVIN AVE.	6LD	E	3,610	A	1,263	A	1,408	B	2,062		125

FROM THE 2002 LEE COUNTY CONCURRENCY REPORT

TABLE 4 - 7

GENERALIZED **PEAK HOUR DIRECTIONAL** VOLUMES FOR FLORIDA'S **URBANIZED AREAS***

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	100	340	670	950	1,300
2	Divided	1,060	1,720	2,500	3,230	3,670
3	Divided	1,600	2,590	3,740	4,840	5,500

STATE TWO-WAY ARTERIALS

Class I (>0.00 to 1.99 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	220	720	860	890
2	Divided	250	1,530	1,810	1,860	***
3	Divided	380	2,330	2,720	2,790	***
4	Divided	490	3,030	3,460	3,540	***

Class II (2.00 to 4.50 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	100	590	810	850
2	Divided	**	220	1,360	1,710	1,800
3	Divided	**	340	2,110	2,570	2,710
4	Divided	**	440	2,790	3,330	3,500

Class III (more than 4.5 signalized intersections per mile and not within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	280	660	810
2	Divided	**	**	650	1,510	1,720
3	Divided	**	**	1,020	2,330	2,580
4	Divided	**	**	1,350	3,070	3,330

Class IV (more than 4.5 signalized intersections per mile and within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	270	720	780
2	Divided	**	**	650	1,580	1,660
3	Divided	**	**	1,000	2,390	2,490
4	Divided	**	**	1,350	3,130	3,250

NON-STATE ROADWAYS

Major City/County Roadways

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	480	760	810
2	Divided	**	**	1,120	1,620	1,720
3	Divided	**	**	1,740	2,450	2,580

Other Signalized Roadways
(signalized intersection analysis)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	250	530	660
2	Divided	**	**	580	1,140	1,320

Source: Florida Department of Transportation 02/22/02
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450
http://www11.myflorida.com/planning/systems/sm/los/default.htm

FREEWAYS

Interchange spacing ≥ 2 mi. apart

Lanes	Level of Service A	B	C	D	E
2	1,270	2,110	2,940	3,580	3,980
3	1,970	3,260	4,550	5,530	6,150
4	2,660	4,410	6,150	7,480	8,320
5	3,360	5,560	7,760	9,440	10,480
6	4,050	6,710	9,360	11,390	12,650

Interchange spacing < 2 mi. apart

Lanes	Level of Service A	B	C	D	E
2	1,130	1,840	2,660	3,440	3,910
3	1,780	2,890	4,180	5,410	6,150
4	2,340	3,940	5,700	7,380	8,380
5	3,080	4,990	7,220	9,340	10,620
6	3,730	6,040	8,740	11,310	12,850

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	Level of Service A	B	C	D	E
0-49%	**	**	170	720	>720
50-84%	**	130	210	>210	***
85-100%	160	380	>380	***	***

PEDESTRIAN MODE

(Note: Level of service for the pedestrian mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not the number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-49%	**	**	**	330	810
50-84%	**	**	**	520	990
85-100%	**	120	590	>590	***

BUS MODE (Scheduled Fixed Route)

(Buses per hour)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-84%	**	>5	≥4	≥3	≥2
85-100%	>6	>4	≥3	≥2	≥1

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS

DIVIDED/UNDIVIDED
(alter corresponding volumes by the indicated percent)

Lanes	Median	Left Turns Lanes	Adjustment Factors
1	Divided	Yes	+5%
1	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

ONE WAY FACILITIES
Increase corresponding volume 20%

*This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Values shown are hourly directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. To convert to annual average daily traffic volumes, these volumes must be divided by appropriate D and K factors. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

**Cannot be achieved using table input value defaults.

***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

TABLE 4 - 9
GENERALIZED **PEAK HOUR DIRECTIONAL** VOLUMES FOR FLORIDA'S **RURAL UNDEVELOPED AREAS AND CITIES** OR **DEVELOPED AREAS LESS THAN 5,000 POPULATION***

RURAL UNDEVELOPED AREAS

FREEWAYS

Lanes	Level of Service A	B	C	D	E
2	1,220	2,020	2,740	3,240	3,600
3	1,890	3,110	4,230	5,000	5,560
4	2,560	4,210	5,720	6,770	7,520

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	120	250	410	650	1,060
2	Divided	940	1,540	2,200	2,830	3,140
3	Divided	1,410	2,310	3,330	4,240	4,710

PASSING LANE ADJUSTMENTS
(alter corresponding two-lane LOS A-D volumes indicated percent)

Passing Lane Spacing	Adjustment Factors
5 mi.	+25%
10 mi.	+10%

ISOLATED SIGNALIZED INTERSECTIONS

Lanes	Level of Service A	B	C	D	E
1	**	100	430	580	650
2	**	160	940	1,240	1,360
3	**	240	1,460	1,910	2,320

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 55 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by directional roadway lanes to determine maximum service volume.)

Paved Shoulder/ Bicycle Lane Coverage	A	B	C	D	E
0-49%	**	**	**	**	340
50-84%	**	**	**	**	950
85-100%	**	**	210	>210	***

CITIES OR RURAL DEVELOPED AREAS LESS THAN 5000

FREEWAYS

Lanes	Level of Service A	B	C	D	E
2	1,220	2,020	2,740	3,240	3,600
3	1,890	3,110	4,230	5,000	5,560
4	2,560	4,210	5,720	6,770	7,520

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	120	350	600	820	1,120
2	Divided	950	1,540	2,230	2,890	3,280
3	Divided	1,430	2,310	3,350	4,330	4,920

INTERRUPTED FLOW ARTERIALS

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	120	590	740	800
2	Divided	**	290	1,360	1,570	1,660
3	Divided	**	450	2,100	2,360	2,500

NON-STATE SIGNALIZED ROADWAYS
(signalized intersection analysis)

Lanes	Level of Service A	B	C	D	E
1	**	**	100	410	540

BICYCLE MODE

(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 45 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	Level of Service A	B	C	D	E
0-49%	**	**	150	370	>370
50-84%	**	110	180	930	>930
85-100%	150	210	>210	***	***

PEDESTRIAN MODE

(Note: Level of service for the pedestrian mode in this table is based on roadway geometric at 45 mph posted speed and traffic conditions, not number of pedestrian using the facility.) (Multiply motorized vehicle volumes shown by number of directional roadway lanes to determine maximum service volumes.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-49%	**	**	**	240	760
50-84%	**	**	**	430	960
85-100%	**	**	500	>500	***

02/22/02

Source: Florida Department of Transportation
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450

http://www11.myflorida.com/planning/systems/sm/los/default.htm

NON-FREEWAY AND SIGNALIZED INTERSECTION ANALYSES DIVIDED/UNDIVIDED ADJUSTMENTS
(alter corresponding volumes by the indicated percent)

Lanes	Median	Left Turn Lanes	Adjustment Factors
1	Divided	Yes	+5%
1	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

*This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Values shown are two-way annual average daily volumes (based on K_{100} factors) for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, and Pedestrian LOS Model, respectively for the automobile/truck, bicycle and pedestrian modes.
**Cannot be achieved using table input value defaults.
***Not applicable for the level of service letter grade. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

APPENDIX C

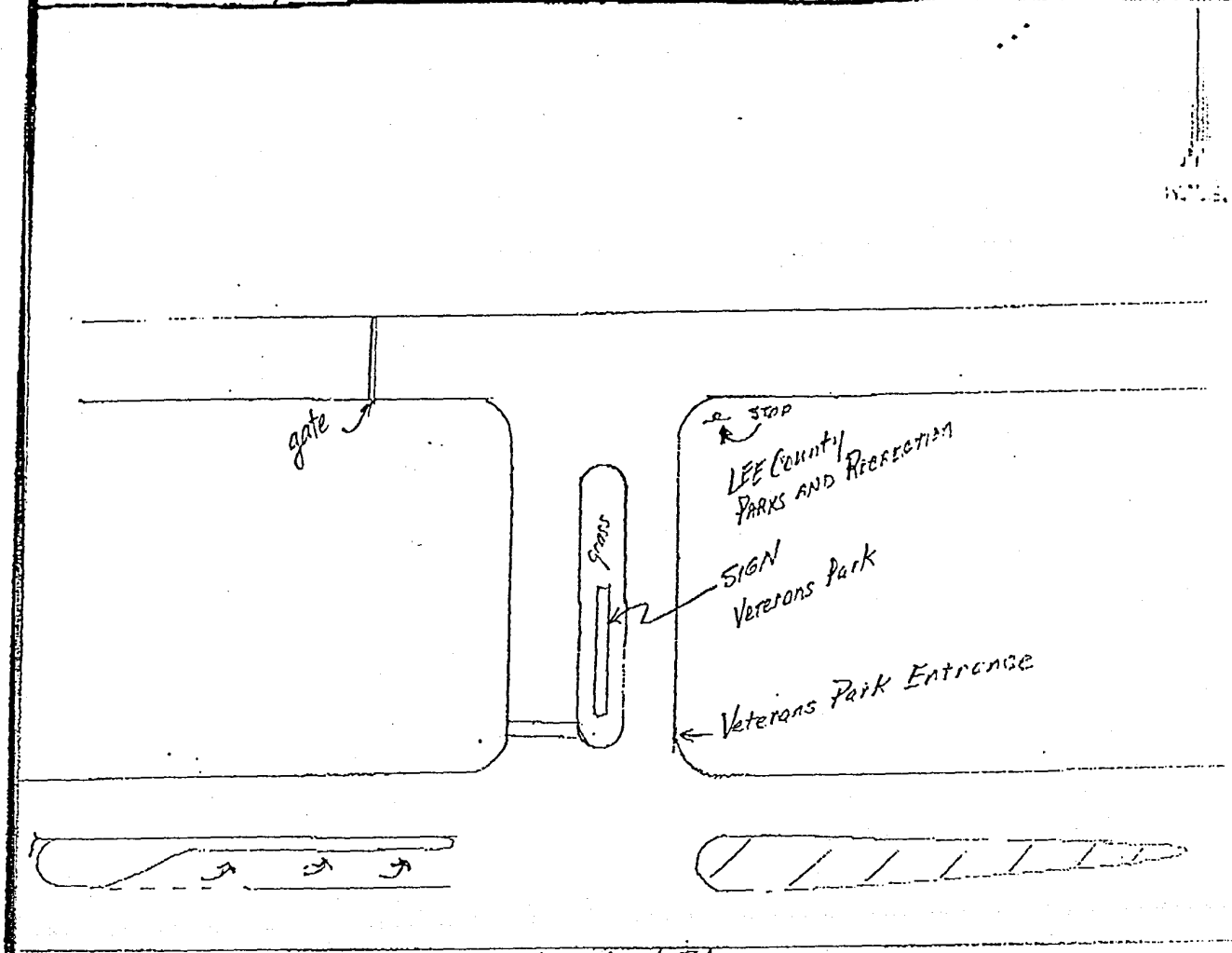
FLORIDA TRANSPORTATION ENGINEERING (FTE), INC.

CONDITION DIAGRAM

LOCATION I.D. Homestead Rd. @ Veterans Park ENTRANCE

COUNTY LEE CITY LEHIGH ACRES

DATE 1/15/2003 PREPARED BY:



SYMBOLS

TREES	STREET LIGHT	SIGN (1 POST)
SHRUBS	POWER POLE	SIGN (2 POST)
HEDGE	TELEPHONE POLE	SIGN (OTHER)
BUILDING	COMBINATION POLE	SIGNAL HEAD
RIGHT OF WAY	TRAFFIC SIGNAL POLE	PED HEAD
FENCE	FIRE HYDRANT	PED BUTTON
GUARDRAIL	CONTROLLER CABINET	R.R. SIGNAL

Florida Transportation Engineering, Inc.
8250 Pascal Drive
Punta Gorda, Florida 33950
(941) 639-2818

Weather : GOOD
Counted by: Erin Flowers
Board # : 2084
Other : 103014-01

Study Name: VETERANS PARK
Site Code: 00012044
Start Date: 01/15/03

Cars, Trucks, Peds

Start Time	VETERANS PARK ENT. Southbound Left	Right	Peds	HOMESTEAD RD. Westbound Thru	Right	Peds	HOMESTEAD RD. Eastbound Left	Thru	Peds	Intrvl. Total
Peak Hour Analysis By Individual Approach for the Period: 07:00 on 01/15/03 to 08:45 on 01/15/03										
Time	08:00			07:30			07:00			
Vol.	4	6	0	264	3	0	3	159	0	
Pct.	40.0	60.0	0.0	98.8	1.1	0.0	1.8	98.1	0.0	
Total	10			267			162			
High	08:00			07:30			07:30			
Vol.	2	2	0	80	0	0	0	51	0	
Total	4			80			51			
PHF	0.625			0.834			0.794			
Peak Hour Analysis By Entire Intersection for the Period: 07:00 on 01/15/03 to 08:45 on 01/15/03										
Time	07:30			07:30			07:30			
Vol.	3	4	0	264	3	0	8	137	0	
Pct.	42.8	57.1	0.0	98.8	1.1	0.0	5.5	94.4	0.0	
Total	7			267			145			
High	08:00			07:30			07:30			
Vol.	2	2	0	80	0	0	0	51	0	
Total	4			80			51			
PHF	0.437			0.834			0.710			
Peak Hour Analysis By Individual Approach for the Period: 16:00 on 01/15/03 to 17:45 on 01/15/03										
Time	16:30			16:00			16:00			
Vol.	3	14	3	196	9	0	17	274	0	
Pct.	15.0	70.0	15.0	95.6	4.3	0.0	5.8	94.1	0.0	
Total	20			205			291			
High	16:45			16:30			16:30			
Vol.	0	9	1	58	2	0	3	83	0	
Total	10			60			86			
PHF	0.500			0.854			0.845			
Peak Hour Analysis By Entire Intersection for the Period: 16:00 on 01/15/03 to 17:45 on 01/15/03										
Time	16:00			16:00			16:00			
Vol.	2	15	1	196	9	0	17	274	0	
Pct.	11.1	83.3	5.5	95.6	4.3	0.0	5.8	94.1	0.0	
Total	18			205			291			
High	16:45			16:30			16:30			
Vol.	0	9	1	58	2	0	3	83	0	
Total	10			60			86			
PHF	0.450			0.854			0.845			

FLORIDA TRANSPORTATION ENGINEERING (FTE), INC.

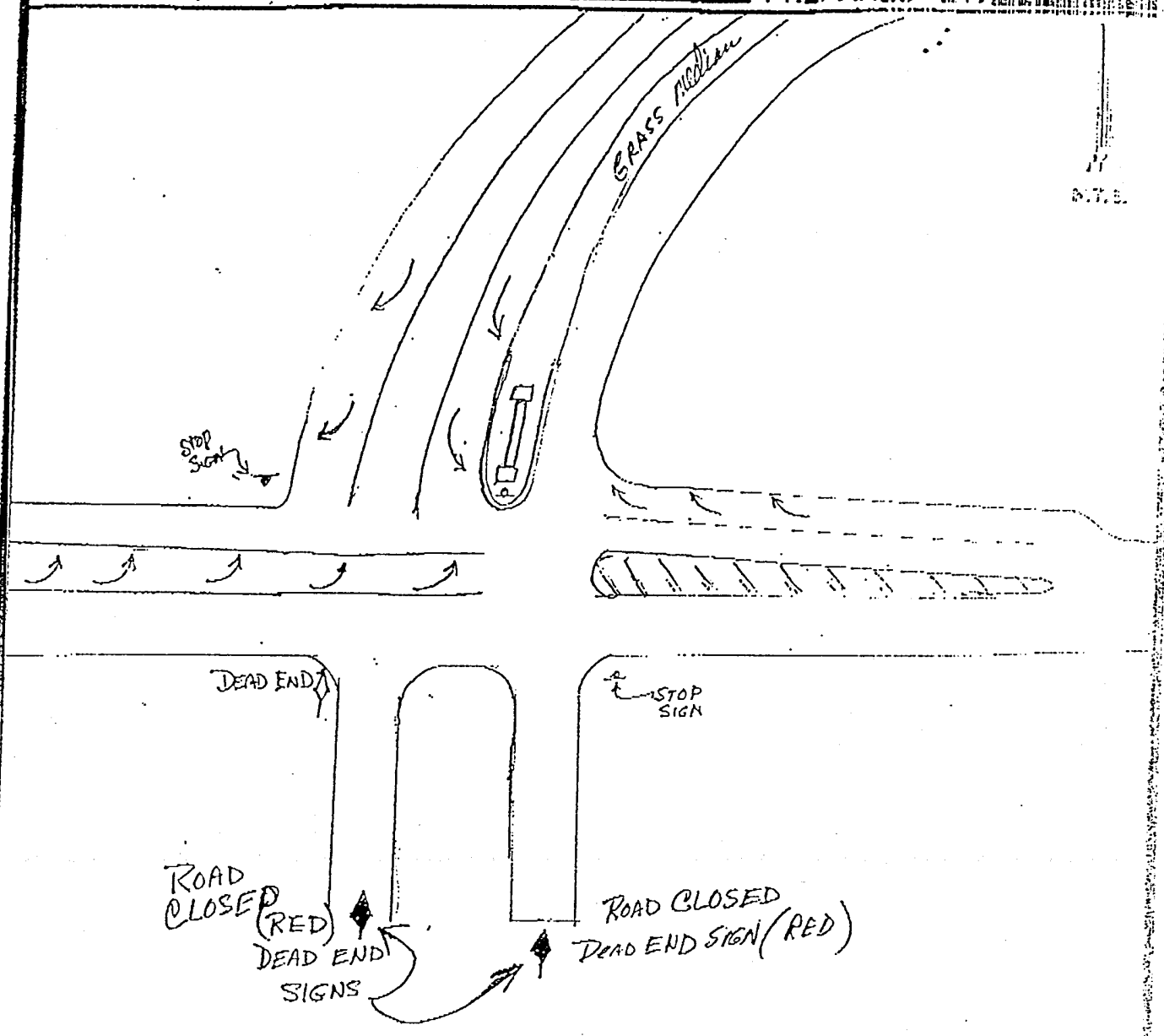
CONDITION DIAGRAM

R. Snow 213

LOCATION I.D. Homestead Rd AND Sunrise BLVD.

COUNTY LEE CITY LEHIGH ACRES

DATE 1/15/2003 PREPARED BY: [redacted]



SYMBOLS

	TREES		STREET LIGHT		SIGN (1 POST)
	SHRUBS		POWER POLE		SIGN (2 POST)
	HEDGE		TELEPHONE POLE		SIGN (OTHEAD)
	BUILDING		COMBINATION POLE		SIGNAL HEAD
	RIGHT OF WAY		TRAFFIC SIGNAL POLE		PED HEAD
	FENCE		FIRE HYDRANT		PED BUTTON
	GUARDRAIL		CONTROLLER CABINET		R.R. SIGNAL

Florida Transportation Engineering, Inc.
8250 Pascal Drive
Punta Gorda, Florida 33950
(941) 639-2818

Weather : GOOD
Counted by: ROBERT SHOW
Board # : 2131
Other : 103014-01

Study Name SUN [illegible]
Site Code 00[illegible]11
Start Date 01/[illegible]3
Page 1

Cars, Trucks, Peds

Start Time	SUNRISE BLVD Southbound Left	Right	Peds	HOMESTEAD RD. Westbound Thru	Right	Peds	HOMESTEAD RD. Eastbound Left	Thru	Peds	Intrvl. Total
Peak Hour Analysis By Individual Approach for the Period: 07:00 on 01/15/03 to 08:45 on 01/15/03										
Time	07:00			07:15			07:00			
Vol.	67	92	0	186	25	0	22	182	0	
Pct.	42.1	57.8	0.0	88.1	11.8	0.0	10.7	89.2	0.0	
Total	159			211			204			
High	07:00			07:30			07:15			
Vol.	24	29	0	55	11	0	3	73	0	
Total	53			66			76			
PHF	0.750			0.799			0.671			
Peak Hour Analysis By Entire Intersection for the Period: 07:00 on 01/15/03 to 08:45 on 01/15/03										
Time	07:00			07:00			07:00			
Vol.	67	92	0	166	24	0	22	182	0	
Pct.	42.1	57.8	0.0	87.3	12.6	0.0	10.7	89.2	0.0	
Total	159			190			204			
High	07:00			07:30			07:15			
Vol.	24	29	0	55	11	0	3	73	0	
Total	53			66			76			
PHF	0.750			0.719			0.671			
Peak Hour Analysis By Individual Approach for the Period: 16:00 on 01/15/03 to 17:45 on 01/15/03										
Time	16:30			16:15			16:30			
Vol.	18	59	0	151	42	0	159	127	0	
Pct.	23.3	76.6	0.0	78.2	21.7	0.0	55.5	44.4	0.0	
Total	77			193			286			
High	17:00			16:30			16:45			
Vol.	7	15	0	44	12	0	47	33	0	
Total	22			56			80			
PHF	0.875			0.861			0.893			
Peak Hour Analysis By Entire Intersection for the Period: 16:00 on 01/15/03 to 17:45 on 01/15/03										
Time	16:15			16:15			16:15			
Vol.	17	58	0	151	42	0	155	129	0	
Pct.	22.6	77.3	0.0	78.2	21.7	0.0	54.5	45.4	0.0	
Total	75			193			284			
High	17:00			16:30			16:45			
Vol.	7	15	0	44	12	0	47	33	0	
Total	22			56			80			
PHF	0.852			0.861			0.887			

Print Date: Aug/23/2002

Florida Department of Transportation
Transportation Statistics Office
2001 Peak Season Factor Category Report

LEE COUNTYWIDE
Category: 1200

MOCF = 0.92

	Week	Dates	SF	PSCF
	1	01/01/2001 - 01/06/2001	0.95	1.03
	2	01/07/2001 - 01/13/2001	0.96	1.04
	3	01/14/2001 - 01/20/2001	0.97	1.05
*	4	01/21/2001 - 01/27/2001	0.95	1.03
*	5	01/28/2001 - 02/03/2001	0.93	1.01
*	6	02/04/2001 - 02/10/2001	0.91	0.99
*	7	02/11/2001 - 02/17/2001	0.90	0.98
*	8	02/18/2001 - 02/24/2001	0.90	0.98
*	9	02/25/2001 - 03/03/2001	0.90	0.98
*	10	03/04/2001 - 03/10/2001	0.90	0.98
*	11	03/11/2001 - 03/17/2001	0.90	0.98
*	12	03/18/2001 - 03/24/2001	0.91	0.99
*	13	03/25/2001 - 03/31/2001	0.92	1.00
*	14	04/01/2001 - 04/07/2001	0.92	1.00
*	15	04/08/2001 - 04/14/2001	0.93	1.01
*	16	04/15/2001 - 04/21/2001	0.94	1.02
	17	04/22/2001 - 04/28/2001	0.96	1.04
	18	04/29/2001 - 05/05/2001	0.98	1.07
	19	05/06/2001 - 05/12/2001	0.99	1.08
	20	05/13/2001 - 05/19/2001	1.01	1.10
	21	05/20/2001 - 05/26/2001	1.03	1.12
	22	05/27/2001 - 06/02/2001	1.05	1.14
	23	06/03/2001 - 06/09/2001	1.06	1.15
	24	06/10/2001 - 06/16/2001	1.08	1.17
	25	06/17/2001 - 06/23/2001	1.09	1.18
	26	06/24/2001 - 06/30/2001	1.10	1.20
	27	07/01/2001 - 07/07/2001	1.11	1.21
	28	07/08/2001 - 07/14/2001	1.13	1.23
	29	07/15/2001 - 07/21/2001	1.14	1.24
	30	07/22/2001 - 07/28/2001	1.13	1.23
	31	07/29/2001 - 08/04/2001	1.12	1.22
	32	08/05/2001 - 08/11/2001	1.10	1.20
	33	08/12/2001 - 08/18/2001	1.09	1.18
	34	08/19/2001 - 08/25/2001	1.10	1.20
	35	08/26/2001 - 09/01/2001	1.11	1.21
	36	09/02/2001 - 09/08/2001	1.11	1.21
	37	09/09/2001 - 09/15/2001	1.12	1.22
	38	09/16/2001 - 09/22/2001	1.10	1.20
	39	09/23/2001 - 09/29/2001	1.09	1.18
	40	09/30/2001 - 10/06/2001	1.07	1.16
	41	10/07/2001 - 10/13/2001	1.05	1.14
	42	10/14/2001 - 10/20/2001	1.03	1.12
	43	10/21/2001 - 10/27/2001	1.02	1.11
	44	10/28/2001 - 11/03/2001	1.01	1.10
	45	11/04/2001 - 11/10/2001	0.99	1.08
	46	11/11/2001 - 11/17/2001	0.98	1.07
	47	11/18/2001 - 11/24/2001	0.97	1.05
	48	11/25/2001 - 12/01/2001	0.97	1.05
	49	12/02/2001 - 12/08/2001	0.96	1.04
	50	12/09/2001 - 12/15/2001	0.95	1.03
	51	12/16/2001 - 12/22/2001	0.96	1.04
	52	12/23/2001 - 12/29/2001	0.96	1.04
	53	12/30/2001 - 12/31/2001	0.97	1.05

Note: "*" indicates peak season week

Name: Christian R. Disher

Date: 1/22/03

Project: Caloosa Lakes
V&D# 80586.08

Average Daily Traffic

	Intersection Name	Growth Rate
West	Homestead Rd	4.0%
East	Homestead Rd	4.0%
South	Project Access Road	4.0%
North	Veterans Park Entrance	4.0%

Note: Due to the lack of historical data the growth rate (4%) of Homestead Road was used for all roadways analyzed at this intersection.

	Right	Thru	Left
	4	0	3
Left	8		3 Right
Thru	137	1/15/03 AM Percentage	264 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

	Right	Thru	Left
	15	0	2
Left	17		9 Right
Thru	274	1/15/03 PM Percentage	196 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

	Right	Thru	Left
	4	0	3
Left	8		3 Right
Thru	144	**2003 PSPH AM**	277 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

	Right	Thru	Left
	16	0	2
Left	18		9 Right
Thru	288	**2003 PSPH PM**	206 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

GROWTH RATE

	Right	Thru	Left
	4.0%	4.0%	4.0%
Left	4.0%		4.0% Right
Thru	4.0%	**AM**	4.0% Thru
Right	4.0%		4.0% Left
	4.0%	4.0%	4.0%
	Left	Thru	Right

	Right	Thru	Left
	4.0%	4.0%	4.0%
Left	4.0%		4.0% Right
Thru	4.0%	**PM**	4.0% Thru
Right	4.0%		4.0% Left
	4.0%	4.0%	4.0%
	Left	Thru	Right

PROJECT TRAFFIC DISTRIBUTION

	Right	Thru	Left
	0%	0%	0%
Left	0%		0% Right
Thru	0%	**AM**	0% Thru
Right	80%		20% Left
	80%	0%	20%
	Left	Thru	Right

	Right	Thru	Left
	0%	0%	0%
Left	0%		0% Right
Thru	0%	**PM**	0% Thru
Right	80%		20% Left
	80%	0%	20%
	Left	Thru	Right

Name: Christian R. Disher

Date: 1/22/03

Project: Caloosa Lakes

Average Daily Traffic

	Intersection Name	Growth Rate
West	Homestead Rd	4.0%
East	Homestead Rd	4.0%
South	Project Access Road	4.0%
North	Veterans Park Entrance	4.0%

New Project Trip Generation			
AM Enter	AM Exit	PM Enter	PM Exit
72	233	254	140

PEAK SEASON PEAK HOUR

YEAR 2007

2007 PSPH AM Wo/Project

	Left	Thru	Right
Right	5	0	4
Left	10		4 Right
Thru	168		324 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

2007 PSPH PM Wo/Project

	Left	Thru	Right
Right	18	0	2
Left	21		11 Right
Thru	337		241 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

2007 PSPH AM Proj Traffic

	Left	Thru	Right
Right	0	0	0
Left	0		0 Right
Thru	0		0 Thru
Right	58		14 Left
	187	0	47
	Left	Thru	Right

2007 PSPH PM Proj Traffic

	Left	Thru	Right
Right	0	0	0
Left	0		0 Right
Thru	0		0 Thru
Right	203		51 Left
	112	0	28
	Left	Thru	Right

2007 PSPH AM W/Project

	Left	Thru	Right
Right	5	0	4
Left	10		4 Right
Thru	168		324 Thru
Right	58		14 Left
	187	0	47
	Left	Thru	Right

2007 PSPH PM W/Project

	Left	Thru	Right
Right	18	0	2
Left	21		11 Right
Thru	337		241 Thru
Right	203		51 Left
	112	0	28
	Left	Thru	Right

Name: Christian R. Disher

Date: 1/22/03

Project: Caloosa Lakes
V&D# 80586.08

Average Daily Traffic

	Intersection Name	Growth Rate
West	Homestead Rd	4.0%
East	Homestead Rd	4.0%
South	Sunrise Blvd	0.0%
North	Sunrise Blvd	0.0%

	Right	Thru	Left
	92	0	67
Left	22		24 Right
Thru	182	1/15/03 AM Percentage	166 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

	Right	Thru	Left
	58	0	17
Left	155		42 Right
Thru	129	1/15/03 PM Percentage	151 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

	Right	Thru	Left
	97	0	70
Left	23		25 Right
Thru	191	2003 PSPH AM	174 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

	Right	Thru	Left
	61	0	18
Left	163		44 Right
Thru	135	2003 PSPH PM	159 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

GROWTH RATE

	Right	Thru	Left
	0.0%	0.0%	0.0%
Left	4.0%		4.0% Right
Thru	4.0%	AM	4.0% Thru
Right	4.0%		4.0% Left
	0.0%	0.0%	0.0%
	Left	Thru	Right

	Right	Thru	Left
	0.0%	0.0%	0.0%
Left	4.0%		4.0% Right
Thru	4.0%	PM	4.0% Thru
Right	4.0%		4.0% Left
	0.0%	0.0%	0.0%
	Left	Thru	Right

PROJECT TRAFFIC DISTRIBUTION

	Right	Thru	Left
	0%	0%	0%
Left	0%		0% Right
Thru	20%	AM	20% Thru
Right	0%		0% Left
	0%	0%	0%
	Left	Thru	Right

	Right	Thru	Left
	0%	0%	0%
Left	0%		0% Right
Thru	20%	PM	20% Thru
Right	0%		0% Left
	0%	0%	0%
	Left	Thru	Right

Name: Christian R. Disher

Date: 1/22/03

Project: Caloosa Lakes

Average Daily Traffic

Intersection Name		Growth Rate
West	Homestead Rd	4.0%
East	Homestead Rd	4.0%
South	Sunrise Blvd	0.0%
North	Sunrise Blvd	0.0%

New Project Trip Generation			
AM Enter	AM Exit	PM Enter	PM Exit
72	233	254	140

PEAK SEASON PEAK HOUR

YEAR 2007

2007 PSPH AM Wo/Project

	Right	Thru	Left
	97	0	70
Left	27		29 Right
Thru	224		204 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

2007 PSPH PM Wo/Project

	Right	Thru	Left
	61	0	18
Left	190		52 Right
Thru	158		185 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

2007 PSPH AM Proj Traffic

	Right	Thru	Left
	0	0	0
Left	0		0 Right
Thru	47		14 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

2007 PSPH PM Proj Traffic

	Right	Thru	Left
	0	0	0
Left	0		0 Right
Thru	28		51 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

2007 PSPH AM W/Project

	Right	Thru	Left
	97	0	70
Left	27		29 Right
Thru	270		218 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

2007 PSPH PM W/Project

	Right	Thru	Left
	61	0	18
Left	190		52 Right
Thru	186		236 Thru
Right	0		0 Left
	0	0	0
	Left	Thru	Right

APPENDIX D

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*CRD*
Agency/Co.	
Date Performed	*1/22/2003*
Analysis Time Period	*AM Peak with Project*

Site Information

Intersection	*Homestead Rd/Veterans Park Ent*
Jurisdiction	
Analysis Year	*2007*

Project Description	*80586 Caloosa Lakes Rezone TIS*
East/West Street: *Homestead Road*	North/South Street: *Veterans Park Entrance*
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*	*168*	*58*	*14*	*324*	*4*
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*
Hourly Flow Rate, HFR	*10*	*168*	*58*	*14*	*324*	*4*
Percent Heavy Vehicles	*2*	--	--	*2*	--	--
Median Type	*Undivided*					
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*0*	*1*	*0*
Configuration	*L*		*TR*	*LTR*		
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	*187*	*0*	*47*	*4*	*0*	*5*
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*
Hourly Flow Rate, HFR	*187*	*0*	*47*	*4*	*0*	*5*
Percent Heavy Vehicles	*2*	*0*	*2*	*2*	*0*	*2*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*1*	*0*	*1*	*1*	*0*	*1*
Configuration	*L*		*R*	*L*		*R*

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*	*LTR*	*L*		*R*	*L*		*R*
v (vph)	*10*	*14*	*187*		*47*	*4*		*5*
C (m) (vph)	*1232*	*1342*	*420*		*844*	*387*		*715*
v/c	*0.01*	*0.01*	*0.45*		*0.06*	*0.01*		*0.01*
95% queue length	*0.02*	*0.03*	*2.24*		*0.18*	*0.03*		*0.02*
Control Delay	*7.9*	*7.7*	*20.3*		*9.5*	*14.4*		*10.1*
LOS	*A*	*A*	*C*		*A*	*B*		*B*
Approach Delay	--	--	*18.1*			*12.0*		
Approach LOS	--	--	*C*			*B*		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	*CRD*	Intersection	*Homestead Rd/Sunrise Blvd*
Agency/Co.		Jurisdiction	
Date Performed	*1/22/2003*	Analysis Year	*2007*
Analysis Time Period	*AM Peak with Project*		

Project Description	*80586 Caloosa Lakes Rezone TIS*
East/West Street: *Homestead Road*	North/South Street: *Sunrise Boulevard*
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	*27*	*270*	*0*	*0*	*218*	*29*
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*
Hourly Flow Rate, HFR	*27*	*270*	*0*	*0*	*218*	*29*
Percent Heavy Vehicles	*2*	--	--	*0*	--	--
Median Type	*Undivided*					
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*0*	*1*	*1*
Configuration	*L*	*T*			*T*	*R*
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	*0*	*0*	*0*	*70*	*0*	*97*
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*
Hourly Flow Rate, HFR	*0*	*0*	*0*	*70*	*0*	*97*
Percent Heavy Vehicles	*0*	*0*	*0*	*2*	*0*	*2*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*0*	*1*	*0*	*1*
Configuration				*L*		*R*

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*					*L*		*R*
v (vph)	*27*					*70*		*97*
C (m) (vph)	*1319*					*491*		*822*
v/c	*0.02*					*0.14*		*0.12*
95% queue length	*0.06*					*0.49*		*0.40*
Control Delay	*7.8*					*13.5*		*10.0-*
LOS	*A*					*B*		*A*
Approach Delay	--	--				*11.5*		
Approach LOS	--	--				*B*		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	*CRD*	Intersection	*Homestead Rd/Veterans Park Ent*
Agency/Co.		Jurisdiction	
Date Performed	*1/22/2003*	Analysis Year	*2007*
Analysis Time Period	*PM Peak with Project*		

Project Description	*80586 Caloosa Lakes Rezone TIS*
East/West Street: *Homestead Road*	North/South Street: *Veterans Park Entrance*
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	*21*	*337*	*203*	*51*	*241*	*11*
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*
Hourly Flow Rate, HFR	*21*	*337*	*203*	*51*	*241*	*11*
Percent Heavy Vehicles	*2*	--	--	*2*	--	--
Median Type	*Undivided*					
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*0*	*1*	*0*
Configuration	*L*		*TR*	*LTR*		
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	*112*	*0*	*28*	*2*	*0*	*18*
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*
Hourly Flow Rate, HFR	*112*	*0*	*28*	*2*	*0*	*18*
Percent Heavy Vehicles	*2*	*0*	*2*	*2*	*0*	*2*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*1*	*0*	*1*	*1*	*0*	*1*
Configuration	*L*		*R*	*L*		*R*

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*	*LTR*	*L*		*R*	*L*		*R*
v (vph)	*21*	*51*	*112*		*28*	*2*		*18*
C (m) (vph)	*1313*	*1028*	*264*		*619*	*256*		*793*
v/c	*0.02*	*0.05*	*0.42*		*0.05*	*0.01*		*0.02*
95% queue length	*0.05*	*0.16*	*2.00*		*0.14*	*0.02*		*0.07*
Control Delay	*7.8*	*8.7*	*28.3*		*11.1*	*19.2*		*9.6*
LOS	*A*	*A*	*D*		*B*	*C*		*A*
Approach Delay	--	--	*24.9*			*10.6*		
Approach LOS	--	--	*C*			*B*		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*CRD*
Agency/Co.	
Date Performed	*1/22/2003*
Analysis Time Period	*PM Peak with Project*

Site Information

Intersection	*Homestead Rd/Sunrise Blvd*
Jurisdiction	
Analysis Year	*2007*

Project Description *80586 Caloosa Lakes Rezone TIS*

East/West Street: *Homestead Road* | North/South Street: *Sunrise Boulevard*

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	*190*	*186*	*0*	*0*	*236*	*52*
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*
Hourly Flow Rate, HFR	*190*	*186*	*0*	*0*	*236*	*52*
Percent Heavy Vehicles	*2*	--	--	*0*	--	--
Median Type	*Undivided*					
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*0*	*1*	*1*
Configuration	*L*	*T*			*T*	*R*
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume	*0*	*0*	*0*	*18*	*0*	*61*
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*	*1.00*
Hourly Flow Rate, HFR	*0*	*0*	*0*	*18*	*0*	*61*
Percent Heavy Vehicles	*0*	*0*	*0*	*2*	*0*	*2*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*0*	*1*	*0*	*1*
Configuration				*L*		*R*

Delay, Queue Length, and Level of Service

Approach	EB	WB	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*					*L*		*R*
v (vph)	*190*					*18*		*61*
C (m) (vph)	*1274*					*300*		*803*
v/c	*0.15*					*0.06*		*0.08*
95% queue length	*0.52*					*0.19*		*0.25*
Control Delay	*8.3*					*17.8*		*9.9*
LOS	*A*					*C*		*A*
Approach Delay	--	--				*11.7*		
Approach LOS	--	--				*B*		

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MEMORANDUM

From The

Department Of

Community Development

Development Services Division

Date: September 3, 2003

To: DCI2003-00009

FROM: Jamie Princing

RE: Notice of Public Hearing - September 15, 2003
Lee County Board of County Commissioners Meeting

I, Jamie Princing, Internal Services Secretary, 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:	DCI2003-00009
NAME:	Caloosa Lakes
REQUEST:	Request is for to rezone from Agriculture (AG-2) and Residential Planned Development (RPD) to Residential Planned Development (RPD) to permit up to 350 single-family dwelling units, 100 multi-family dwelling units for a total of up to 450 dwelling units with height of buildings not to exceed three stories/40 feet on 109.9 +/- acres of land. No development blasting is being requested.
LOCATION:	The subject property is located at Homestead Road South (the north end of the subject property lies opposite the entry road to Veterans Park and extends south to and inclusive of existing RPD Resolution Z-89-113), in S05-T45S-R27E, Lee County, FL.
PROPERTY OWNER'S REPRESENTATIVE:	Mr. Ronald F. Nino Vanasse Daylor (239)437-4601

Notice is hereby given that the Lee County Board of Commissioners will hold a public hearing at 9:30 a.m. on September 15, 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 Jamie Princing at 479-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

DCI2003-00009
Caloosa Lakes

Tom Lightner, Sr.
10748 Cocoa Tree Court
Lehigh Acres, FL 33936

Mr. Ronald F. Nino, AICP
Vanasse Daylor
12730 New Brittany Blvd. Ste. 600
Fort Myers, FL 33907

Caloosa Lakes, LLC
8310 Big Acorn Cir. # 1001
Naples, FL 34119

Ms. Neale Montgomery
Pavese, Haverfield, Dalton, Harrison & Jensen LLP
1833 Hendry Street
Fort Myers, FL 33901

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: July 15, 2003

TO: File - DCI2003-00009

FROM: Jamie Princing
Secretary, Internal Services

RE: Notice of Public Hearing - **July 30, 2003 HEX**

I, Jamie Princing, 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:	DCI2003-00009
CASE NAME:	CALOOSA LAKES
REQUEST:	Request to rezone from Agriculture (AG-2) and Residential Planned Development (RPD) to Residential Planned Development (RPD) to permit up to 350 single-family dwelling units, 100 multi-family dwelling units and a total of up to 450 dwelling units with height of buildings not to exceed 3 stories/40 feet on 109.9 +/- acres of land. No development blasting is being requested.
LOCATION:	The subject property is located at Homestead Road South, Lehigh Acres (go east on Lee Boulevard, south on Homestead Road S., the entrance ti the property lies to the east on Homestead Road S. across from Veterans Park), in S 05(Section)-T45(Township)S-R27(Range)E, Lee County, FLorida.
SIZE OF PROPERTY:	109+/- Acres
STAFF REPORT:	Direct inquiries to Tony Palermo, Senior Planner, at 239-479-8325, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.
PROPERTY OWNER'S REPRESENTATIVE:	MR. RONALD F NINO VANASSE DAYLOR 239-437-4601

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 10:00 a.m. on July 30, 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

05-45-27-00-00001.0000
CALOOSA LAKES LLC
8310 BIG ACORN CIR #1001
NAPLES, FL 34119

05-45-27-00-00005.0030
CALOOSA LAKES LLC
8310 BIG ACORN CIR #1001
NAPLES, FL 34119

05-45-27-00-00003.0000
FLORIDA LANDMARK COMM INC
226 E JOEL BLVD
LEHIGH ACRES, FL 33972

05-45-27-00-00004.0000
LEE COUNTY
C/O PARKS & REC.
P O BOX 398
FT MYERS, FL 33902

05-45-27-00-00005.0020
PARK PLACE II LTD
1343 MAIN ST FL 5
SARASOTA, FL 34236

05-45-27-00-00006.0010
FLINT VELTON II + SUSAN L
135 HOMESTEAD RD
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0340
GOURLEY KEVIN L + BETTY D
446 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0360
ZEPEDA JOSE M
450 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0380
GONZALEZ FERNANDO + ALMA G
454 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0400
WALLACE ANNIE
458 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-00-00005.0010
NEVINS JOHN J
DIOCESE OF VENICE
PO BOX 2006
VENICE, FL 34284

05-45-27-00-00005.0040
NEVINS JOHN J
DIOCESE OF VENICE
PO BOX 2006
VENICE, FL 34284

05-45-27-00-00003.0010
LEE COUNTY
C/O PARKS & REC.
P O BOX 398
FT MYERS, FL 33902

05-45-27-00-00005.0000
PEACOCK CASSIUS L JR
4555 SILVER FOX DR
NAPLES, FL 34119

05-45-27-00-00006.0000
FLINT ALECIA 1/3 +
155 HOMESTEAD RD S
LEHIGH ACRES, FL 33936

05-45-27-00-00007.0010
GOLDSTEIN C + PATRICIA
P O BOX 332186
MIAMI, FL 33233

05-45-27-02-00012.0350
ELLIOTT ANNA L
448 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0370
ROESCH KELLY S
452 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0390
GAGLIARDI REGINA M
456 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0410
KENNEDY GARY M
460 VALLEY DR
LEHIGH ACRES, FL 33936

DT2003-00010

All data is current at time of printing and subject to change without notice.

05-45-27-02-00012.0420
REYNAERT JEROME + MADALENA
462 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0430
PERRY BRUCE
1940 RICARDO AV
FORT MYERS, FL 33901

05-45-27-02-00012.0440
AMERICAN HERITAGE BUILDERS INC
PO BOX 111
LEHIGH ACRES, FL 33970

05-45-27-02-00012.0450
CARSON JENNIFER +
468 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0460
KINARD ALAMAR
PO BOX 51
LEHIGH ACRES, FL 33970

05-45-27-02-00012.0470
SHORT JOHN S + BRENDA A
472 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0480
FOUT BRANDON + KERRY A
474 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0490
SANDOVAL JESUS + ANITA
476 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0500
SILIGATO ROBERT
478 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0510
CENTENO TRACEY C
480 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0520
WATERS OUITA I
482 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00012.0530
CARRERO JUAN + LUZ N H/W
484 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00014.0070
CARTWRIGHT THOMAS
20 PALM BLVD
LEHIGH ACRES, FL 33936

05-45-27-02-00014.0080
GORDON JUDITH A
22 PALM BLVD
LEHIGH ACRES, FL 33936

05-45-27-02-00014.0090
MALDONADO ADRIAN +
24 PALM BLVD
LEHIGH ACRES, FL 33936

05-45-27-02-00014.0100
IRVING ARDIS R
479 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00014.0110
MAYER VERNON J + SHERRI A
475 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00014.0120
FLOWERS DAVID A
473 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00014.0130
OLVERA ARMANDO + GRACIELA
902 HUDSON AV
LEHIGH ACRES, FL 33936

05-45-27-02-00014.0140
SHILTZ CARRIE M
830 HOWER ST NE
CANTON, OH 44720

05-45-27-02-00015.0150
CRUZ RENE + ELIZABETH
905 HUDSON AV
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0160
KEVNAN INC
214 JEFFERSON AV
LEHIGH ACRES, FL 33972

05-45-27-02-00015.0170
WILSON HAROLD D
469 VALLEY RD
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0180
MORONEY BIRAN J + S JANET
P O BOX 276
LACONA, NY 13083

05-45-27-02-00015.0190
HALL KATHLEEN
UT 6-39 OMAR ST
WEST IPSWICH 4305
QUEENSLAND,
AUSTRALIA

05-45-27-02-00015.0200
DOWLING MICHELLE M
463 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0210
WALTEMATH BRUCE R + LUCY M
461 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0220
NEARY ELIZABETH
459 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0230
SEVENSKI KEITH + MARY ANN
457 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0240
MCINTOSH VIRGINIA L
455 VALLEY DR
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0250
RAUSLER GEORGE R
400 CACTUS CIR
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0260
DESJARLAIS RONALD + LILIANA M
402 CACTUS CIR
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0270
WANSER MARK D
404 CACTUS CIR
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0280
TYKALA BETTY R
406 CACTUS CIRCLE
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0290
WERT MELVIN J + DOROTHY MAE
408 CACTUS CIR
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0300
COX JASON + MANDY L
410 CACTUS CIR
LEHIGH ACRES, FL 33936

05-45-27-02-00015.0310
BLASI JOHN
412 CACTUS CIR
LEHIGH ACRES, FL 33936

05-45-27-03-00000.0080
TANNER M E + BEATRICE
519 LEROY AVE
LEHIGH ACRES, FL 33972

05-45-27-03-00000.008A
DAVIS SARAH A
31 PALM BLVD
LEHIGH ACRES, FL 33936

05-45-27-04-00001.0080
RUIZ JOSE A + FRANCES A
10440 103RD ST
OZONE PARK, NY 11417

05-45-27-04-00001.0090
CARMICHAEL THOMAS R JR
10621 BAYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00002.0010
WARREN JENNIFER L
10728 FIGTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00002.0020
ANGEL JACQUELINE A
10726 FIGTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00002.0030
ALTMAN ADOLPH J + BETTY B TR
10724 FIGTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00002.0040
TARKA JOHN L +
10720 FIGTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00002.0050
LAUGHTON PEARL +
113 RIVIERA ST
LEHIGH ACRES, FL 33972

05-45-27-04-00002.0060
EILF WILLIAM
P O BOX 538
LEHIGH ACRES, FL 33970

05-45-27-04-00002.0090
LYNGE SCOTT C + ROBIN E
10711 FIGTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00002.0100
SPEAR HERBERT I + DIANE M
10715 FIGTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00002.0110
RIZZO ROBERT A SR
10719 FIGTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00002.0120
MEDERO LUIS
10721 FIGTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00002.0130
BAUGHMAN BRUCE A + EVIE
10725 FIGTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00002.0140
WIENER NORMAN + MARIE A
95 ELK AVE
NEW ROCHELLE, NY 10804

05-45-27-04-00002.0150
ACKERLY JOAN L TR
10729 FIGTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00003.0010
HEINKEL ALLEN E +
10728 GUAVATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00003.0020
MAGEE EDITH B EST
10726 GUAVATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00003.0030
BAULT JERRY R
951 SHERIDAN RD
MARION, OH 43302

05-45-27-04-00003.0040
KUIPER WILLEM + DEBRA A
10720 GUAVATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00003.0050
VAN EPS GERTRUDE N
10716 GUAVATREE CT SE
LEHIGH ACRES, FL 33936

05-45-27-04-00003.0060
AVERY REGINALD C SR
PO BOX 1531
LEHIGH ACRES, FL 33970

05-45-27-04-00003.0070
VASVERY KAREN D
10708 GUAVATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00003.0080
PREVATT CORAL D
8510 NALLE GRANDE RD
FORT MYERS, FL 33917

05-45-27-04-00003.0090
LOCKWOOD ROBERT W + JUDITH R
1610 HUNTER HILL RD
ROCKY MOUNTAIN, NC 27804

05-45-27-04-00003.0100
GREER JAMES R + LYDIA M
10715 GUAVATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00003.0110
CONCEPCION ALEJANDRO + ANA
10719 GUAVATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00003.0120
HAYZER KIM R
10721 GUAVATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00003.0130
CAMPBELL RICHARD L + CYNTHIA A
10725 GUAVATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00003.0140
MAGEE PATRICIA A
10727 GUAVATREE COURT SE
LEHIGH ACRES, FL 33936

05-45-27-04-00003.0150
BROTZEL ANTHONY C +
10729 GUAVATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00004.0010
SIMIONI KAREN A +
800 TAYLOR LN
LEHIGH ACRES, FL 33936

05-45-27-04-00004.0020
HUTCHINSON JOAN N +
10738 COCOATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00004.0030
KENNY RUTH
10742 COCOATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00004.0040
GAMEZ JORGE A + JENNIFER L
1700 MARGATE BLVD
LEHIGH ACRES, FL 33936

05-45-27-04-00004.0050
LIGHTNER THOMAS V SR + JANICE
10748 COCOATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00004.0060
IVERSON BARBARA A +
10750 COCOATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00004.0070
LANDRON-HERNANDEZ LUIS A
10749 COCOATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00004.0080
BABCOCK GLORIA I
10747 COCOATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00004.0090
RIVERA ANNA M + JOSE A
10745 COCOATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00004.0100
DANJOU HUMIL C ETAL
110 PERIVALE CR
SCARBOROUGH, ON M1J 2C3
CANADA

05-45-27-04-00004.0110
ATKINS THOMAS + BRENDA
10741 COCOATREE CT SE
LEHIGH ACRES, FL 33936

05-45-27-04-00004.0120
FLIPSE ROBERT
10739 COCOATREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00004.0130
JESSIE ALLAN + DEBORAH L
10737 COCOA TREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0010
BOND GLORIA GORDON
140 DEKRUIF PL APT 20M
BRONX, NY 10475

05-45-27-04-00005.0020
KILMER CHRISTOPHER + SABRINA
10738 LEMONTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0030
BARLETT D RICHARD + NANCY L
10740 LEMONTREE COURT
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0040
MITCHELL MARVIN M + RAMONA TR
10742 LEMONTREE CT SE
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0050
NEBLETT ORTON + STELLA Y
10744 LEMON TREE CT SE
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0060
BURNSIDE LYNDE LISTOWSKI
10746 LEMONTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0070
BUTLER HELEN R +
10748 LEMONTREE CT S E
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0080
MCGRAW ROBERT R + GRACE L TR
10750 LEMONTREE CT SE
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0090
ELLIS RUEL R + ANNE G
10749 SE LEMONTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0100
CAMPBELL GAINIE D
45 W BOOKER AV
P O BOX 1273
WYANDANCH, NY 11798

05-45-27-04-00005.0110
ETIENNE ANNETTE L
10745 LEMONTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0120
RAPHAEL GENE + BLEUETTE
10743 LEMONTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0130
FOSTER DANNY +
10741 LEMONTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0140
ACEVES NOE
10739 LEMONTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00005.0150
CORVI JOHN C
10737 LEMONTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0010
GARCIA JOSE DEJESUS
19481 POPPYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0020
SANTOS NAFTALY DOS
19483 POPPYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0030
SIMON VERONICA
6 LAFAYETTE ST
WHITE PLAINS, NY 10606

All data is current at time of printing and subject to change without notice.

05-45-27-04-00006.0040
WATKINS RAYMOND C
19487 POPPYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0050
BONK JEFFREY S + HOLLY
19491 POPPYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0060
KERNS KIMBERLY
19495 POPPYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0070
BASHAM STACEY A TR
12715 LOVETT RD
BATON ROUGE, LA 70818

05-45-27-04-00006.0080
EVELAND PAUL R + KATHLEEN M
19499 POPPYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0090
HECKER ROBERT T
19498 POPPYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0100
CARRION MARTHA
19496 POPPYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0110
HUDSON GERALDINE
19486 POPPYTREE CT SE
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0120
HUDSON JORRELARAIN +
19486 POPPYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0130
ORTIZ JOSE L
19484 POPPYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0140
BUFANO JOHN D + SARAH JANE
19482 POPPYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00006.0150
FREED WILLIAM M + EVANGELINE H
19480 POPPYTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00007.0010
PALENCIA GUSTAVO A + CARMEN L
1810 MANDAN VILLAGE DR
PLAINFIELD, IL 60544

05-45-27-04-00007.0020
SCHMITT VIRGINIA
19395 ORCHIDTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00007.0030
CALDERON ZOILA
19393 ORCHIDTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00007.0040
WILCOX TIMOTHY M
19391 ORCHIDTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00007.0050
MOSHER TODD R + TRACY L
19387 ORCHIDTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00007.0060
ALLEN JOSEPH + GRACE A
19385 ORCHIDTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00007.0070
FALCONE FRANK A + MARY F
19383 ORCHID TREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00007.0080
HUDAK PAUL J + KAROL K
19381 ORCHIDTREE CT
LEHIGH ACRES, FL 33936

All data is current at time of printing and subject to change without notice.

05-45-27-04-00007.0090
PARKER LEILA J
19382 ORCHIDTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00007.0100
PAIGE NANCY A EST
19386 ORCHIDTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00007.0110
MCDYER BERNARD M
19390 ORCHIDTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00007.0120
VELEZ CARMEN A +
19392 ORCHIDTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00007.0130
ROBERTS TIMOTHY P + LAURI A
19396 ORCHIDTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00007.0140
LIGHTNER CHARLES F
19398 ORCHIDTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00008.0010
KIMMERLE ROBERT + BARBARA S
10698 TULIP TREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00008.0020
CARRUBE DANIEL + VALERIE
19369 CORALTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00008.0030
HAMEL GEOFFREY R +
19365 CORALTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00008.0080
ARMSTRONG CAROL M
19364 CORAL TREE CT SE
LEHIGH ACRES, FL 33936

05-45-27-04-00008.0090
TOWNE IRENE S CO TR +
19366 CORALTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00008.0100
FULLER STEVEN S + LARAE
19368 CORALTREE CT SE
LEHIGH ACRES, FL 33936

05-45-27-04-00008.0110
MCKINLEY HARRY + JANET TR
1800 90TH ST
KENOSHA, WI 53143

05-45-27-04-00008.0120
SLAZES DANIEL P + MARY L
19374 CORALTREE CT
LEHIGH ACRES, FL 33936

05-45-27-04-00008.0130
CROCKETT WILLIAM F + MARY M
19378 CORALTREE CT SE
LEHIGH ACRES, FL 33936

05-45-27-04-0000A.00CE
LAURELWOOD HOMEOWNERS ASSOC
PO BOX 94
LEHIGH, FL 33936

05-45-27-04-0000G.0000
CALOOSA LAKES LLC
8310 BIG ACORN CIR #1001
NAPLES, FL 34119

05-45-27-04-0000H.0000
CALOOSA LAKES LLC
8310 BIG ACORN CIR #1001
NAPLES, FL 34119

05-45-27-21-00000.00CE
PINEWOOD CONDOMINIUM
ASSOCIATION
16 PINEWOOD BLVD
LEHIGH ACRES, FL 33936

05-45-27-21-00700.0030
LAVOIE GEORGE E J + IRENE I
3 DUTCH IRIS CT
LEHIGH ACRES, FL 33936

All data is current at time of printing and subject to change without notice.

05-45-27-21-00700.0040
MORGANELLI RALPH N + DONNA J
4 DUTCH IRIS LN
LEHIGH ACRES, FL 33936

05-45-27-21-00700.0050
CONCEPCION ALEJANDRO + ANA
10719 GUAVATREE CT
LEHIGH ACRES, FL 33936

05-45-27-21-00700.0060
PITONAK STEPHEN
6 DUTCH IRIS LN
LEHIGH ACRES, FL 33936

05-45-27-22-00000.00CE
BEACON SQUARE HOMEOWNERS
ASSOC INC
10438 LAKEPORT CT
LEHIGH ACRES, FL 33936

05-45-27-22-00040.1200
KLAPPHOLZ MAUREEN
10641 VANCEBORO CT
LEHIGH ACRES, FL 33936

05-45-27-22-00041.1210
LARC INC
2570 HANSON ST
FORT MYERS, FL 33901

05-45-27-22-00041.1220
LARC INC
2570 HANSON ST
FORT MYERS, FL 33901

05-45-27-22-00042.1230
GAGLIARDI JOYCE J/T +
10653 VANCEBORO CT
LEHIGH ACRES, FL 33936

05-45-27-22-00042.1240
CRALL PAUL C + AGNES L
10655 VANCEBORO CT
LEHIGH ACRES, FL 33936

05-45-27-22-00043.0010
MAEDERER CARL H + EILEEN J
10620 WINDSMONT CT
LEHIGH ACRES, FL 33936

05-45-27-22-00043.0020
VERRENGIA ALEX A + MARYLOUISE
10622 WINDSMONT CT
LEHIGH ACRES, FL 33936

05-45-27-22-00049.0010
BEACON SQUARE DEVL CORP
25 HOMESTEAD RD N STE 11
LEHIGH ACRES, FL 33936

05-45-27-22-00049.0020
BEACON SQUARE DEVL CORP
25 HOMESTEAD RD N STE 11
LEHIGH ACRES, FL 33936

05-45-27-22-00050.0010
BEACON SQUARE DEVL CORP
25 HOMESTEAD RD N STE 11
LEHIGH ACRES, FL 33936

05-45-27-22-00050.0020
BEACON SQUARE DEVL CORP
25 HOMESTEAD RD N STE 11
LEHIGH ACRES, FL 33936

08-45-27-27-00138.0010
GILSON RENE + ANNA G
BOUCHOUTLAA 17
1780 WEMMEL,
BELGIUM

08-45-27-27-00138.0020
GILSON RENE + ANNA G
BOUCHOUTLAAN 17
1780 WEMMEL,
BELGIUM

08-45-27-27-00138.0030
KHAN BIBI
29 HALSEY ST
BROOKLYN, NY 11216

08-45-27-27-00138.0040
WILLS JOESPH L +
911 STANLEY ST
MIDDLETOWN, OH 45044

08-45-27-27-00139.0010
REEKIE THOMAS +
35 ALEXANDER AVE
TILLSONBURG, ON N4G 5B9
CANADA

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08-45-27-27-00139.0020
MARTIN DEXTER T + JOYCELYN S
330 E VINE ST
WILMINGTON, OH 45177

08-45-27-27-00143.0140
HILLEWAERE SIMON
AVE VAN BECELAERE 7
1170 BRUXELLES,
BELGIUM

08-45-27-27-00143.0150
WOODARD EVELYN
RR 3 BOX 281
ENTERPRISE, AL 36330

08-45-27-27-00143.0160
HILLEWAERE SIMON
AV VAN BECELAERE 7
1170 BRUXELLES,
BELGIUM

08-45-27-27-00143.0170
MYERS MICHAEL +
2695 BROWNFIELD RD
COLUMBUS, OH 43232

08-45-27-28-00144.0010
LAMON HENDRICA +
BRONLAAN 69
8300 KNOKKE-HEIST,
BELGIUM

08-45-27-28-00144.0020
LAMON HENDRICA +
BRONLAAN 69
8300 KNOKKE,
BELGIUM

08-45-27-28-00144.0030
WAGNER WM L
9232 CHAMPIONSHIP LN
NEW PORT RICHEY, FL 34655

08-45-27-28-00145.0050
POULET AUGUST MARCEL +
GROENVELDLAAN 11
1860 MEISE,
BELGIUM

08-45-27-28-00145.0060
POULET AUGUST MARCEL +
GROENVELDLAAN 11
1860 MEISE,
BELGIUM

08-45-27-28-00145.0070
SONCK CARMEN +
11-13 AV VAN BEULAERE
1170 BRUSSELS,
BELGIUM

08-45-27-28-00145.0080
SONCK CARMEN +
AVENUE VAN BECELAERE 11A
B 1170 BRUSSELLS,
BELGIUM

08-45-27-28-00145.0090
SONCK CARMEN +
11-13 AV VAN BEULAERE
1170 BRUSSELS,
BELGIUM

08-45-27-28-00145.0100
GILSON RENE + ANNA G
BOUCHOUTLAAN 17
1780 WEMMEL,
BELGIUM

08-45-27-28-00145.0110
GILSON RENE + ANNA G
BOUCHOUTLAAN 17
1780 WEMMEL,
BELGIUM

08-45-27-28-00145.0120
ROTSART LEOPOLD
DYVER 15
8000 BRUGGE,
BELGIUM

08-45-27-28-00145.0130
DEAR BERNARD L +
26010 SMITH GROVE RD
PETERSBURG, VA 23803

08-45-27-28-00146.0010
MARTENS ANDRE JOSEF & VIVIANE
WATERSTRAAT 10
3600 GENK,
BELGIUM

08-45-27-28-00146.0020
GUSCIORA TADEUCZ + MARIA
119 HIGHLAND RD
N HALEDON, NJ 07508

08-45-27-28-00146.0030
SMITH HELENE G
743 SILVER SPRING AVE
SILVER SPRING, MD 20910

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08-45-27-28-00146.0110
ECCLESTON SOFIA
335 SUNSET LN
EFFORT, PA 18330

08-45-27-28-00146.0120
BURRELL AUCKLAND + PHYLLIS
7481 NORTHWEST 38TH CT
LAUDERHILL, FL 33319

08-45-27-28-00147.0040
VALENTA PATRICIA
C/O ROBERT VALENTA
AV W CHURCHILL 13F
1180 BRUSSELS,
BELGIUM

08-45-27-28-00147.0050
STEINBERGER MICHEL
241 S RIMPAU BLVD
LOS ANGELES, CA 90004

08-45-27-28-00147.0060
STEINBERGER ANNETTE
55 AVENUE BLUCHER
1180 BRUSSELS,
BELGIUM

08-45-27-28-00147.0070
MORGAN JOSEPH F + MARY ELLEN
29 PHEASANT ST
WEST ROXBURY, MA 02132

08-45-27-28-00147.0080
PINCHBACK ALFONSO + ELIZABETH
111 WEST ST APT 4
ENGLEWOOD, NJ 07631

08-45-27-28-00147.0090
NATIONAL RECREATIONAL
9 GOODYEAR
IRVINE, CA 92618

08-45-27-28-00147.0100
LALL SURENDRA B + KATHLEEN
25 LOCHINVOR
CRESCENT NORTH YORK, ON M3A 3J9
CANADA

08-45-27-28-00147.0110
REDDIE CORDEL E
4739 NW 2ND PLACE
PLANTATION, FL 33317

08-45-27-28-00147.0120
REDDIE CORDEL E
4739 NW 2ND PLACE
PLANTATION, FL 33317

08-45-27-28-00147.0130
JACKSON J RUSSELL + JIMMIE E
1804 DEER CT NW
MONROE, GA 30656

08-45-27-28-00147.0140
GUBSER LILLIAN L
4941 N ARBOR WOODS CT #103
CINCINNATI, OH 45248

08-45-27-28-00147.0150
VERCAMMEN HENZI M + MARIA S
MIS STRAAT 90
2578 KONINGHOOIKT,
BELGIUM

08-45-27-28-00147.0160
CHICONARDA INC
1116 SE 30TH TER
CAPE CORAL, FL 33904

08-45-27-28-00148.0010
HIRSCH VIORICA
C/O HIRSCH + CO
7 COURSE DE REV
1204 GENEVA,
SWITZERLAND

08-45-27-28-00148.0020
HIRSCH VIORICA
C/O HIRSCH + CO
7 COURSE DE REV
1204 GENEVA,
SWITZERLAND

08-45-27-28-00148.0110
HIRSCH VIORICA
C/O HIRSCH + CO
7 COURSE DE REV
1204 GENEVA,
SWITZERLAND

08-45-27-28-00148.0120
HIRSCH VIORICA
C/O HIRSCH + CO
7 COURSE DE REV
1204 GENEVA,
SWITZERLAND

08-45-27-29-00151.0010
RODMAN MAURICE M + ALVERA G
3220 LEHMAN RD
DEWITT, MI 48820

08-45-27-29-00151.0020
DANKO FRANK + AWILDA
265 GRAYSTONE WAY
ALPHARETTA, GA 30005

08-45-27-29-00151.0030
BURKE RAY
16940 HWY 19N LOT 44 4TH ST
CLEARWATER, FL 33764

08-45-27-29-00151.0040
STEARNS WILLIAM E + BETTY J
1053 RUTLEDGE DR
PITTSBURGH, PA 15241

08-45-27-29-00151.0050
MUNN LUCILLE EST
C/O REBECCA M STANFIELD
PO BOX 6024
GAINESVILLE, GA 30504

08-45-27-29-00151.0060
MANZELLA SAM B SR + JETTIE J
C/O ROSALIE HOLLYFIELD
5004 E SERENA DR
TAMPA, FL 33617

08-45-27-29-00151.0070
LEECOAST INC
2177 ANDREA LN
FORT MYERS, FL 33912

08-45-27-29-00151.0080
CONWAY WILLIAM P + ELAINE A
10216 WESTWEGO PL
LOUISVILLE, KY 40299

08-45-27-29-00151.0090
WRIGHT WALTER C + MARILYN H
1833 CHERRY ST
MEXICO, MO 65265

08-45-27-29-00151.0100
WELLS JAMES DENNIS + DEBBIE
705 NAXOS DR
WAKE FOREST, NC 27587

08-45-27-29-00151.0110
HANKINS RONALD E + DONNA L
PO BOX 2725
COOKEVILLE, TN 38502

08-45-27-29-00151.0120
LAPOINTE DAVID A + CHONG M
PO BOX 55841
NORTH POLE, AK 99705

08-45-27-29-00151.0130
ZABALLERO JORGE M + ERLINDA A
4706 AMERICAN DR
DURHAM, NC 27705

08-45-27-29-00151.0140
AMERIDREAM INCORPORATED
SUITE 300
18310 MONTGOMERY VILLAGE AV
GAITHERSBURG, MD 20879

08-45-27-29-00151.0150
OTTOMBRINO GERARDO + ROSINA
1951 60TH ST
BROOKLYN, NY 11204

08-45-27-29-00151.0160
KLIEGER KIM +
C/O KIM KLIEGER
403 IMPERIAL DR
ALLEN, TX 75013

08-45-27-29-00151.0170
KLIEGER KIM +
C/O KIM KLIEGER
403 IMPERIAL DR
ALLEN, TX 75013

08-45-27-29-00151.0180
KLIEGER KIM +
C/O KIM KLIEGER
403 IMPERIAL DR
ALLEN, TX 75013

08-45-27-29-00152.0010
RIVERA EDDIE+
2665 HAVENWOOD RD
WEST PALM BEACH, FL 33415

08-45-27-29-00152.0020
BALLANCE WILSON R + JANICE F
2600 5TH ST SW
LEHIGH ACRES, FL 33971

08-45-27-29-00152.0030
KANE JOSEPH M
4341 STONEGATE DR
ASHTABULA, OH 44004

All data is current at time of printing and subject to change without notice.

08-45-27-29-00152.0040
BALLANCE WILSON R + JANICE F
2600 5TH ST SW
LEHIGH ACRES, FL 33971

08-45-27-29-00152.0050
CORNU LUCIEN + MARIE PAULE
RUE MONTGOMERY 40
7721 RAMEGNIES-CHIN,
BELGIUM

08-45-27-29-00152.0060
BATES J W SR + FEARNE C
628 YELLOWSTONE CIR
BIRMINGHAM, AL 35206

08-45-27-29-00152.0070
BATES J W SR + FEARNE C
628 YELLOWSTONE CIR
BIRMINGHAM, AL 35206

08-45-27-29-00152.0090
HOLLIS SHARON 1/4 INT ETAL
1848 ALBERTA DR
CLEARWATER, FL 34616

08-45-27-29-00152.0100
ATTIA NAIM M +
1300 ROOSEVELT AV
CARTERET, NJ 07008

08-45-27-29-00153.0140
WEST MARK A
3732 DRESDEN ST
COLUMBUS, OH 43224

08-45-27-29-00153.0150
WEST MARK A
3732 DRESDEN ST
COLUMBUS, OH 43224

08-45-27-29-00153.0160
WONG RICHARD
808 SW 10TH ST
HALLANDALE, FL 33009

08-45-27-29-00153.0170
FARRANDO GUY
C/O J H EDWARDS REALTY
P O BOX 475
CAPE CORAL, FL 33910

08-45-27-29-00153.0180
ENOJADO OSCAR DU +
62 CHARLESTON LN
COTO DE CAZA, CA 92679

08-45-27-29-00153.0190
WEST MARK A
3732 DRESDEN ST
COLUMBUS, OH 43224

08-45-27-29-00157.0050
RODMAN MAURICE M + ALVERA G
3220 LEHMAN RD
DEWITT, MI 48820

08-45-27-29-00158.0010
BRAEM WILFRIED + RITA
WILHELMIETENLAAN 11
2750 BEVEREN WAAS,
BELGIUM

08-45-27-29-00158.0020
ADAMO JOSEPH F +
15-B MACDONALD WAY
PEMBROKE, MA 02359

08-45-27-29-00158.0030
LEGG PERRY C + JULIA
PO BOX 342
TANNERSVILLE, NY 12485

08-45-27-29-00158.0040
JUNG CALVIN F
330 N MAPLE ST APT H
BURBANK, CA 91505

08-45-27-29-00158.0050
SPERRY PHILIP + BERNICE
PO BOX 49
BEMUS POINT, NY 14712

08-45-27-31-00168.0010
HSU TEH CHEN +
3510 93RD ST
JACKSON HEIGHTS, NY 11372

08-45-27-31-00168.0020
RAZZINI GLORIA
879 GLADIOLA AV
SEBASTIAN, FL 32958

All data is current at time of printing and subject to change without notice.

AVERY® Address Labels

Laser 5161®

Mr. Ronald F. Nino, AICP
Vanasse Daylor
12730 New Brittany Blvd. Ste. 600
Fort Myers, FL 33907

Caloosa Lakes, LLC
8310 Big Acorn Cir. # 1001
Naples, FL 34119

Ms. Neale Montgomery
Pavese, Haverfield, Dalton, Harrison & Jensen LLP
1833 Hendry Street
Fort Myers, FL 33901

All data is current at time of printing and subject to change without notice. 6/10/2003 4:39:19 PM

Page 14

08-45-27-31-00168.0120
CHICONARDA INC
1116 SE 30TH TER
CAPE CORAL, FL 33904

08-45-27-31-00168.0130
HO STEVE YU-HAI +
69-24 168TH ST
FRESH MEADOWS, NY 11365

08-45-27-31-00169.0110
ROHLIC JOSEPH J + CAROL A
340 DAVIS AVE
KEARNY, NJ 07032

08-45-27-31-00169.0120
SAYRE DOROTHY C
7733 16TH ST NW
WASHINGTON, DC 20012

08-45-27-31-00169.0130
DITTMER HERBERT C + ARLEDA G
2 ARROWHEAD DR
CARTERSVILLE, GA 30120

08-45-27-31-00169.0140
BROWN DENNIS G + THERESA M
38 GRAHAM RD
WINDSOR, CT 06095

Kenneth Saudry
8310 Big Acorn Cr. #1001
Naples, FL 34119

Mr. Ronald Nino
Vanasse & Daylor
12730 New Brittany Blvd. Ste. 600
Fort Myers, FL 33907

Ms. Neale Montgomery
Pavese Haverfield
1833 Hendry Street
Fort Myers, FL 33901

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

August 27, 2003

Mr. Ronald F. Nino, AICP
Vanasse Daylor
12730 New Brittany Blvd. Ste. 600
Fort Myers, FL 33907

Re: Agenda Schedule for Caloosa Lakes
Case No. DCI2003-00009

Dear Mr. Nino:

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: September 15, 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

Jamie Princing
Administrative Assistant

cc: Caloosa Lakes, LLC
Pavese, Haverfield, Dalton, Harrison & Jensen LLP
Tony Palermo, Senior Planner
Zoning File

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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

June 30, 2003

Mr. Ronald F. Nino, AICP
Vanasse Daylor
12730 New Brittany Blvd. Ste. 600
Fort Myers, FL 33907

Re: Agenda Schedule for Caloosa Lakes
Case No. DCI2003-00009

Dear Mr. Ronald F. Nino:

Your zoning request has been scheduled before the Hearing Examiner on July 30, 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 July 2, 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 July 15, 2003, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Jamie Princing
Administrative Assistant

cc: Caloosa Lakes, LLC
Pavese, Haverfield, Dalton, Harrison & Jensen LLP
Tony Palermo, Senior Planner
Zoning File

U:\200306\DCI20030.000\9\Applicantletter.wpd

EXHIBIT I-F

DISCLOSURE OF INTEREST FORM FOR:

STRAP NO._ 05-45-27-00-00005.0010 & 05-45-27-00-00005.0040_____ **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
Caloosa Lakes, LLC	
Kenneth P. Saundry, Sr.	40%
Kenneth P. Saundry, Jr.	40%
Raymond Antos	20%
C/o Saundry Associates, Inc., its Manager	
8310 Big Acorn Circle #1001	
Naples, Florida 34119	
Diocese of Venice, a corporate sole	
1000 Pinebrook Road	
Venice, Florida 34292	

DCI 2003-00009

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APR 29 2003

ZONING COUNTER

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock
Caloosa Lakes, LLC	See #2

Date of Contract: ____**October 24, 2002**_____

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

DCI 2003-00009

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ZONING COUNTER

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.

EXHIBIT I-F

DISCLOSURE OF INTEREST FORM FOR:

STRAP NO.____ 05-45-27-00-00001.0000; 05-45-27-00-00005.0030_ 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
Caloosa Lakes, LLC	
Kenneth P. Saunders, Sr.	40%.
Kenneth P. Saunders, Jr.	40%.
Raymond Antos	20%.
c/o Saunders Associates, Inc., its Manager	
8310 Big Acorn Circle #1001	
Naples, Florida 34119	

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
	DCI 2003-00009

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APR 29 2003
ZONING COUNTER

(over)

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.

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APR 29 2003

DCI 2003-00009

Name and Address	

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.

Printed Name Caloosa Lakes, LLC, a Florida Limited Liability Company
By: Kenneth P. Saundry, Jr., Vice President of Saundry Associates, Inc., a Florida Corporation,
The Managing Member of Caloosa Lakes, LLC

Kenneth P. Saundry, Jr.
KENNETH P. SAUNDRY, JR.

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 24 day of April, 2003, by Kenneth P. Saundry, Jr., Vice President of Saundry Associates, Inc., a Florida Corporation, the managing member of the Caloosa Lakes, L.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.

(Signature of person taking acknowledgment)
(Name typed, printed or stamped)
(Title or rank)
(Serial number, if any)

Wenke O Brandes

NOTARY PUBLIC STATE OF FLORIDA
Wenke O Brandes
My Commission DD139364
Expires October 06, 2006

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 _05-45-27-00-00005.0010 & 05-45-27-00-00005.0040_____ and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate **_Ronald Nino of Vanasse Daylor**_____ *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 authorizing 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 authorization is delivered to Lee County.*

Caloosa Lakes, LLC, a Florida limited liability company
By: Saundry Associates, Inc., as its Manager

Kenneth P. Saundry, J

Owner(signature)* **Kenneth P. Saundry, Jr., as V.P.**

KENNETH P. SAUNDRY, JR.

Printed Name

Owner(signature)*

_____

Printed Name

John J Nevins

Owner(signature)* **JOHN J. NEVINS, as Bishop of the Diocese of Venice, a corporate sole**

JOHN J. NEVINS

Printed Name

Owner(signature)*

_____

Printed Name

2003-00009

RECEIVED
APR 29 2003
ZONING COUNTER

RECEIVED
APR 09 2003
BY:_____

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 4-2-03 (date) by **Kenneth P. Saundry, Jr.** (name of officer or agent, title of officer or agent) of **as Vice President of Saundry Associates, Inc., a Florida corporation as Manage of Caloosa Lakes, LLC** (name of Corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the company. He is personally known to me.

Wenke O Brandes
(Signature of person taking acknowledgement)

(Name typed, printed or stamped)

Wenke O Brandes
My Commission DD139364
Expires October 06, 2006
(Title or rank)

(Serial number, if any)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 4th/4/03 (date) by John J Nevins (name of officer or agent, title of officer or agent) of Director of Planning (name of Corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

Catherine N Buster, SP
(Signature of person taking acknowledgement)

CATHERINE N. BUSTER, SP
My Comm Exp. 12/12/03
No. CC 0894189
[X] Personally Known [ ] Other I.D.

CATHERINE N. BUSTER, S.P.
(Name typed, printed or stamped)

(Title or rank)

DCI 2003-00009

(Serial number, if any)

If more than one owner then all owners must sign.

RECEIVED
APR 29 2003
ZONING COUNTER

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 ___**Caloosa Lakes**_____ *and legally described in exhibit A attached hereto.*

The property described herein is the subject of an application for zoning or development. We hereby designate __**Ronald Nino**_____ *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 authorizing 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 authorization is delivered to Lee County.*

Kenneth P. Saundry, Jr.
Owner(signature)*

Printed Name Caloosa Lakes, LLC, a Florida Limited Liability Company
By: Kenneth P. Saundry, Jr., Vice President of Saundry Associates, Inc., a Florida Corporation,
The Managing Member of Caloosa Lakes, LLC

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 2 day of April, 2003, by Kenneth P. Saundry, Jr., Vice President of Saundry Associates, Inc., a Florida Corporation, the managing member of the Caloosa Lakes, L.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.

Wenke O Brandes

(Signature of person taking acknowledgment)
(Name typed, printed or stamped)
(Title or rank)
(Serial number, if any)

Wenke O Brandes
My Commission DD139364
Expires October 06, 2006

OCT 2003-00009

RECEIVED
APR 29 2003
ZONING COUNTER

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 4-2-03 (date) by **Kenneth P. Saundry, Jr.** (name of officer or agent, title of officer or agent) of **as Vice President of Saundry Associates, Inc., a Florida corporation as Manage of Caloosa Lakes, LLC** (name of Corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the company. He is personally known to me.

Wenke O Brandes
(Signature of person taking acknowledgement)

_____
(Name typed, printed or stamped)

_____
(Title or rank)

_____
(Serial number, if any)

Wenke O Brandes
My Commission DD139364
Expires October 06, 2006

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 4/4/03 (date) by John J Nerina (name of officer or agent, title of officer or agent) of _____(name of Corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

Catherine N Buster, SP
(Signature of person taking acknowledgement)

CATHERINE N. BUSTER, SP
My Comm. Exp. 12/12/03
No. CC 0894189
[X] Personally Known [ ] Other I.D.

CATHERINE N. BUSTER, S.P.
(Name typed, printed or stamped)

_____
(Title or rank)

DCI 2003-00009

_____
(Serial number, if any)

RECEIVED
APR 29 2003
ZONING COUNTER

ZDS0111 Rev. 03
3/21/00 Y2K 1/03/2000

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 ___**Caloosa Lakes**_____ *and legally described in exhibit A attached hereto.*

The property described herein is the subject of an application for zoning or development. We hereby designate __**Neale Montgomery**_____ *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 authorizing 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 authorization is delivered to Lee County.*

Kenneth P. Saundry, Jr.
Owner(signature)*

Printed Name Caloosa Lakes, LLC, a Florida Limited Liability Company
By: Kenneth P. Saundry, Jr., Vice President of Saundry Associates, Inc., a Florida Corporation,
The Managing Member of Caloosa Lakes, LLC

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 2 day of April, 2003, by Kenneth P. Saundry, Jr., Vice President of Saundry Associates, Inc., a Florida Corporation, the managing member of the Caloosa Lakes, L.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.

(Signature of person taking acknowledgment) Wenke O Brandes
(Name typed, printed or stamped)
(Title or rank)
(Serial number, if any)

NOTARY PUBLIC STATE OF FLORIDA
Wenke O Brandes
My Commission DD139364
Expires October 06, 2006

DCI 2003-00009

RECEIVED
APR 29 2003
ZONING COUNTER

Caloosa Lakes, LLC, a Florida limited liability company

By: Saundry Associates, Inc., as its Manager

Signature: Kenneth P. Saundry, Jr.
(Applicant) **Kenneth P. Saundry, Jr., as V.P.**

Signature: John J. Nevins
(Applicant) **JOHN J. NEVINS, as Bishop of the Diocese of Venice, a corporate sole**

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 4-2-03 (date) by **Kenneth P. Saundry, Jr.** (name of officer or agent, title of officer or agent) of **as Vice President of Saundry Associates, Inc., a Florida corporation as Manage of Caloosa Lakes, LLC** (name of Corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the company. He is personally known to me.

Wenke O Brandes
(Signature of person taking acknowledgement)

DCI 2003-00009
(Name typed, printed or stamped)

(Title or rank)

(Serial number, if any)

Wenke O Brandes
My Commission DD139364
Expires October 06, 2006

RECEIVED
APR 29 2003
ZONING COUNTER

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 4/4/03 (date) by John J. Nevins (name of officer or agent, title of officer or agent) of _____(name of Corporation acknowledging), a _____(state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced _____(type of identification) as identification.

Catherine N Buster, SP
(Signature of person taking acknowledgement)

CATHERINE N. BUSTER, SP
My Comm Exp. 12/12/03
No. CC 0894189
Personally Known [ ] Other I.D.

CATHERINE N. BUSTER, S.P.
(Name typed, printed or stamped)

(Title or rank)

(Serial number, if any)

EXHIBIT
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 ___05-45-27-00-00005.0010 & 05-45-27-00-00005.0040_____ (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 ___Ronald Nino of VanasseDaylor_____ 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.

Caloosa Lakes, LLC, a Florida limited liability company

By: Saundry Associates, Inc., as its Manager

Kenneth P. Saundry, Jr.

Kenneth P. Saundry, Jr., as V.P.

By: +John J. Nevins

JOHN J. NEVINS, as Bishop of the Diocese of Venice, a corporate sole

OCT 2003-00009

RECORDED

APR 24 1998

EXHIBIT
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 ____Caloosa Lakes_____ (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 ____Ronald Nino, AICP_____ 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

Printed Name Caloosa Lakes, LLC, a Florida Limited Liability Company
By: Kenneth P. Saundry, Jr., Vice President of Saundry Associates, Inc., a Florida Corporation,
The Managing Member of Caloosa Lakes, LLC

Kenneth P. Saundry, JR.

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 2 day of April, 2003, by Kenneth P. Saundry, Jr., Vice President of Saundry Associates, Inc., a Florida Corporation, the managing member of the Caloosa Lakes, L.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.

(Signature of person taking acknowledgment) Wenke O Brandes
(Name typed, printed or stamped)
(Title or rank)
(Serial number, if any)

Wenke O Brandes
My Commission DD139364
Expires October 06, 2006

DCI 2003-00009

RECEIVED
APR 29 2003
ZONING COUNTER

Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

July 28, 2003

Lee County Hearing Examiner
P.O. Box 398
Fort Myers, FL 33902

RE: Caloosa Lakes, DCI12003-00009
Vanasse & Daylor # 80586

Dear Lee County Hearing Examiner:

We are in agreement with the conditions and deviations contained in the staff report dated July 30, 2003 for the above subject case with the following exceptions:

- Condition 2 a. Schedule of Uses - The Schedule of Uses would require the construction of 450 dwelling units of which 100 dwelling units must be multi-family. The intent of our application was that the 450 dwelling units could all be single family detached housing units, notwithstanding provisions of the Lehigh Commercial Overlay zone which will be further explained under our exception to condition 3 a and b. We request that the Schedule of Uses be amended to delete the requirement that 100 multi-family units be constructed and that the 450 dwelling units provide for the entire range of housing structure types. We further request a revision to condition 3 a and b as amended, to include a provision which would allow single family housing throughout the RPD in the event the Lehigh Commercial Overlay zone is amended to permit single family detached housing in those areas of the RPD lying within the Lehigh Commercial Overlay zone.
- Condition 3 a and b - We request that condition 3.a be amended to include the following at the end of the paragraph "unless the Lehigh Commercial Overlay zone is amended to allow single family detached and/ or two family dwelling units". Similarly, we request that the same language be added at the end of paragraph b.

We have thoroughly reviewed the staff analysis and assessment of consistency with the Comprehensive Plan and advise that the exceptions noted above would not change that consistency analysis. We intend to present testimony to refute proposition that this land is better suited to commercial uses and that comprehensive plan amendment is justified and compatible with adjacent existing and planned usage.

DCI 2003-00009

12730 New Brittany Boulevard, Suite 600, Fort Myers, Florida 33907 T 239.437.4601 F 239.437.4636 W vanday.com
Fort Myers - Naples

Again, we agree with all other conditions and deviations as expressed by staff. We look forward to discussing the above issues further at the public hearing scheduled for July 30, 2003.

Sincerely,
Vanasse & Daylor, LLP

Ronald F. Nino, AICP
Senior Planner

cc. Ken Saundry
Neale Montgomery, Pavese Law Firm
Pam Houck, Lee County Community Development
Anthony Palermo, Lee County Community Development

Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

September 15, 2003

Anthony Palermo
Senior Planner
Department of Community Development
P.O. Box 398
Fort Myers, Florida 33902-0398

RECEIVED
SEP 15 2003
PERMIT COUNTER

RE: Caloosa Lakes, DCI2003-00009
Vanasse & Daylor Project # 80586

Dear Mr. Palermo:

Attached please find eleven full-size and three reduced Master Concept Plans, which have been revised to reflect the BoCC meeting of today.

We look forward to receiving a signed resolution. Should you have any questions or should you wish to discuss, please contact me directly.

Sincerely,
Vanasse & Daylor. LLP

Ronald Nino, AICP
Senior Planner

C: Kenneth P. Saundry, Jr.
N. Montgomery

DCI 2003-00009

12730 New Brittany Boulevard, Suite 600, Fort Myers, Florida 33907 T 239.437.4601 F 239.437.4636 W vanday.com
Fort Myers - Naples

Vanasse Daylor

September 29, 2003

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

Anthony Palermo
Senior Planner
Department of Community Development
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: Caloosa Lakes, DCI2003-00009
Vanasse & Daylor Project # 80586

Dear Mr. Palermo:

Attached please find eleven copies of the Master Concept Plans, both full size and reduced, which have been revised to reflect the re-aligned entry road.

We look forward to receiving a signed resolution. Should you have any questions or should you wish to discuss, please contact me directly.

Sincerely,
Vanasse & Daylor. LLP

Ronald Nino, AICP
Senior Planner

C: Kenneth P. Saundry, Jr.
N. Montgomery

DCI 2003-00009

RECEIVED

12730 New Brittany Boulevard, Suite 600, Fort Myers, Florida 33907 T 239.437.4601 F 239.437.4636 W vanday.com
Fort Myers - Naples

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Tony Palermo

DATE: 06/06/2003

Joan Henry, Asst. County Attorney
DS Reviewer - Don Blackburn
Kim Trebatoski, Environmental Sciences

PROJECT NAME: CALOOSA LAKES

CASE #: DCI2003-00009

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 06/16/2003

Additional Comments:

FYI - add to your files.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 06/09/2003

Vanasse Daylor

June 6, 2003

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

Anthony Palermo
Senior Planner
Department of Community Development
P.O. Box 398
Fort Myers, Florida 33902-0398

RE: Caloosa Lakes, DCI2003-00009
V&D Project # 80586

Dear Mr. Palermo:

In response to your letter dated June 4, 2003 concerning Caloosa Lakes, I have reviewed the language of the formal request and we are in agreement with the following:

> *Request to rezone from Agriculture (AG-2) and Residential Planned Development (RPD) to Residential Planned Development (RPD) to permit up to 350 single-family dwelling units, 100 multi-family dwelling units and a total of up to 450 dwelling units with height of buildings not to exceed 3 stories/40 feet on 109.9 +/- acres of land..*
>
> *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.*

Should you have any questions or should you wish to discuss, please contact me directly.

Sincerely,
VanasseDaylor

Ronald Nino, AICP
Senior Planner

C: Kenneth P. Saundry, Jr.
N. Montgomery
P. Peeples

DCI 2003-00009

RECEIVED
JUN 06 2003
COMMUNITY DEVELOPMENT

12730 New Brittany Boulevard, Suite 600, Fort Myers, Florida 33907 T 239.437.4601 F 239.437.4636 W vanday.com
Fort Myers - Naples

GARLICK, STETLER & PEEPLES LLP
ATTORNEYS AT LAW

A LIMITED LIABILITY PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS

5551 RIDGEWOOD DRIVE, SUITE 101
NAPLES, FLORIDA 34108
TELEPHONE: (239) 597-7088
FACSIMILE (239) 597-6984
WWW.GARLAW.COM
E-MAIL: PPEEPLES @ GARLAW.COM

January 20, 2003

DCI 2003-00009

Via Federal Express

Mr. Ron Nino
Vanasse & Daylor
12730 New Brittany Blvd. #600
Ft. Myers, FL 33907

RECEIVED
FEB 18 2003
COMMUNITY DEVELOPMENT

Re: Saundry p/f Diocese of Naples
Zoning Authorization
Client File No: 140.025

Dear Ron:

Enclosed please find the original authorization letter from the Diocese of Venice regarding the authority of Vanasse & Daylor to rezone the property.

The authorization letter for the adjoining property owned by Florida Landmark Communities should be arriving any day now. I will send the original of that authorization to you as soon as I receive it.

Please contact me with any questions.

Very truly yours,

C. Perry Peeples

CPP/cbs
Enclosure

cc: Kenneth P. Saundry, Jr.
N:\Clients\Kenco_0140\p-f Diocese_of_Venice\Ron Nino ltr dtd 01.20.03.doc

Florida Water SERVICES

October 03, 2002

DCI 2003-00009

Mr. Herb Martin
Vanasse Daylor
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907

RECEIVED
FEB 18 2003
COMMUNITY DEVELOPMENT

Re: Service Availability for Saundry/Lehigh Parcel
Florida Water Services Project No. 2459, Lehigh, Lee County

Dear Mr. Martin:

This letter confirms that Florida Water Services is the water and wastewater service provider to the referenced property in Lee County, Florida. Enclosed are copies of our system maps, showing existing water and wastewater mains in the area, for your use in project design.

If a main extension is required, the design, permitting, and construction of the extension is the responsibility of the developer. Plan review by Florida Water Services is required for all commercial projects or those projects involving a main extension. Construction shall meet Florida Water Service' Standards and Specifications. The Standards and Specifications Manual, with Standard Details, is available via e-mail or regular mail.

When you are ready to proceed, submit six sets of signed/sealed engineering plans for review. Provide one copy of the FDEP Permit Applications (fax, or include with plan submittal.) Florida Water Services will red-line the Operating Utility information, and return, for you to incorporate onto the Applications. Upon completion, provide the number of completed, signed/sealed original Applications required by FDEP, plus one original for our files.

Please note that applicable fees are to be paid, and plans are to be stamped "Authorized For Construction," before the FDEP permit applications will be returned for your submittal to FDEP. Upon plan approval, Florida Water Services will conduct construction inspection. Also, legal documents as necessary to convey the new facilities to Florida Water Services are to be completed, and FDEP/HRS clearance must be received **prior to service** being provided. Example legal documents will be provided by Florida Water Services to assist during this phase of the project.

If you have any questions please call me, (239) 278-5050, extension 203. Service will be provided in accordance with the rules and regulations of the Florida Public Service Commission or County Regulatory Commission, whichever is applicable.

Sincerely,
Florida Water Services

Tammy Jackson
Developer Relations Coordinator

AN ALLETE COMPANY

4110 Center Pointe Drive, Suite 204 / Fort Myers, FL 33916-9424 / Phone 941/278-5050 / Fax 941/278-5090

Water For Florida's Future

DIOCESE OF VENICE IN FLORIDA

Building Commission

January 13, 2003

Bryan Kelner
Principal Planner
Department of Community Development, Lee County
Fort Myers, FL 33902-0398

RE: 120 Homestead Road S. Lehigh Acres,
Strap #05-45-27-00-00005.0010
Purchaser: Mr. Kenneth P. Saundry, Jr.

Dear Mr. Kelner:

This letter is sent to confirm that Vanassee Daylor is the purchaser's Consulting Firm on the above reference piece of property. Please be advised that Vanassee Daylor is hereby authorized to file the application and other documents in connection with all the zoning permits and approval of this property on behalf of the purchaser.

Should you desire further confirmation of this authorization, please contact me.

Sincerely yours,

DIOCESE OF VENICE

Jerome A. Carosella

(Very Rev.) Jerome A. Carosella
Chancellor

RECEIVED
FEB 18 2003
COMMUNITY DEVELOPMENT
DCI 2003-00009

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 15th day of January, 2002 by Jerome A. Carosella, Chancellor for the Diocese of Venice, who is personally know to me.

STATE OF FLORIDA NOTARY PUBLIC
CATHERINE N. BUSTER, SP
My Comm Exp. 12/12/03
No. CC 0894189
[X] Personally Known [ ] Other I.D.

Catherine N Buster SP

Catherine N. Buster, SP

FEB 14 2003

Department of Community Development
Lee County, Ft. Myers, Florida
33902-0398

DCI 2003-00009

Re: Proposed Rezone

Gentlemen:

Florida Landmark Communities, Inc. is the owner of the Real Property described in Exhibit "A" attached hereto. Please be advised that Vanasse & Daylor is hereby authorized to file an application and other documentation in connection with the rezoning of the subject property, and to represent the owner in this matter. Further, Vanasse & Daylor may execute all applications, permits and other documents associated with the rezoning and development of the subject property on behalf of the owner.

Should you require any further confirmation of this authority, please contact me.

FLORIDA LANDMARK COMMUNITIES, INC.

Print Name: Brian D. Green, Vice President

FEB 18 2003

COMMUNITY DEVELOPMENT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11th day of February, 2003, by Brian D. Green, as Vice President of Florida Landmark Communities, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
TENA M WYSKOCHIL
COMMISSION NUMBER
CC975195
MY COMMISSION EXPIRES
NOV. 14,2004

NOTARY PUBLIC
Tena M. Wyskochil
CC975195
Commission Expires: 11/14/2004

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: Tony Palermo

DATE: 06/04/2003

PROJECT NAME: CALOOSA LAKES

CASE #: DCI2003-00009

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 06/14/2003

Additional Comments:
sufficiency letter distribution

cc: DCI planner/working file
DCI Zone File

Distributed by: Billie Jacoby

Date: 06/04/2003

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: 239-479-8325

June 4, 2003

MR. RONALD F. NINO
VANASSE DAYLOR
12730 NEW BRITTANY BLVD
SUITE 600
FORT MYERS, FL 33907

Re: CALOOSA LAKES
DCI2003-00009 - PDL Application (Major PD)

Dear MR. RONALD F. NINO :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

> Request to rezone from Agriculture (AG-2) and Residential Planned Development (RPD) to Residential Planned Development (RPD) to permit up to 350 single-family dwelling units, 100 multi-family dwelling units and a total of up to 450 dwelling units with height of buildings not to exceed 3 stories/40 feet on 109.9 +/- acres of land.
>
> 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 June 18, 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 July 30, 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.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Tony Palermo
Senior Planner

cc. Pete Eckenrode, Development Services

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

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
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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: 239-479-8325

March 5, 2003

MR. RONALD F. NINO
VANASSE DAYLOR
12730 NEW BRITTANY BLVD
SUITE 600
FORT MYERS, FL 33907

Re: CALOOSA LAKES
DCI2003-00009 - PDL Application (Major PD)

Dear MR. RONALD F. NINO :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Tony Palermo
Senior Planner

cc. Andi McDowell, Zoning
Matt Noble, Planning

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Joan Henry, 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

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]

Pending ES staff field verification of the protected species survey.

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).]

Deviation 2 justification states "The justification for this deviation is to allow functional uses by integrating the recreational amenity and the proposed lake that will inevitably enhance the design to the proposed facility." The MCP lists Deviation 2 for all lakes. Please clarify where this deviation will apply, and if a residents' recreational amenity area is to be included in the development, please delineate the location on the MCP.

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.

a) The previous zoning, in Resolution Z-89-113, depicts a right of way reservation for the Sunrise Blvd Extension. The reservation is not shown on the proposed Master Concept Plan.
b) In Table 6 the service volume for a collector was incorrectly used for State Road 82. SR 82 is an arterial.

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Andy Getch @ 479-8510

T.I.S. Checklist

4) Background Traffic. The TIS must contain 100th highest hour traffic for the current year and for the year following the year in which the project is expected to be completed.

1. TABLE 2: The 2002 Directional and K100 Factors should be used, instead of the 2001.
2. Where was the .9524 axle factor derived? A factor of .934 is usually used.

7) Level of Service Analysis. The TIS for projects generating more than 100 net new trips during the A.M. or P.M. peak hour of the adjacent street must contain an analysis of the Level of Service for all links within the area of influence.

TABLE 6: The LOS service volumes should be based on Alabama Rd., Colonial Blvd., Homestead Rd., and S.R.82 as rural arterials, and Daniels Pkwy., Joel Blvd., Lee Blvd., and Leeland Heights Blvd. as urban arterials.

11) Contact. The reviewer may be contacted with any questions relative to this TIS Sufficiency Checklist.

Contact Bob Rentz @ 479-8587 X12.

Legal Requirements Sufficiency Checklist

1) 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.]

See Below.

1a) The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]

See Below.

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.]

Must provide a county approved letter of authorization.

1a2) If the property is subject to a contract for purchase and the vendee is the applicant, the applicant must submit a notarized authorization form from the landowner. [34-202(b)(1)c.]

Must provide a county approved letter of authorization and disclosure form.

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)]

The applicant must provide staff with county approved forms of Letters of Authorization and Disclosure Forms.

6) All applications requiring a public hearing must include the following: [34-202(a)]

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)]

See Below.

6a1) 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 legal description must specifically describe the perimeter boundary of the total property, encompassed as one, not three or four separate parcels.

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 Development applications. [34-202(a)(2)]

See Below.

6c1) The perimeter boundary must be clearly marked on the survey with a heavy line and must include the entire area to be developed. [34-202(a)(2)]

There is a parcel included in your survey that is not included with the application, please specifiy parcels that are being effected with the application.

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)]

The survey must be tied to the state plane coordinate system for the Florida West Zone.

8) Contact. The Planner may be contacted regarding any questions on this Checklist.

Andi McDowell - (239) 479-8485

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

11a) If blasting is proposed to be conducted on the property in order to excavate lakes or other site elements, the location(s) of all proposed blasting must be shown. [34-373(a)(6) & 34-202(b)(6)]

Please clarify if development blasting is needed to create the lakes on the MCP.

12) Scale of Plans/Required Information. The Master Concept Plan must be clearly legible and drawn at a scale sufficient to adequately show and identify the following information: [34-373(a)(6)]

12b) Vehicular Access. 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)b.]

It is not clear on the MCP how the secondary access for emergency vehicles will work. The deviation makes reference to Alabama Road South. How wide a road is proposed? And will a gate be used, or may any vehicle access from this secondary access? Will vehicles entering from the secondary access have to go through a guard/gate house to access Homestead Road South?

12k) Public Transit. Proposed access and facilities for public transit, in accordance with sections 34-411(e) and 10-442. [34-373(a)(6)j.]

Please note any public transit access or facilities (if any) on the MCP.

20) Contact. The Zoning Planner may be contacted regarding any questions on the Planned Development Sufficiency Checklist.

Contact Tony Palermo, Senior Planner, 239-479-8325.

21) Miscellaneous Items.

Can you identify any agricultural uses on the property? Would those uses continue, or will they discontinue after the property is rezoned?

Note 2 of the MCP states, "In all cases where a zero lone is utilized..." This should read "zero lot line."

On note 2, does "in favor of the lot with the 0 lot line" mean the easement is on the lot with the 0 lot line?

Note 4 refers to "common open space." Is there common open space on the MCP? Is it intended that accesory structures such as pools, pool decks, detached garages, and building sheds be set back 0 feet from the open space, preserve, or lake?

Note 5 says "the setback is to be measured from the housing structure to the top of the bank under wet season conditions." Please explain how "wet season conditions" can be measured.

Do you want to include "two-family attached" to the schedule of uses?

Can you elaborate what kind of elements will be provided for the protection of wayward vehicles? (Deviation #1)

Do you propose any buffer from the future school to the north (to protect your residents from potential noise and visual impacts)?

Do you have a location for model homes? Or a proposed number of model homes?

Please show width and composition of buffers along the permiter of the site. The MCP identifies one Type D buffer on the north side. Are there others?

More narrative supporting the deviation requests would strengthen this application. Also, please mark the locations for Deviation #1, I assume they are for all the lakes shown on the MCP.

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: 239-479-8325

May 14, 2003

MR. RONALD F. NINO
VANASSE DAYLOR
12730 NEW BRITTANY BLVD
SUITE 600
FORT MYERS, FL 33907

Re: CALOOSA LAKES
DCI2003-00009 - PDL Application (Major PD)

Dear MR. RONALD F. NINO :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Tony Palermo
Senior Planner

cc. Andi McDowell, Zoning

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Joan Henry, 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

Legal Requirements Sufficiency Checklist

6) All applications requiring a public hearing must include the following: [34-202(a)]

See Below.

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 Development applications. [34-202(a)(2)]

See Below.

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)]

After reviewing resubmitted items dated 4/29/03, applicant needs to display state plane coordinate system for the Florida West Zone on two opposing corners on survey.

8) Contact. The Planner may be contacted regarding any questions on this Checklist.

Andi McDowell - (239) 479-8485

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

11a) If blasting is proposed to be conducted on the property in order to excavate lakes or other site elements, the location(s) of all proposed blasting must be shown. [34-373(a)(6) & 34-202(b)(6)]

The County Attorney's response was, "The applicant's response to question 11a) is insufficient based on the information required by 34-202(b)(6). In light of their explaination, I would recommend a condition that blasting is not permitted. "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."

If it is the applicant's desire to do blasting (even as a contingency) - please put the locations and details on the MCP. Otherwise, it should be left out and the MCP should read: No blasting requested, or words to that effect.

20) Contact. The Zoning Planner may be contacted regarding any questions on the Planned Development Sufficiency Checklist.

Contact Tony Palermo, Senior Planner, 239-479-8325.

21) Miscellaneous Items.

There are far fewer sufficiency issues this round.

Upon your response I will do everything I can to help get a hearing date for you and get through sufficiency.

- TP

Regarding AG uses the County Attorney had the following comment:

The response to question 21 states they intend to continue current AG uses. This is insufficient pursuant to 340292 (b)(7). As part of the application they must indicate a statement that includes acreage figures for each use and an exhibit depicting the location of the AG uses on a copy of the boundary survey.

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: Tony Palermo

DATE: 04/29/2003

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: CALOOSA LAKES

CASE #: DCI2003-00009

INFORMATION SUMMARY:

RESUBMITTAL

___ To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 05/13/2003

Additional Comments:

2nd round of sufficency

(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: Jessica M Smith

Date: 04/30/2003

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: Tony Palermo

DATE: 05/28/2003

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: CALOOSA LAKES

CASE #: DCI2003-00009

INFORMATION SUMMARY:

RESUBMITTAL

___ To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 06/11/2003

Additional Comments:

R.P.D.- 3rd sufficency

(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: Jessica M Smith

Date: 05/28/2003

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Joan Henry, Asst. County Attorney
DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT

FROM: Tony Palermo

DATE: 09/15/2003

PROJECT NAME: CALOOSA LAKES

CASE #: DCI2003-00009

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 09/25/2003

Additional Comments:

Fianl MCP - please review the attached plan to determine if it accurately reflects the approval by the BoCC on September 15, 2003 in accordance with LDC 34-377(b)(6).

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 09/16/2003

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Joan Henry, Asst. County Attorney

DS Reviewer - Don Blackburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Matt Noble, Planning

FROM: Tony Palermo

DATE: 07/29/2003

PROJECT NAME: CALOOSA LAKES

CASE #: DCI2003-00009

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 08/08/2003

Additional Comments:
Objections to Staff Report -- Single-Family in Lehigh Acres

cc: DCI planner/working file
DCI Zone File

Distributed by: Becky Tatlock

Date: 07/29/2003

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Tony Palermo

DATE: 07/07/2003

Joan Henry, County Attorney
John Fredyman, Asst. County Attorney
DS Reviewer-Don Balckburn
Paul O'Connor, Planning
Kim Trebatoski, Environmental Science
Andy Getch, LCDOT

PROJECT NAME: CALOOSA LAKES

CASE #: DCI2003-00009

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: July 15, 2003

Additional Comments:

New MCP. Please update your substantive comments. The staff report is due July 16 (Wednesday)

cc: DCI planner/working file
DCI Zone File

Distributed by: Jessica M Smith

Date: 07/08/2003

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst. County Attorney
DS Reviewer - Don Blackburn
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT

FROM: Tony Palermo

DATE: 10/03/2003

PROJECT NAME: CALOOSA LAKES

CASE #: DCI2003-00009

INFORMATION SUMMARY:

___ To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 10/08/2003

Additional Comments:

Fianl MCP - please review the attached plan to determine if it accurately reflects the approval by the BoCC on September 15, 2003 in accordance with LDC 34-377(b)(6).

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 10/03/2003

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: Tony Palermo

DATE: 02/18/2003

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: CALOOSA LAKES

CASE #: DCI2003-00009

INFORMATION SUMMARY:

NEW SUBMITTAL

___ To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 03/04/2003

Additional Comments:

450 - unit Residential Planned Development. Three Deviations

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 02/20/2003

LEE COUNTY
SOUTHWEST FLORIDA

Case # DCI2003-00009

Jurisdiction : Lee County

Agent/Applicant :

Owner FLORIDA LANDMARK COMM INC
226 E JOEL BLVD
LEHIGH ACRES FL 33972

Description of Request Major RPD

Following is a list of submittal requirements which were missing from your application received on 02/18/2003

Thank you

We appreciate your submitting all required documents for the above referenced Planned Development application.

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.

RECEIVED
FEB 18 2003
COMMUNITY DEVELOPMENT

DCI 2003-00009

RECEIVED
JUN 11 2003
MKW (CRC)
ZONING COUNTER

Vanasse Daylor

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366

TRANSMITTAL MEMORANDUM

To: Anthony Palermo
Lee County DCD
PO Box 398
Fort Myers, FL 33902-0398

From: Terri Melna
Project Coordinator
tmelna@vanday.com

Date: June 11, 2003

Cc:

Re: Caloosa Lakes DCI2003-00009

We are sending you via By Hand the following:

Copies	Date	Description
1	6/11/03	Variance Report w/2 sets of labels

Remarks:

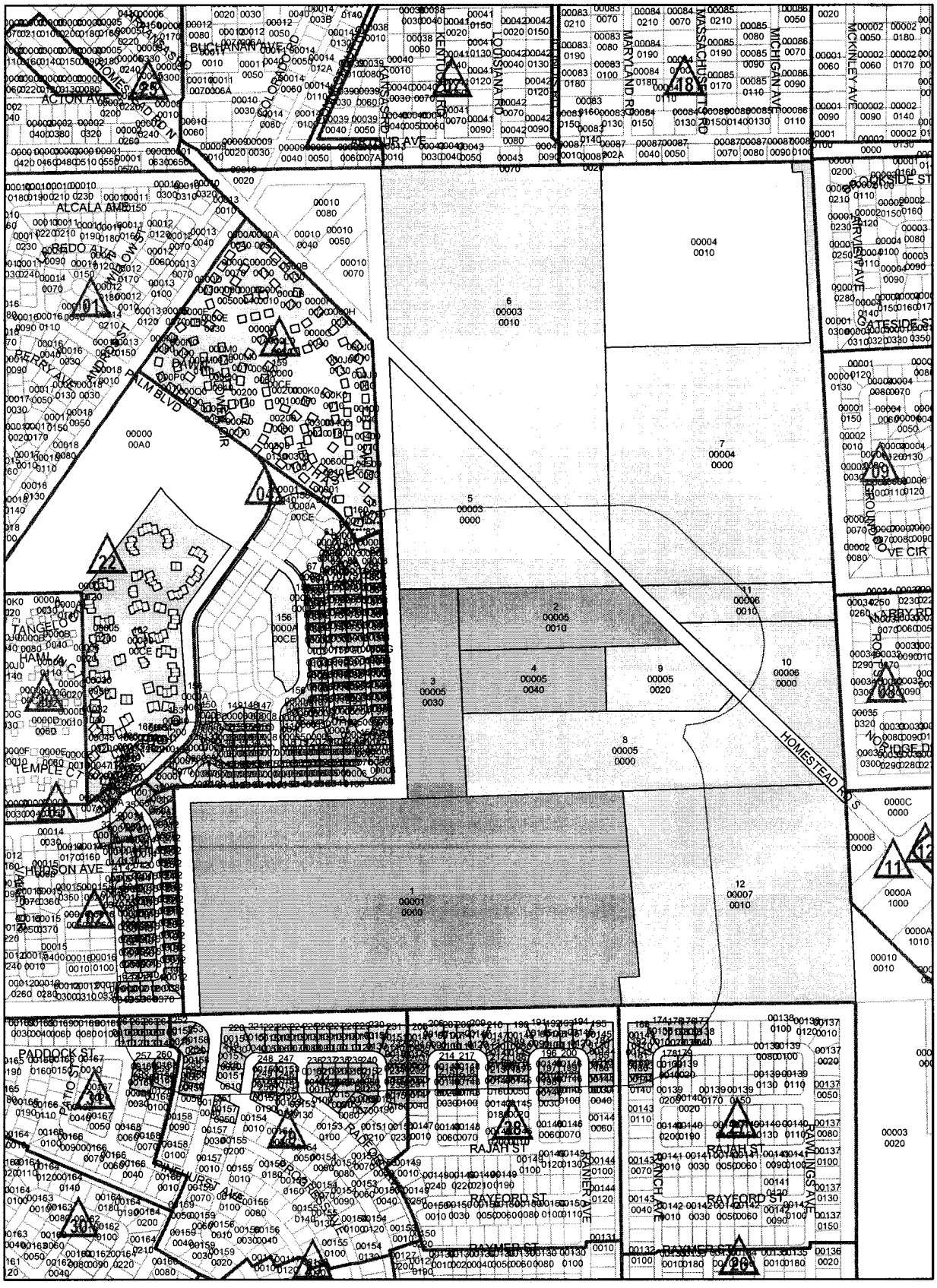
Tony – Per your request

12730 New Brittany Boulevard, Suite 600, Fort Myers, Florida 33907 T 239.437.4601 F 239.437.4636 W vanday.com

VARIANCE REPORT

6/10/2003

Subject Parcels : 4 Affected Parcels : 262 Buffer Distance : 500 ft



05-45-27-00-00001.0000 et al.

970 485 0 970 Feet

DCI 2003-00009

RECEIVED
JUN 11 2003
ZONING COUNTER

Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

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

VARIANCE REPORT

DCI 2003-00009

Date of Report: June 10, 2003
Buffer Distance: 500 ft
Parcels Affected: 262
Subject Parcel: 05-45-27-00-00001.0000, 05-45-27-00-00005.0030, 05-45-27-00-00005.0010, 05-45-27-00-00005.0040

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
CALOOSA LAKES LLC 8310 BIG ACORN CIR #1001 NAPLES FL 34119	**05-45-27-00-00001.0000** ACCESS UNDETERMINED LEHIGH ACRES FL 33936	SE 1/4 OF SW 1/4 + S 1/2 OF SE 1/4 LESS PARC 7.0010	1
NEVINS JOHN J DIOCESE OF VENICE PO BOX 2006 VENICE FL 34284	**05-45-27-00-00005.0010** 120 HOMESTEAD RD S LEHIGH ACRES FL 33936	N 380 FT OF N 1/2 OF SE 1/4 SWLY OF RD LESS WLY 364 FT	2
CALOOSA LAKES LLC 8310 BIG ACORN CIR #1001 NAPLES FL 34119	**05-45-27-00-00005.0030** ACCESS UNDETERMINED LEHIGH ACRES FL 33936	THE WEST 364 FT OF THE N 1/2 OF THE SE1/4 LYING W OF HOMESTEAD RD	3
NEVINS JOHN J DIOCESE OF VENICE PO BOX 2006 VENICE FL 34284	**05-45-27-00-00005.0040** ACCESS UNDETERMINED LEHIGH ACRES FL 33936	PARL LOC IN THE NE 1/4 OF THE SE 1/4 AS DESC IN OR 2847/1977	4
FLORIDA LANDMARK COMM INC 226 E JOEL BLVD LEHIGH ACRES FL 33972	**05-45-27-00-00003.0000** 45 HOMESTEAD RD S LEHIGH ACRES FL 33936	S1/2 OF THE W1/2 OF THE NE 1/4 LES R/W + PARC 3.0010	5
LEE COUNTY C/O PARKS & REC. P O BOX 398 FT MYERS FL 33902	**05-45-27-00-00003.0010** 46 HOMESTEAD RD S LEHIGH ACRES FL 33936	A PARC OF LAND LYING IN W 1/2 OF NE 1/4 OF SEC 05-45 27 LYING NO HOMESTEAD RD	6
LEE COUNTY C/O PARKS & REC. P O BOX 398 FT MYERS FL 33902	**05-45-27-00-00004.0000** 55 HOMESTEAD RD S LEHIGH ACRES FL 33936	E 1/2 OF NE 1/4 LESS HOMESTEAD RD + PARL 4.0010	7
PEACOCK CASSIUS L JR 4555 SILVER FOX DR NAPLES FL 34119	**05-45-27-00-00005.0000** 130 HOMESTEAD RD S #146 LEHIGH ACRES FL 33936	N 1/2 OF SE 1/4 LYING SW OF RD LESS 5.0010 + 5.0020 THRU 5.0040	8
PARK PLACE II LTD 1343 MAIN ST FL 5 SARASOTA FL 34236	**05-45-27-00-00005.0020** 130 HOMESTEAD RD S #152 LEHIGH ACRES FL 33936	FR CENTER OF SEC RUN E1382 .99FT SE530.85FT TO POB AS DESC OR 2382/0399	9
FLINT ALECIA 1/3 + 155 HOMESTEAD RD S LEHIGH ACRES FL 33936	**05-45-27-00-00006.0000** 155 HOMESTEAD RD S LEHIGH ACRES FL 33936	NE 1/4 OF SE 1/4 LYING NE OF HOMESTEAD RD LESS N 235 FT	10
FLINT VELTON II + SUSAN L 135 HOMESTEAD RD LEHIGH ACRES FL 33936	**05-45-27-00-00006.0010** 135 HOMESTEAD RD S LEHIGH ACRES FL 33936	N 235 FT OF NE 1/4 OF SE 1/4 NE OF HOMESTEAD RD	11
GOLDSTEIN C + PATRICIA P O BOX 332186 MIAMI FL 33233	**05-45-27-00-00007.0010** 160 HOMESTEAD RD S LEHIGH ACRES FL 33936	SE 1/4 OF SE 1/4 ALSO S 175 FT OF E 125 FT OF SW 1/4 OF SE 1/4	12

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
GOURLEY KEVIN L + BETTY D 446 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0340** 446 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 34	13
ELLIOTT ANNA L 448 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0350** 448 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 35	14
ZEPEDA JOSE M 450 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0360** 450 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 36	15
ROESCH KELLY S 452 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0370** 452 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151	16
GONZALEZ FERNANDO + ALMA G 454 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0380** 454 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 38	17
GAGLIARDI REGINA M 456 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0390** 456 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 39	18
WALLACE ANNIE 458 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0400** 458 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 40	19
KENNEDY GARY M 460 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0410** 460 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 41	20
REYNAERT JEROME + MADALENA 462 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0420** 462 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 42	21
PERRY BRUCE 1940 RICARDO AV FORT MYERS FL 33901	**05-45-27-02-00012.0430** 464 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 43	22
AMERICAN HERITAGE BUILDERS INC PO BOX 111 LEHIGH ACRES FL 33970	**05-45-27-02-00012.0440** 466 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PG 18 PG 151 LOT 44	23
CARSON JENNIFER + 468 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0450** 468 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 45	24
KINARD ALAMAR PO BOX 51 LEHIGH ACRES FL 33970	**05-45-27-02-00012.0460** 470 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 46	25
SHORT JOHN S + BRENDA A 472 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0470** 472 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 47	26
FOUT BRANDON + KERRY A 474 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0480** 474 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 48	27
SANDOVAL JESUS + ANITA 476 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0490** 476 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 49	28
SILIGATO ROBERT 478 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0500** 478 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 50	29
CENTENO TRACEY C 480 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0510** 480 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 51	30

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
WATERS OUITA I 482 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0520** 482 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 52	31
CARRERO JUAN + LUZ N H/W 484 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00012.0530** 484 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 12 PB 18 PG 151 LOT 53	32
CARTWRIGHT THOMAS 20 PALM BLVD LEHIGH ACRES FL 33936	**05-45-27-02-00014.0070** 20 PALM BLVD LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 14 PB 18 PG 151 LOT 7	33
GORDON JUDITH A 22 PALM BLVD LEHIGH ACRES FL 33936	**05-45-27-02-00014.0080** 22 PALM BLVD LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 14 PB 18 PG 151 LOT 8	34
MALDONADO ADRIAN + 24 PALM BLVD LEHIGH ACRES FL 33936	**05-45-27-02-00014.0090** 24 PALM BLVD LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 14 PB 18 PG 151 LOT 9	35
IRVING ARDIS R 479 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00014.0100** 479 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 14 PG 18 PG 151 LOT 10	36
MAYER VERNON J + SHERRI A 475 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00014.0110** 475 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 14 PB 18 PG 151 LOT 11	37
FLOWERS DAVID A 473 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00014.0120** 473 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 14 PB 18 PG 151 LOT 12	38
OLVERA ARMANDO + GRACIELA 902 HUDSON AV LEHIGH ACRES FL 33936	**05-45-27-02-00014.0130** 902 HUDSON AVE LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 14 PB 18 PG 151 LOT 13	39
SHILTZ CARRIE M 830 HOWER ST NE CANTON OH 44720	**05-45-27-02-00014.0140** 904 HUDSON AVE LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 14 PB 18 PG 151 LOT 14	40
CRUZ RENE + ELIZABETH 905 HUDSON AV LEHIGH ACRES FL 33936	**05-45-27-02-00015.0150** 905 HUDSON AVE LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 15	41
KEVNAN INC 214 JEFFERSON AV LEHIGH ACRES FL 33972	**05-45-27-02-00015.0160** 903 HUDSON AVE LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 16	42
WILSON HAROLD D 469 VALLEY RD LEHIGH ACRES FL 33936	**05-45-27-02-00015.0170** 469 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 17	43
MORONEY BIRAN J + S JANET P O BOX 276 LACONA NY 13083	**05-45-27-02-00015.0180** 467 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 18	44
HALL KATHLEEN UT 6-39 OMAR ST WEST IPSWICH 4305 QUEENSLAND AUSTRALIA	**05-45-27-02-00015.0190** 465 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 19 FS 197.502(7)	45
DOWLING MICHELLE M 463 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00015.0200** 463 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 20	46
WALTEMATH BRUCE R + LUCY M 461 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00015.0210** 461 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 21	47
NEARY ELIZABETH 459 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00015.0220** 459 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 22	48

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SEVENSKI KEITH + MARY ANN 457 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00015.0230** 457 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 23	49
MCINTOSH VIRGINIA L 455 VALLEY DR LEHIGH ACRES FL 33936	**05-45-27-02-00015.0240** 455 VALLEY DR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 24	50
RAUSLER GEORGE R 400 CACTUS CIR LEHIGH ACRES FL 33936	**05-45-27-02-00015.0250** 400 CACTUS CIR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 25	51
DESJARLAIS RONALD + LILIANA M 402 CACTUS CIR LEHIGH ACRES FL 33936	**05-45-27-02-00015.0260** 402 CACTUS CIR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 26	52
WANSER MARK D 404 CACTUS CIR LEHIGH ACRES FL 33936	**05-45-27-02-00015.0270** 404 CACTUS CIR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 27	53
TYKALA BETTY R 406 CACTUS CIRCLE LEHIGH ACRES FL 33936	**05-45-27-02-00015.0280** 406 CACTUS CIR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 28	54
WERT MELVIN J + DOROTHY MAE 408 CACTUS CIR LEHIGH ACRES FL 33936	**05-45-27-02-00015.0290** 408 CACTUS CIR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 29	55
COX JASON + MANDY L 410 CACTUS CIR LEHIGH ACRES FL 33936	**05-45-27-02-00015.0300** 410 CACTUS CIR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 30	56
BLASI JOHN 412 CACTUS CIR LEHIGH ACRES FL 33936	**05-45-27-02-00015.0310** 412 CACTUS CIR LEHIGH ACRES FL 33936	LEHIGH ACRES ADD 2 BLK 15 PB 18 PG 151 LOT 31	57
TANNER M E + BEATRICE 519 LEROY AVE LEHIGH ACRES FL 33972	**05-45-27-03-00000.0080** 29 PALM BLVD LEHIGH ACRES FL 33936	HIGHLAND GARDENS PB 30 PG 118 LOT 8 W 1/2	58
DAVIS SARAH A 31 PALM BLVD LEHIGH ACRES FL 33936	**05-45-27-03-00000.008A** 31 PALM BLVD LEHIGH ACRES FL 33936	HIGHLAND GARDENS PB 30 PG 118 LOT 8 E 1/2	59
RUIZ JOSE A + FRANCES A 10440 103RD ST OZONE PARK NY 11417	**05-45-27-04-00001.0080** 10620 BAYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 1 PB 33 PG 62 LOT 8	60
CARMICHAEL THOMAS R JR 10621 BAYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00001.0090** 10621 BAYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 1 PB 33 PG 62 LOT 9	61
WARREN JENNIFER L 10728 FIGTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00002.0010** 10728 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 1	62
ANGEL JACQUELINE A 10726 FIGTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00002.0020** 10726 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 2	63
ALTMAN ADOLPH J + BETTY B TR 10724 FIGTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00002.0030** 10724 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 3	64
TARKA JOHN L + 10720 FIGTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00002.0040** 10720 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 4	65
LAUGHTON PEARL + 113 RIVIERA ST LEHIGH ACRES FL 33972	**05-45-27-04-00002.0050** 10718 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 5	66

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EILF WILLIAM P O BOX 538 LEHIGH ACRES FL 33970	**05-45-27-04-00002.0060** 10714 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 6	67
LYNGE SCOTT C + ROBIN E 10711 FIGTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00002.0090** 10711 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 9	68
SPEAR HERBERT I + DIANE M 10715 FIGTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00002.0100** 10715 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 10	69
RIZZO ROBERT A SR 10719 FIGTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00002.0110** 10719 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 11	70
MEDERO LUIS 10721 FIGTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00002.0120** 10721 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 12	71
BAUGHMAN BRUCE A + EVIE 10725 FIGTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00002.0130** 10725 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 13	72
WIENER NORMAN + MARIE A 95 ELK AVE NEW ROCHELLE NY 10804	**05-45-27-04-00002.0140** 10727 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 14	73
ACKERLY JOAN L TR 10729 FIGTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00002.0150** 10729 FIGTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 2 PB 33 PG 62 LOT 15	74
HEINKEL ALLEN E + 10728 GUAVATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00003.0010** 10728 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 1	75
MAGEE EDITH B EST 10726 GUAVATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00003.0020** 10726 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 2	76
BAULT JERRY R 951 SHERIDAN RD MARION OH 43302	**05-45-27-04-00003.0030** 10724 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 3	77
KUIPER WILLEM + DEBRA A 10720 GUAVATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00003.0040** 10720 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 4	78
VAN EPS GERTRUDE N 10716 GUAVATREE CT SE LEHIGH ACRES FL 33936	**05-45-27-04-00003.0050** 10716 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 5	79
AVERY REGINALD C SR PO BOX 1531 LEHIGH ACRES FL 33970	**05-45-27-04-00003.0060** 10712 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 6	80
VASVERY KAREN D 10708 GUAVATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00003.0070** 10708 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 7	81
PREVATT CORAL D 8510 NALLE GRANDE RD FORT MYERS FL 33917	**05-45-27-04-00003.0080** 10709 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 8	82
LOCKWOOD ROBERT W + JUDITH R 1610 HUNTER HILL RD ROCKY MOUNTAIN NC 27804	**05-45-27-04-00003.0090** 10711 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 9	83
GREER JAMES R + LYDIA M 10715 GUAVATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00003.0100** 10715 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 10	84
CONCEPCION ALEJANDRO + ANA 10719 GUAVATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00003.0110** 10719 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 11	85

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HAYZER KIM R 10721 GUAVATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00003.0120** 10721 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 12	86
CAMPBELL RICHARD L + CYNTHIA A 10725 GUAVATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00003.0130** 10725 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 13	87
MAGEE PATRICIA A 10727 GUAVATREE COURT SE LEHIGH ACRES FL 33936	**05-45-27-04-00003.0140** 10727 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 14	88
BROTZEL ANTHONY C + 10729 GUAVATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00003.0150** 10729 GUAVATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 3 PB 33 PG 62 LOT 15	89
SIMIONI KAREN A + 800 TAYLOR LN LEHIGH ACRES FL 33936	**05-45-27-04-00004.0010** 10736 BANYANTREE LN LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 1	90
HUTCHINSON JOAN N + 10738 COCOATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00004.0020** 10738 COCOATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 2	91
KENNY RUTH 10742 COCOATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00004.0030** 10742 COCOATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 3	92
GAMEZ JORGE A + JENNIFER L 1700 MARGATE BLVD LEHIGH ACRES FL 33936	**05-45-27-04-00004.0040** 10746 COCOATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 4	93
LIGHTNER THOMAS V SR + JANICE 10748 COCOATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00004.0050** 10748 COCOATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 5	94
IVERSON BARBARA A + 10750 COCOATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00004.0060** 10750 COCOATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 6	95
LANDRON-HERNANDEZ LUIS A 10749 COCOATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00004.0070** 10749 COCOATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 7	96
BABCOCK GLORIA I 10747 COCOATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00004.0080** 10747 COCOATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 8	97
RIVERA ANNA M + JOSE A 10745 COCOATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00004.0090** 10745 COCOATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 9	98
DANJOU HUMIL C ETAL 110 PERIVALE CR SCARBOROUGH ON M1J 2C3 CANADA	**05-45-27-04-00004.0100** 10743 COCOATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 10	99
ATKINS THOMAS + BRENDA 10741 COCOATREE CT SE LEHIGH ACRES FL 33936	**05-45-27-04-00004.0110** 10741 COCOATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 11	100
FLIPSE ROBERT 10739 COCOATREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00004.0120** 10739 COCOATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 12	101
JESSIE ALLAN + DEBORAH L 10737 COCOA TREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00004.0130** 10737 COCOATREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 4 PB 33 PG 61 LOT 13	102
BOND GLORIA GORDON 140 DEKRUIF PL APT 20M BRONX NY 10475	**05-45-27-04-00005.0010** 10736 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 1	103

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KILMER CHRISTOPHER + SABRINA 10738 LEMONTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00005.0020** 10738 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 2	104
BARLETT D RICHARD + NANCY L 10740 LEMONTREE COURT LEHIGH ACRES FL 33936	**05-45-27-04-00005.0030** 10740 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 3	105
MITCHELL MARVIN M + RAMONA TR 10742 LEMONTREE CT SE LEHIGH ACRES FL 33936	**05-45-27-04-00005.0040** 10742 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 4	106
NEBLETT ORTON + STELLA Y 10744 LEMON TREE CT SE LEHIGH ACRES FL 33936	**05-45-27-04-00005.0050** 10744 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 5	107
BURNSIDE LYNDE LISTOWSKI 10746 LEMONTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00005.0060** 10746 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 6	108
BUTLER HELEN R + 10748 LEMONTREE CT S E LEHIGH ACRES FL 33936	**05-45-27-04-00005.0070** 10748 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 7	109
MCGRAW ROBERT R + GRACE L TR 10750 LEMONTREE CT SE LEHIGH ACRES FL 33936	**05-45-27-04-00005.0080** 10750 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 8	110
ELLIS RUEL R + ANNE G 10749 SE LEMONTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00005.0090** 10749 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 9	111
CAMPBELL GAINIE D 45 W BOOKER AV P O BOX 1273 WYANDANCH NY 11798	**05-45-27-04-00005.0100** 10747 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 10	112
ETIENNE ANNETTE L 10745 LEMONTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00005.0110** 10745 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 11	113
RAPHAEL GENE + BLEUETTE 10743 LEMONTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00005.0120** 10743 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 12	114
FOSTER DANNY + 10741 LEMONTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00005.0130** 10741 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 13	115
ACEVES NOE 10739 LEMONTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00005.0140** 10739 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 14	116
CORVI JOHN C 10737 LEMONTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00005.0150** 10737 LEMONTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 5 PB 33 PG 61 LOT 15	117
GARCIA JOSE DEJESUS 19481 POPPYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00006.0010** 19481 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 1	118
SANTOS NAFTALY DOS 19483 POPPYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00006.0020** 19483 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 2	119
SIMON VERONICA 6 LAFAYETTE ST WHITE PLAINS NY 10606	**05-45-27-04-00006.0030** 19485 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 3	120
WATKINS RAYMOND C 19487 POPPYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00006.0040** 19487 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 4	121

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BONK JEFFREY S + HOLLY 19491 POPPYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00006.0050** 19491 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 5	122
KERNS KIMBERLY 19495 POPPYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00006.0060** 19495 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 6	123
BASHAM STACEY A TR 12715 LOVETT RD BATON ROUGE LA 70818	**05-45-27-04-00006.0070** 19497 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 7	124
EVELAND PAUL R + KATHLEEN M 19499 POPPYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00006.0080** OBOR FL 00000	LAURELWOOD BLK 6 PB 33 PG 61 LOT 8	125
HECKER ROBERT T 19498 POPPYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00006.0090** 19498 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 9	126
CARRION MARTHA 19496 POPPYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00006.0100** 19496 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 10	127
HUDSON GERALDINE 19486 POPPYTREE CT SE LEHIGH ACRES FL 33936	**05-45-27-04-00006.0110** 19490 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 11	128
HUDSON JORRELARAIN + 19486 POPPYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00006.0120** 19486 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 12	129
ORTIZ JOSE L 19484 POPPYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00006.0130** 19484 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 13	130
BUFANO JOHN D + SARAH JANE 19482 POPPYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00006.0140** 19482 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 14	131
FREED WILLIAM M + EVANGELINE H 19480 POPPYTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00006.0150** 19480 POPPYTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 6 PB 33 PG 61 LOT 15	132
PALENCIA GUSTAVO A + CARMEN L 1810 MANDAN VILLAGE DR PLAINFIELD IL 60544	**05-45-27-04-00007.0010** 19399 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 1	133
SCHMITT VIRGINIA 19395 ORCHIDTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0020** 19395 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 2	134
CALDERON ZOILA 19393 ORCHIDTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0030** 19393 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 3	135
WILCOX TIMOTHY M 19391 ORCHIDTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0040** 19391 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 4	136
MOSHER TODD R + TRACY L 19387 ORCHIDTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0050** 19387 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 5	137
ALLEN JOSEPH + GRACE A 19385 ORCHIDTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0060** 19385 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 6	138
FALCONE FRANK A + MARY F 19383 ORCHID TREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0070** 19383 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 7	139

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HUDAK PAUL J + KAROL K 19381 ORCHIDTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0080** 19381 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 8	140
PARKER LEILA J 19382 ORCHIDTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0090** 19382 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 9	141
PAIGE NANCY A EST 19386 ORCHIDTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0100** 19386 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 10	142
MCDYER BERNARD M 19390 ORCHIDTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0110** 19390 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 11	143
VELEZ CARMEN A + 19392 ORCHIDTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0120** 19392 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 12	144
ROBERTS TIMOTHY P + LAURI A 19396 ORCHIDTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0130** 19396 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 13	145
LIGHTNER CHARLES F 19398 ORCHIDTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00007.0140** 19398 ORCHIDTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 7 PB 33 PG 61 LOT 14	146
KIMMERLE ROBERT + BARBARA S 10698 TULIP TREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00008.0010** 19375 CORALTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 8 PB 33 PG 61 LOT 1	147
CARRUBE DANIEL + VALERIE 19369 CORALTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00008.0020** 19369 CORALTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 8 PB 33 PG 61 LOT 2	148
HAMEL GEOFFREY R + 19365 CORALTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00008.0030** 19365 CORALTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 8 PB 33 PG 61 LOT 3	149
ARMSTRONG CAROL M 19364 CORAL TREE CT SE LEHIGH ACRES FL 33936	**05-45-27-04-00008.0080** 19364 CORALTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 8 PB 33 PG 61 LOT 8	150
TOWNE IRENE S CO TR + 19366 CORALTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00008.0090** 19366 CORALTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 8 PB 33 PG 61 LOT 9	151
FULLER STEVEN S + LARAE 19368 CORALTREE CT SE LEHIGH ACRES FL 33936	**05-45-27-04-00008.0100** 19368 CORALTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 8 PB 33 PG 61 LOT 10	152
MCKINLEY HARRY + JANET TR 1800 90TH ST KENOSHA WI 53143	**05-45-27-04-00008.0110** 19372 CORALTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 8 PB 33 PG 61 LOT 11	153
SLAZES DANIEL P + MARY L 19374 CORALTREE CT LEHIGH ACRES FL 33936	**05-45-27-04-00008.0120** 19374 CORALTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 8 PB 33 PG 61 LOT 12	154
CROCKETT WILLIAM F + MARY M 19378 CORALTREE CT SE LEHIGH ACRES FL 33936	**05-45-27-04-00008.0130** 19378 CORALTREE CT LEHIGH ACRES FL 33936	LAURELWOOD BLK 8 PB 33 PG 61 LOT 13	155
LAURELWOOD HOMEOWNERS ASSOC PO BOX 94 LEHIGH FL 33936	**05-45-27-04-0000A.00CE** 0 COMMON ELEMENTS LEHIGH ACRES FL 33936	LAURELWOOD PB 33 PG 61 TRACTS A THRU F COMMON ELEMENT	156
CALOOSA LAKES LLC 8310 BIG ACORN CIR #1001 NAPLES FL 34119	**05-45-27-04-0000G.0000** 0 RIGHT OF WAY LEHIGH ACRES FL 33936	LAURELWOOD PB 33 PG 62 TRACT G	157
CALOOSA LAKES LLC 8310 BIG ACORN CIR #1001 NAPLES FL 34119	**05-45-27-04-0000H.0000** 0 RIGHT OF WAY LEHIGH ACRES FL 33936	LAURELWOOD PB 33 PG 61 TRACT H	158

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PINEWOOD CONDOMINIUM ASSOCIATION 16 PINEWOOD BLVD LEHIGH ACRES FL 33936	**05-45-27-21-00000.00CE** 0 COMMON ELEMENTS LEHIGH ACRES FL 33936	PINEWOOD CONDO DESC OR1046-1598+OR1846-3334 +OR2506-0561 C/E	159
LAVOIE GEORGE E J + IRENE I 3 DUTCH IRIS CT LEHIGH ACRES FL 33936	**05-45-27-21-00700.0030** 3 DUTCH IRIS LN LEHIGH ACRES FL 33936	PINEWOOD CONDOMINIUM TRACT X OR 1046 PG 1598 UNIT 3	*160
MORGANELLI RALPH N + DONNA J 4 DUTCH IRIS LN LEHIGH ACRES FL 33936	**05-45-27-21-00700.0040** 4 DUTCH IRIS LN LEHIGH ACRES FL 33936	PINEWOOD CONDOMINIUM TRACT X OR 1046 PG 1598 UNIT 4	*160
CONCEPCION ALEJANDRO + ANA 10719 GUAVATREE CT LEHIGH ACRES FL 33936	**05-45-27-21-00700.0050** 5 DUTCH IRIS LN LEHIGH ACRES FL 33936	PINEWOOD CONDOMINIUM TRACT X OR 1046 PG 1598 UNIT 5	*161
PITONAK STEPHEN 6 DUTCH IRIS LN LEHIGH ACRES FL 33936	**05-45-27-21-00700.0060** 6 DUTCH IRIS LN LEHIGH ACRES FL 33936	PINEWOOD CONDOMINIUM TRACT X OR 1046 PG 1598 UNIT 6	*161
BEACON SQUARE HOMEOWNERS ASSOC INC 10438 LAKEPORT CT LEHIGH ACRES FL 33936	**05-45-27-22-00000.00CE** 0 COMMON ELEMENTS LEHIGH ACRES FL 33936	LAND CONDO DESC OR 1689 PG 3846 C/E DESC OR 2540 PG 0424 + OR 2569/4163	162
KLAPPHOLZ MAUREEN 10641 VANCEBORO CT LEHIGH ACRES FL 33936	**05-45-27-22-00040.1200** 10641 VANCEBORO CT LEHIGH ACRES FL 33936	BEACON SQUARE OR 2507 PG 2449 LOT 40-120	163
LARC INC 2570 HANSON ST FORT MYERS FL 33901	**05-45-27-22-00041.1210** 10645 VANCEBORO CT LEHIGH ACRES FL 33936	BEACON SQUARE OR 2507 PG 2449 LOT 41-121	164
LARC INC 2570 HANSON ST FORT MYERS FL 33901	**05-45-27-22-00041.1220** 10647 VANCEBORO CT LEHIGH ACRES FL 33936	BEACON SQUARE OR 2507 PG 2449 LOT 41-122	165
GAGLIARDI JOYCE J/T + 10653 VANCEBORO CT LEHIGH ACRES FL 33936	**05-45-27-22-00042.1230** 10653 VANCEBORO CT LEHIGH ACRES FL 33936	BEACON SQUARE OR 2542 PG 1432 LOT 42-123	166
CRALL PAUL C + AGNES L 10655 VANCEBORO CT LEHIGH ACRES FL 33936	**05-45-27-22-00042.1240** 10655 VANCEBORO CT LEHIGH ACRES FL 33936	BEACON SQUARE OR 2507 PG 2449 LOT 42-124	167
MAEDERER CARL H + EILEEN J 10620 WINDSMONT CT LEHIGH ACRES FL 33936	**05-45-27-22-00043.0010** 10620 WINDSMONT CT LEHIGH ACRES FL 33936	BEACON SQUARE PH III OR 1689 PG 3846 LOT 43- 1	168
VERRENGIA ALEX A + MARYLOUISE 10622 WINDSMONT CT LEHIGH ACRES FL 33936	**05-45-27-22-00043.0020** 10622 WINDSMONT CT LEHIGH ACRES FL 33936	BEACON SQUARE PH III OR 1689 PG 3846 LOT 43- 2	169
BEACON SQUARE DEVL CORP 25 HOMESTEAD RD N STE 11 LEHIGH ACRES FL 33936	**05-45-27-22-00049.0010** 10633 WINDSMONT CT LEHIGH ACRES FL 33936	BEACON SQUARE PH III OR 1689 PG 3846 LOT 49- 1	170
BEACON SQUARE DEVL CORP 25 HOMESTEAD RD N STE 11 LEHIGH ACRES FL 33936	**05-45-27-22-00049.0020** 10631 WINDSMONT CT LEHIGH ACRES FL 33936	BEACON SQUARE PH III OR 1689 PG 3846 LOT 49- 2	171
BEACON SQUARE DEVL CORP 25 HOMESTEAD RD N STE 11 LEHIGH ACRES FL 33936	**05-45-27-22-00050.0010** 10625 WINDSMONT CT LEHIGH ACRES FL 33936	BEACON SQUARE PH III OR 1689 PG 3846 LOT 50- 1	172
BEACON SQUARE DEVL CORP 25 HOMESTEAD RD N STE 11 LEHIGH ACRES FL 33936	**05-45-27-22-00050.0020** 10623 WINDSMONT CT LEHIGH ACRES FL 33936	BEACON SQUARE PH III OR 1689 PG 3846 LOT 50- 2	173
GILSON RENE + ANNA G BOUCHOUTLAA 17 1780 WEMMEL BELGIUM	**08-45-27-27-00138.0010** 457 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 27 BLK 138 PB 26 PG 91 LOT 1	174

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GILSON RENE + ANNA G BOUCHOUTLAAN 17 1780 WEMMEL BELGIUM	**08-45-27-27-00138.0020** 459 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 27 BLK 138 PB 26 PG 91 LOT 2	175
KHAN BIBI 29 HALSEY ST BROOKLYN NY 11216	**08-45-27-27-00138.0030** 461 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 27 BLK 138 PB 26 PG 91 LOT 3	176
WILLS JOESPH L + 911 STANLEY ST MIDDLETOWN OH 45044	**08-45-27-27-00138.0040** 463 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 27 BLK 138 PB 26 PG 91 LOT 4	177
REEKIE THOMAS + 35 ALEXANDER AVE TILLSONBURG ON N4G 5B9 CANADA	**08-45-27-27-00139.0010** 460 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 27 BLK 139 PB 26 PG 91 LOT 1	178
MARTIN DEXTER T + JOYCELYN S 330 E VINE ST WILMINGTON OH 45177	**08-45-27-27-00139.0020** 462 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 27 BLK 139 PB 26 PG 91 LOT 2	179
HILLEWAERE SIMON AVE VAN BECELAERE 7 1170 BRUXELLES BELGIUM	**08-45-27-27-00143.0140** 306 RANCH AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 27 BLK 143 PB 26 PG 91 LOT 14	180
WOODARD EVELYN RR 3 BOX 281 ENTERPRISE AL 36330	**08-45-27-27-00143.0150** 304 RANCH AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 27 BLK 143 PB 26 PG 91 LOT 15	181
HILLEWAERE SIMON AV VAN BECELAERE 7 1170 BRUXELLES BELGIUM	**08-45-27-27-00143.0160** 302 RANCH AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 27 BLK 143 PB 26 PG 91 LOT 16	182
MYERS MICHAEL + 2695 BROWNFIELD RD COLUMBUS OH 43232	**08-45-27-27-00143.0170** 300 RANCH AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 27 BLK 143 PB 26 PG 91 LOT 17	183
LAMON HENDRICA + BRONLAAN 69 8300 KNOKKE-HEIST BELGIUM	**08-45-27-28-00144.0010** 303 RANIER AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 144 PB 26 PG 92 LOT 1	184
LAMON HENDRICA + BRONLAAN 69 8300 KNOKKE BELGIUM	**08-45-27-28-00144.0020** 305 RANIER AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 144 PB 26 PB 28 LOT 2	185
WAGNER WM L 9232 CHAMPIONSHIP LN NEW PORT RICHEY FL 34655	**08-45-27-28-00144.0030** 307 RANIER AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 144 PB 26 PG 92 LOT 3	186
POULET AUGUST MARCEL + GROENVELDLAAN 11 1860 MEISE BELGIUM	**08-45-27-28-00145.0050** 306 RAND AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 145 PB 26 PG 92 LOT 5	187
POULET AUGUST MARCEL + GROENVELDLAAN 11 1860 MEISE BELGIUM	**08-45-27-28-00145.0060** 304 RAND AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 145 PB 26 PG 92 LOT 6	188
SONCK CARMEN + 11-13 AV VAN BEULAERE 1170 BRUSSELS BELGIUM	**08-45-27-28-00145.0070** 302 RAND AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 145 PB 26 PG 92 LOT 7	189
SONCK CARMEN + AVENUE VAN BECELAERE 11A B 1170 BRUSSELLS BELGIUM	**08-45-27-28-00145.0080** 441 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 145 PB 26 PG 92 LOT 8	190
SONCK CARMEN + 11-13 AV VAN BEULAERE 1170 BRUSSELS BELGIUM	**08-45-27-28-00145.0090** 443 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 145 PB 26 PG 92 LOT 9	191
GILSON RENE + ANNA G BOUCHOUTLAAN 17 1780 WEMMEL BELGIUM	**08-45-27-28-00145.0100** 445 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 145 PB 26 PG 92 LOT 10	192

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GILSON RENE + ANNA G BOUCHOUTLAAN 17 1780 WEMMEL BELGIUM	**08-45-27-28-00145.0110** 447 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 145 PB 26 PG 92 LOT 11	193
ROTSART LEOPOLD DYVER 15 8000 BRUGGE BELGIUM	**08-45-27-28-00145.0120** 449 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 145 PB 26 PG 92 LOT 12	194
DEAR BERNARD L + 26010 SMITH GROVE RD PETERSBURG VA 23803	**08-45-27-28-00145.0130** 451 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 145 PB 26 PG 92 LOT 13	195
MARTENS ANDRE JOSEF & VIVIANE WATERSTRAAT 10 3600 GENK BELGIUM	**08-45-27-28-00146.0010** 305 RAND AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 146 PB 26 PG 92 LOT 1	196
GUSCIORA TADEUCZ + MARIA 119 HIGHLAND RD N HALEDON NJ 07508	**08-45-27-28-00146.0020** 307 RAND AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 146 PB 26 PG 92 LOT 2	197
SMITH HELENE G 743 SILVER SPRING AVE SILVER SPRING MD 20910	**08-45-27-28-00146.0030** 309 RAND AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 146 PB 26 PG 92 LOT 3	198
ECCLESTON SOFIA 335 SUNSET LN EFFORT PA 18330	**08-45-27-28-00146.0110** 308 RANIER AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 146 PB 26 PG 92 LOT 11	199
BURRELL AUCKLAND + PHYLLIS 7481 NORTHWEST 38TH CT LAUDERHILL FL 33319	**08-45-27-28-00146.0120** 304 RANIER AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 146 PB 26 PG 92 LOT 12	200
VALENTA PATRICIA C/O ROBERT VALENTA AV W CHURCHILL 13F 1180 BRUSSELS BELGIUM	**08-45-27-28-00147.0040** 308 RADIO AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 4	201
STEINBERGER MICHEL 241 S RIMPAU BLVD LOS ANGELES CA 90004	**08-45-27-28-00147.0050** 306 RADIO AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 5	202
STEINBERGER ANNETTE 55 AVENUE BLUCHER 1180 BRUSSELS BELGIUM	**08-45-27-28-00147.0060** 304 RADIO AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 6	203
MORGAN JOSEPH F + MARY ELLEN 29 PHEASANT ST WEST ROXBURY MA 02132	**08-45-27-28-00147.0070** 302 RADIO AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 7	204
PINCHBACK ALFONSO + ELIZABETH 111 WEST ST APT 4 ENGLEWOOD NJ 07631	**08-45-27-28-00147.0080** 427 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 8	205
NATIONAL RECREATIONAL 9 GOODYEAR IRVINE CA 92618	**08-45-27-28-00147.0090** 429 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 9	206
LALL SURENDRA B + KATHLEEN 25 LOCHINVOR CRESCENT NORTH YORK ON M3A 3J9 CANADA	**08-45-27-28-00147.0100** 431 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 10	207
REDDIE CORDEL E 4739 NW 2ND PLACE PLANTATION FL 33317	**08-45-27-28-00147.0110** 433 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 11	208
REDDIE CORDEL E 4739 NW 2ND PLACE PLANTATION FL 33317	**08-45-27-28-00147.0120** 435 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 12	209
JACKSON J RUSSELL + JIMMIE E 1804 DEER CT NW MONROE GA 30656	**08-45-27-28-00147.0130** 437 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 13	210

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GUBSER LILLIAN L 4941 N ARBOR WOODS CT #103 CINCINNATI OH 45248	**08-45-27-28-00147.0140** 303 RADIUM AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 14	211
VERCAMMEN HENZI M + MARIA S MIS STRAAT 90 2578 KONINGHOOIKT BELGIUM	**08-45-27-28-00147.0150** 305 RADIUM AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 15	212
CHICONARDA INC 1116 SE 30TH TER CAPE CORAL FL 33904	**08-45-27-28-00147.0160** 307 RADIUM AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 147 PB 26 PG 92 LOT 16	213
HIRSCH VIORICA C/O HIRSCH + CO 7 COURSE DE REV 1204 GENEVA SWITZERLAND	**08-45-27-28-00148.0010** 305 RADIO AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 148 PB 26 PG 92 LOT 1	214
HIRSCH VIORICA C/O HIRSCH + CO 7 COURSE DE REV 1204 GENEVA SWITZERLAND	**08-45-27-28-00148.0020** 307 RADIO AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 148 PB 26 PG 92 LOT 2	215
HIRSCH VIORICA C/O HIRSCH + CO 7 COURSE DE REV 1204 GENEVA SWITZERLAND	**08-45-27-28-00148.0110** 306 RADIUM AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 148 PB 26 PG 92 LOT 11	216
HIRSCH VIORICA C/O HIRSCH + CO 7 COURSE DE REV 1204 GENEVA SWITZERLAND	**08-45-27-28-00148.0120** 304 RADIUM AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 28 BLK 148 PB 26 PG 92 LOT 12	217
RODMAN MAURICE M + ALVERA G 3220 LEHMAN RD DEWITT MI 48820	**08-45-27-29-00151.0010** 385 PEERLESS ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 1	218
DANKO FRANK + AWILDA 265 GRAYSTONE WAY ALPHARETTA GA 30005	**08-45-27-29-00151.0020** 387 PEERLESS ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 2	219
BURKE RAY 16940 HWY 19N LOT 44 4TH ST CLEARWATER FL 33764	**08-45-27-29-00151.0030** 389 PEERLESS ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 3	220
STEARNS WILLIAM E + BETTY J 1053 RUTLEDGE DR PITTSBURGH PA 15241	**08-45-27-29-00151.0040** 403 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 4	221
MUNN LUCILLE EST C/O REBECCA M STANFIELD PO BOX 6024 GAINESVILLE GA 30504	**08-45-27-29-00151.0050** 405 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 5	222
MANZELLA SAM B SR + JETTIE J C/O ROSALIE HOLLYFIELD 5004 E SERENA DR TAMPA FL 33617	**08-45-27-29-00151.0060** 407 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 6	223
LEECOAST INC 2177 ANDREA LN FORT MYERS FL 33912	**08-45-27-29-00151.0070** 409 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 7	224
CONWAY WILLIAM P + ELAINE A 10216 WESTWEGO PL LOUISVILLE KY 40299	**08-45-27-29-00151.0080** 411 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 8	225
WRIGHT WALTER C + MARILYN H 1833 CHERRY ST MEXICO MO 65265	**08-45-27-29-00151.0090** 413 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 9	226
WELLS JAMES DENNIS + DEBBIE 705 NAXOS DR WAKE FOREST NC 27587	**08-45-27-29-00151.0100** 415 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 10	227

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HANKINS RONALD E + DONNA L PO BOX 2725 COOKEVILLE TN 38502	**08-45-27-29-00151.0110** 417 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 11	228
LAPOINTE DAVID A + CHONG M PO BOX 55841 NORTH POLE AK 99705	**08-45-27-29-00151.0120** 419 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 12	229
ZABALLERO JORGE M + ERLINDA A 4706 AMERICAN DR DURHAM NC 27705	**08-45-27-29-00151.0130** 421 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 13	230
AMERIDREAM INCORPORATED SUITE 300 18310 MONTGOMERY VILLAGE AV GAITHERSBURG MD 20879	**08-45-27-29-00151.0140** 423 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 14	231
OTTOMBRINO GERARDO + ROSINA 1951 60TH ST BROOKLYN NY 11204	**08-45-27-29-00151.0150** 301 RABER AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 15	232
KLIEGER KIM + C/O KIM KLIEGER 403 IMPERIAL DR ALLEN TX 75013	**08-45-27-29-00151.0160** 303 RABER AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 16	233
KLIEGER KIM + C/O KIM KLIEGER 403 IMPERIAL DR ALLEN TX 75013	**08-45-27-29-00151.0170** 305 RABER AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 17	234
KLIEGER KIM + C/O KIM KLIEGER 403 IMPERIAL DR ALLEN TX 75013	**08-45-27-29-00151.0180** 307 RABER AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 151 PB 26 PG 93 LOT 18	235
RIVERA EDDIE+ 2665 HAVENWOOD RD WEST PALM BEACH FL 33415	**08-45-27-29-00152.0010** 412 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 152 PB 26 PG 93 LOT 1	236
BALLANCE WILSON R + JANICE F 2600 5TH ST SW LEHIGH ACRES FL 33971	**08-45-27-29-00152.0020** 414 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 152 PB 26 PG 93 LOT 2	237
KANE JOSEPH M 4341 STONEGATE DR ASHTABULA OH 44004	**08-45-27-29-00152.0030** 416 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 152 PB 26 PG 93 LOT 3	238
BALLANCE WILSON R + JANICE F 2600 5TH ST SW LEHIGH ACRES FL 33971	**08-45-27-29-00152.0040** 418 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 152 PB 26 PG 93 LOT 4	239
CORNU LUCIEN + MARIE PAULE RUE MONTGOMERY 40 7721 RAMEGNIES-CHIN BELGIUM	**08-45-27-29-00152.0050** 420 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 152 PB 26 PG 93 LOT 5	240
BATES J W SR + FEARNE C 628 YELLOWSTONE CIR BIRMINGHAM AL 35206	**08-45-27-29-00152.0060** 306 RABER AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 152 PB 26 PG 93 LOT 6	241
BATES J W SR + FEARNE C 628 YELLOWSTONE CIR BIRMINGHAM AL 35206	**08-45-27-29-00152.0070** 310 RABER AVE LEHIGH ACRES FL 33936	LEHIGH ACRES UNIT 29 BLK 152 PB 26 PG 93 LOT 7	242
HOLLIS SHARON 1/4 INT ETAL 1848 ALBERTA DR CLEARWATER FL 34616	**08-45-27-29-00152.0090** 311 RADFORD AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 152 PB 26 PG 93 LOT 9	243
ATTIA NAIM M + 1300 ROOSEVELT AV CARTERET NJ 07008	**08-45-27-29-00152.0100** 309 RADFORD AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 152 PB 26 PG 93 LOT 10	244
WEST MARK A 3732 DRESDEN ST COLUMBUS OH 43224	**08-45-27-29-00153.0140** 306 RADFORD AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 153 PB 26 PG 93 LOT 14	245

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WEST MARK A 3732 DRESDEN ST COLUMBUS OH 43224	**08-45-27-29-00153.0150** 304 RADFORD AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 153 PB 26 PG 93 LOT 15	246
WONG RICHARD 808 SW 10TH ST HALLANDALE FL 33009	**08-45-27-29-00153.0160** 302 RADFORD AVE LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 153 PB 26 PG 93 LOT 16	247
FARRANDO GUY C/O J H EDWARDS REALTY P O BOX 475 CAPE CORAL FL 33910	**08-45-27-29-00153.0170** 388 PEERLESS ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 153 PB 26 PG 93 LOT 17	248
ENOJADO OSCAR DU + 62 CHARLESTON LN COTO DE CAZA CA 92679	**08-45-27-29-00153.0180** 386 PEERLESS ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 153 PB 26 PG 93 LOT 18	249
WEST MARK A 3732 DRESDEN ST COLUMBUS OH 43224	**08-45-27-29-00153.0190** 384 PEERLESS ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 153 PB 26 PG 93 LOT 19	250
RODMAN MAURICE M + ALVERA G 3220 LEHMAN RD DEWITT MI 48820	**08-45-27-29-00157.0050** 381 PEERLESS ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 157 PB 26 PG 93 LOT 5	251
BRAEM WILFRIED + RITA WILHELMIETENLAAN 11 2750 BEVEREN WAAS BELGIUM	**08-45-27-29-00158.0010** 367 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 158 PB 26 PG 93 LOT 1	252
ADAMO JOSEPH F + 15-B MACDONALD WAY PEMBROKE MA 02359	**08-45-27-29-00158.0020** 370 PEMBROKE ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 158 PB 26 PG 93 LOT 2	253
LEGG PERRY C + JULIA PO BOX 342 TANNERSVILLE NY 12485	**08-45-27-29-00158.0030** 368 PEMBROKE ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 158 PB 26 PG 93 LOT 3	254
JUNG CALVIN F 330 N MAPLE ST APT H BURBANK CA 91505	**08-45-27-29-00158.0040** 366 PEMBROKE ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 158 PB 26 PG 93 LOT 4	255
SPERRY PHILIP + BERNICE PO BOX 49 BEMUS POINT NY 14712	**08-45-27-29-00158.0050** 364 PEMBROKE ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 29 BLK 158 PB 26 PG 93 LOT 5	256
HSU TEH CHEN + 3510 93RD ST JACKSON HEIGHTS NY 11372	**08-45-27-31-00168.0010** 366 PARTRIDGE ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 31 BLK 168 PB 26 PG 95 LOT 1	257
RAZZINI GLORIA 879 GLADIOLA AV SEBASTIAN FL 32958	**08-45-27-31-00168.0020** 364 PARTRIDGE ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 31 BLK 168 PB 26 PG 95 LOT 2	258
CHICONARDA INC 1116 SE 30TH TER CAPE CORAL FL 33904	**08-45-27-31-00168.0120** 365 PEMBROKE ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 31 BLK 168 PB 26 PG 95 LOT 12	259
HO STEVE YU-HAI + 69-24 168TH ST FRESH MEADOWS NY 11365	**08-45-27-31-00168.0130** 367 PEMBROKE ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 31 BLK 168 PB 26 PG 95 LOT 13	260
ROHLIC JOSEPH J + CAROL A 340 DAVIS AVE KEARNY NJ 07032	**08-45-27-31-00169.0110** 359 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 31 BLK 169 PB 26 PG 95 LOT 11	261
SAYRE DOROTHY C 7733 16TH ST NW WASHINGTON DC 20012	**08-45-27-31-00169.0120** 361 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 31 BLK 169 PB 26 PG 95 LOT 12	262
DITTMER HERBERT C + ARLEDA G 2 ARROWHEAD DR CARTERSVILLE GA 30120	**08-45-27-31-00169.0130** 363 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 31 BLK 169 PB 26 PG 95 LOT 13	263

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
BROWN DENNIS G + THERESA M 38 GRAHAM RD WINDSOR CT 06095	**08-45-27-31-00169.0140** 365 PADDOCK ST LEHIGH ACRES FL 33936	SOUTHWOOD UNIT 31 BLK 169 PB 26 PG 95 LOT 14	264

266 RECORDS PRINTED

LEE COUNTY
SOUTHWEST FLORIDA

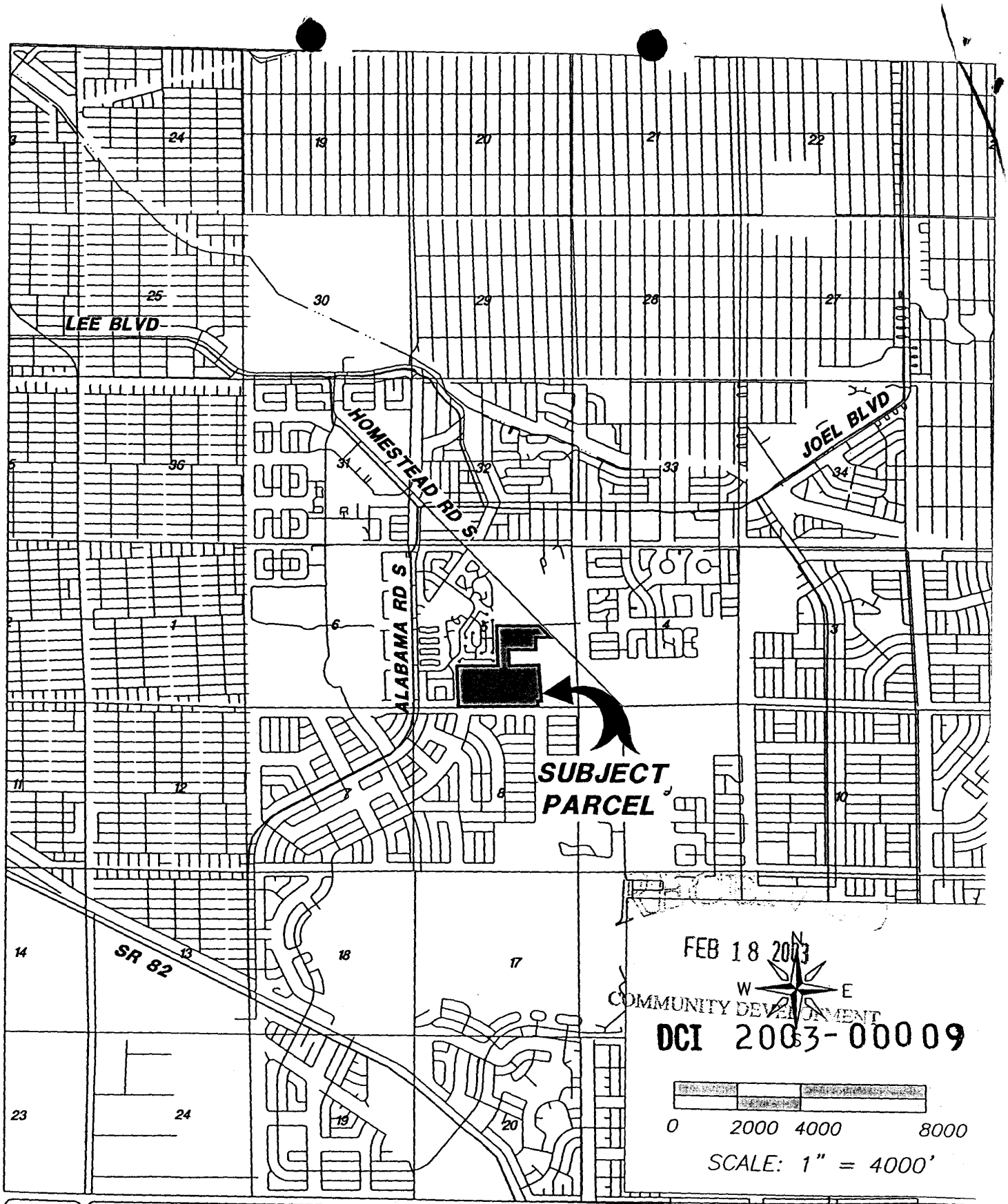
COURTESY NOTICE
OF RECEIPT OF ZONING APPLICATION

Date:	February 20, 2003
Case Number:	DCI2003-00009
Case Name:	CALOOSA LAKES
Request:	Request to rezone from Agriculture to Residential Planned Development to permit up to 450 dwelling units on 109.9 +/- acres of land.
Location:	Homestead Road South, Lehigh Acres (go east on Lee Boulevard, south on Homestead Road S., the entrance to the property lies to the east on Homestead Road S. across from Veterans Park)
Location Map:	SEE REVERSE
PROPERTY OWNER'S REPRESENTATIVE:	MR. RONALD F NINO VANASSE DAYLOR 239-437-4601
Lee County Planner:	Tony Palermo 239-479-8325

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 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.

JLP



FEB 18 2003

COMMUNITY DEVELOPMENT

DCI 2003-00009

PROJECT NO: 80586

ACAD NO: 80586-loc2

DRAWN BY: SWP

Vanasse Daylor

12730 New Brittany Boulevard, Suite 600
Fort Myers, Fl 33907
v 239.437.4601 f 239.437.4636

3001 Tamiami Trail North, Suite 206
Naples, Fl 34103
v 239.403.0223 f 239.263.5096

w vandav.com

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

SCALE: 1" = 4000'

DATE: 10-14-02

PAGE TITLE:
Saundry Lehigh Acres Property
Location Map
Section 5, Township 45S, Range 27E
Lee County

Exhibit II-D-2

i:\projects\80586\80586-LOC2.dwg, 01/03/2003 09:53:02 AM

DCI2003-00009

EXHIBIT II D 5

05-45-27-00-00001.0000
FLORIDA LANDMARK COMM INC

226 E JOEL BLVD

LEHIGH ACRES FL 33972

05-45-27-00-00003.0010
LEE COUNTY
C/O PARKS & REC.
P O BOX 398

FT MYERS FL 33902

05-45-27-00-00005.0000
PEACOCK CASSIUS L JR

4555 SILVER FOX DR

NAPLES FL 34119

05-45-27-00-00005.0020
PARK PLACE II LTD

1343 MAIN ST FL 5

SARASOTA FL 34236

05-45-27-00-00005.0040
NEVINS JOHN J
DIOCESE OF VENICE
PO BOX 2006

VENICE FL 34284

05-45-27-00-00006.0010
FLINT VELTON II + SUSAN L

135 HOMESTEAD RD

LEHIGH ACRES FL 33936

05-45-27-02-00012.0340
GOURLEY KEVIN L + BETTY D

446 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0360
ZEPEDA JOSE M

450 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0380
GONZALEZ FERNANDO + ALMA G

454 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0400
WALLACE ANNIE

458 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-00-00003.0000
FLORIDA LANDMARK COMM INC

226 E JOEL BLVD

LEHIGH ACRES FL 33972

05-45-27-00-00004.0000
LEE COUNTY
C/O PARKS & REC.
P O BOX 398

FT MYERS FL 33902

05-45-27-00-00005.0010
NEVINS JOHN J
DIOCESE OF VENICE
PO BOX 2006

VENICE FL 34284

05-45-27-00-00005.0030
FLORIDA LANDMARK COMM INC

226 E JOEL BLVD

LEHIGH ACRES FL 33972

05-45-27-00-00006.0000
FLINT ALECIA 1/3 +

155 HOMESTEAD RD S

LEHIGH ACRES FL 33936

05-45-27-00-00007.0010
GOLDSTEIN C + PATRICIA

P O BOX 545

MIAMI FL 33153

05-45-27-02-00012.0350
ELLIOTT ANNA L

448 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0370
ROESCH KELLY S

452 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0390
GAGLIARDI REGINA M

456 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0410
KENNEDY GARY M

460 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0420
REYNAERT AARON T J/T

462 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0430
PERRY BRUCE

1940 RICARDO AV

FORT MYERS FL 33901

05-45-27-02-00012.0440
AMERICAN HERITAGE BUILDERS INC

PO BOX 111

LEHIGH ACRES FL 33970

05-45-27-02-00012.0450
CARSON JENNIFER +

468 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0460
KINARD ALAMAR

PO BOX 51

LEHIGH ACRES FL 33970

05-45-27-02-00012.0470
SHORT JOHN S + BRENDA A

472 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0480
FOUT BRANDON + KERRY A

474 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0490
SANDOVAL JESUS + ANITA

476 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0500
MAY ERIC W + DOLORES A

478 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0510
CENTENO TRACEY C

4800 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0520
WATERS OUITA I

482 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00012.0530
CARRERO JUAN + LUZ N H/W

484 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00014.0070
CARTWRIGHT THOMAS

20 PALM BLVD

LEHIGH ACRES FL 33936

05-45-27-02-00014.0080
GORDON JUDITH A

22 PALM BLVD

LEHIGH ACRES FL 33936

05-45-27-02-00014.0090
MALDONADO ADRIAN +

24 PALM BLVD

LEHIGH ACRES FL 33936

05-45-27-02-00014.0100
IRVING ARDIS R

479 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00014.0110
MAYER VERNON J + SHERRI A

475 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00014.0120
FLOWERS DAVID A

473 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00014.0130
OLVERA ARMANDO + GRACIELA

902 HUDSON AV

LEHIGH ACRES FL 33936

05-45-27-02-00014.0140
SHILTZ CARRIE M

830 HOWER ST NE

CANTON OH 44720

05-45-27-02-00015.0150
CRUZ RENE + ELIZABETH

905 HUDSON AV

LEHIGH ACRES FL 33936

05-45-27-02-00015.0160
KEVNAN INC

1502 CANAL ST

LEHIGH ACRES FL 33972

05-45-27-02-00015.0170
WILSON HAROLD D + CATHERINE J

469 VALLEY RD

LEHIGH ACRES FL 33936

05-45-27-02-00015.0180
MORONEY BIRAN J + S JANET

P O BOX 276

LACONA NY 13083

05-45-27-02-00015.0190
HALL KATHLEEN

UT 6-39 OMAR ST
WEST IPSWICH 4305
QUEENSLAND AUSTRALIA

05-45-27-02-00015.0200
DOWLING MICHELLE M

463 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00015.0210
WALTEMATH BRUCE R + LUCY M

461 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00015.0220
NEARY ELIZABETH

459 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00015.0230
SEVENSKI KEITH + MARY ANN

457 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00015.0240
JONES FRANK SR

455 VALLEY DR

LEHIGH ACRES FL 33936

05-45-27-02-00015.0250
RAUSLER GEORGE R

400 CACTUS CIR

LEHIGH ACRES FL 33936

05-45-27-02-00015.0260
DESJARLAIS RONALD + LILIANA M

402 CACTUS CIR

LEHIGH ACRES FL 33936

05-45-27-02-00015.0270
WANSER MARK D

404 CACTUS CIR

LEHIGH ACRES FL 33936

05-45-27-02-00015.0280
TYKALA BETTY R

406 CACTUS CIRCLE

LEHIGH ACRES FL 33936

05-45-27-02-00015.0290
WERT MELVIN J + DOROTHY MAE

408 CACTUS CIR

LEHIGH ACRES FL 33936

05-45-27-02-00015.0300
COX JASON + MANDY L

410 CACTUS CIR

LEHIGH ACRES FL 33936

05-45-27-02-00015.0310
BLASI JOHN

412 CACTUS CIR

LEHIGH ACRES FL 33936

05-45-27-03-00000.0080
TANNER M E + BEATRICE

519 LEROY AVE

LEHIGH ACRES FL 33972

05-45-27-03-00000.008A
DAVIS SARAH A

31 PALM BLVD

LEHIGH ACRES FL 33936

05-45-27-04-00001.0080
RUIZ JOSE A + FRANCES A

10440 103RD ST

OZONE PARK NY 11417

05-45-27-04-00001.0090
CARMICHAEL THOMAS R JR

10621 BAYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00002.0020
ANGEL JACQUELINE A

10726 FIGTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00002.0040
TARKA JOHN L +

10720 FIGTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00002.0060
EILF WILLIAM

P O BOX 538

LEHIGH ACRES FL 33970

05-45-27-04-00002.0100
SPEAR HERBERT I + DIANE M

10715 FIGTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00002.0120
MEDERO LUIS

10721 FIGTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00002.0140
WIENER NORMAN + MARIE A

95 ELK AVE

NEW ROCHELLE NY 10804

05-45-27-04-00003.0010
HEINKEL ALLEN E +

10728 GUAVATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00003.0030
BAULT JERRY R

951 SHERIDAN RD

MARION OH 43302

05-45-27-04-00003.0050
VAN EPS GERTRUDE N

10716 GUAVATREE CT SE

LEHIGH ACRES FL 33936

05-45-27-04-00002.0010
WARREN JENNIFER L

10728 FIGTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00002.0030
ALTMAN ADOLPH J + BETTY B TR

10724 FIGTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00002.0050
LAUGHTON PEARL +

113 RIVIERA ST

LEHIGH ACRES FL 33972

05-45-27-04-00002.0090
LYNGE SCOTT C + ROBIN E

10711 FIGTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00002.0110
STEETS GEORGE S + GLORIA A

10719 FIGTREE COURT

LEHIGH ACRES FL 33936

05-45-27-04-00002.0130
BAUGHMAN BRUCE A + EVIE

10725 FIGTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00002.0150
ACKERLY JOAN L TR

10729 FIGTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00003.0020
MAGEE EDITH B

10726 GUAVATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00003.0040
KUIPER WILLEM + DEBRA A

10720 GUAVATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00003.0060
AVERY REGINALD C SR

PO BOX 1531

LEHIGH ACRES FL 33970

05-45-27-04-00003.0070
VASVERY KAREN D

10708 GUAVATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00003.0080
PREVATT CORAL D

8510 NALLE GRANDE RD

FORT MYERS FL 33917

05-45-27-04-00003.0090
LOCKWOOD ROBERT W + JUDITH R

1610 HUNTER HILL RD

ROCKY MOUNTAIN NC 27804

05-45-27-04-00003.0100
GREER JAMES R + LYDIA M

10715 GUAVATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00003.0110
CONCEPCION ALEJANDRO + ANA

10719 GUAVATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00003.0120
HAYZER KIM R

10721 GUAVATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00003.0130
CAMPBELL RICHARD L + CYNTHIA A

10725 GUAVATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00003.0140
MAGEE PATRICIA A

10727 GUAVATREE COURT SE

LEHIGH ACRES FL 33936

05-45-27-04-00003.0150
BROTZEL ANTHONY C +

10729 GUAVATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00004.0010
SIMIONI KAREN A +

800 TAYLOR LN

LEHIGH ACRES FL 33936

05-45-27-04-00004.0020
GROFF MICHAEL

6728 WILLOW CIR

FORT MYERS FL 33912

05-45-27-04-00004.0030
KENNY RUTH

10742 COCOATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00004.0040
GAMEZ JORGE A + JENNIFER L

1700 MARGATE BLVD

LEHIGH ACRES FL 33936

05-45-27-04-00004.0050
LIGHTNER THOMAS V SR + JANICE

10748 COCOATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00004.0060
IVERSON BARBARA A +

10750 COCOATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00004.0070
LANDRON-HERNANDEZ LUIS A

10749 COCOATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00004.0080
BABCOCK GLORIA I

10747 COCOATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00004.0090
RIVERA ANNA M + JOSE A

10745 COCOATREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00004.0100
DANJOU HUMIL C ETAL

110 PERIVALE CR

SCARBOROUGH ON M1J 2C3 CANADA

05-45-27-04-00004.0110
ATKINS THOMAS + BRENDA

10741 COCOATREE CT SE

LEHIGH ACRES FL 33936

05-45-27-04-00004.0120
GROFF MICHAEL

6728 WILLOW CIR

FORT MYERS FL 33912

05-45-27-04-00005.0010
BOND GLORIA GORDON +

10736 LEMONTREE CT

LEHIGH ACRES FL 10469

05-45-27-04-00005.0030
BARLETT D RICHARD + NANCY L

10740 LEMONTREE COURT

LEHIGH ACRES FL 33936

05-45-27-04-00005.0050
NEBLETT ORTON + STELLA Y

10744 LEMON TREE CT SE

LEHIGH ACRES FL 33936

05-45-27-04-00005.0070
BUTLER HELEN R +

10748 LEMONTREE CT S E

LEHIGH ACRES FL 33936

05-45-27-04-00005.0090
ELLIS RUEL R + ANNE G

10749 SE LEMONTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00005.0110
ETIENNE ANNETTE L

10745 LEMONTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00005.0130
GROFF MICHAEL

6728 WILLOW CIR

FORT MYERS FL 33912

05-45-27-04-00005.0150
CORVI JOHN C

66 VINE ST

WEYMOUTH MA 02188

05-45-27-04-00006.0020
SANTOS NAFTALY DOS

19483 POPPYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00004.0130
JESSIE ALLAN + DEBORAH L

10737 COCOA TREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00005.0020
KILMER CHRISTOPHER + SABRINA

10738 LEMONTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00005.0040
MITCHELL MARVIN M + RAMONA TR

10742 LEMONTREE CT SE

LEHIGH ACRES FL 33936

05-45-27-04-00005.0060
KONTOR MARTI +

74 BRANDY LANE WAY

NEW MARKET ON L3Y 8P7 CANADA

05-45-27-04-00005.0080
MCGRAW ROBERT R + GRACE L TR

10750 LEMONTREE CT SE

LEHIGH ACRES FL 33936

05-45-27-04-00005.0100
CAMPBELL GAINIE D

45 W BOOKER AV
P O BOX 1273
WYANDANCH NY 11798

05-45-27-04-00005.0120
RAPHAEL GENE + BLEUETTE

10743 LEMONTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00005.0140
ACEVES NOE

10739 LEMONTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00006.0010
CORTES ENRIQUE + MILAGROS

19481 POPPYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00006.0030
SIMON VERONICA

6 LAFAYETTE ST

WHITE PLAINS NY 10606

05-45-27-04-00006.0040
WATKINS RAYMOND C

19487 POPPYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00006.0050
BONK JEFFREY S + HOLLY

19491 POPPYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00006.0060
KERNS KIMBERLY

19495 POPPYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00006.0070
BASHAM STACEY A TR

12715 LOVETT RD

BATON ROUGE LA 70818

05-45-27-04-00006.0080
EVELAND PAUL R + KATHLEEN M

19499 POPPYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00006.0090
HECKER ROBERT T

19498 POPPYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00006.0100
CARRION MARTHA

19496 POPPYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00006.0110
HUDSON GERALDINE

19486 POPPYTREE CT SE

LEHIGH ACRES FL 33936

05-45-27-04-00006.0120
HUDSON JORRELARAIN +

19486 POPPYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00006.0130
ORTIZ JOSE L

19484 POPPYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00006.0140
BUFANO JOHN D + SARAH JANE

19482 POPPYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00006.0150
FREED WILLIAM M + EVANGELINE H

19480 POPPYTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00007.0010
PALENCIA GUSTAVO A + CARMEN L

1810 MANDAN VILLAGE DR

PLAINFIELD IL 60544

05-45-27-04-00007.0020
SCHMITT VIRGINIA

19395 ORCHIDTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00007.0030
BALDWIN KEITH J + KRISTIN J

19393 ORCHIDTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00007.0040
WILCOX TIMOTHY M

19391 ORCHIDTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00007.0050
MOSHER TODD R + TRACY L

19387 ORCHIDTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00007.0060
ALLEN JOSEPH + GRACE A

19385 ORCHIDTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00007.0070
FALCONE FRANK A + MARY F

19383 ORCHID TREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00007.0080
HUDAK PAUL J + KAROL K

19381 ORCHIDTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00007.0090
PARKER LEILA J

19382 ORCHIDTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00007.0110
MCDYER BERNARD M

19390 ORCHIDTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00007.0130
ROBERTS TIMOTHY P + LAURI A

19396 ORCHIDTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00008.0010
KIMMERLE ROBERT + BARBARA S

10698 TULIP TREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00008.0030
HAMEL GEOFFREY R +

19365 CORALTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00008.0090
TOWNE IRENE S CO TR +

19366 CORALTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00008.0110
MCKINLEY HARRY + JANET TR

1800 90TH ST

KENOSHA WI 53143

05-45-27-04-00008.0130
CROCKETT WILLIAM F + MARY M

19378 CORALTREE CT SE

LEHIGH ACRES FL 33936

05-45-27-04-0000G.0000
FLORIDA LANDMARK COMM INC

226 E JOEL BLVD

LEHIGH ACRES FL 33972

05-45-27-21-00000.000A
PINEWOOD CONDOMINIUM

16 PINEWOOD BLVD

LEHIGH ACRES FL 33936

05-45-27-04-00007.0100
PAIGE NANCY A EST

19386 ORCHIDTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00007.0120
VELEZ CARMEN A +

19392 ORCHIDTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00007.0140
LIGHTNER CHARLES F

19398 ORCHIDTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-00008.0020
MILLETT MARK + MARY P

OLD OAKS COUNTRY CLUB

PURCHASE NY 10577

05-45-27-04-00008.0080
ARMSTRONG CAROL M

19364 CORAL TREE CT SE

LEHIGH ACRES FL 33936

05-45-27-04-00008.0100
FULLER STEVEN S + LARAE

19368 CORALTREE CT SE

LEHIGH ACRES FL 33936

05-45-27-04-00008.0120
SLAZES DANIEL P + MARY L

19374 CORALTREE CT

LEHIGH ACRES FL 33936

05-45-27-04-0000A.00CE
LAURELWOOD HOMEOWNERS ASSOC

PO BOX 94

LEHIGH FL 33936

05-45-27-04-0000H.0000
FLORIDA LANDMARK COMM INC

226 E JOEL BLVD

LEHIGH ACRES FL 33972

05-45-27-21-00000.00CE
PINEWOOD CONDOMINIUM

ASSOCIATION
16 PINEWOOD BLVD
LEHIGH ACRES FL 33936

05-45-27-21-00700.0030
LAVOIE GEORGE E J + IRENE I

3 DUTCH IRIS CT

LEHIGH ACRES FL 33936

05-45-27-21-00700.0040
MORGANELLI RALPH N + DONNA J

4 DUTCH IRIS LN

LEHIGH ACRES FL 33936

05-45-27-21-00700.0050
LAI CHI SUN + AMY W

925 LIVINGSTON CT

BARRINGTON IL 60010

05-45-27-21-00700.0060
PITONAK STEPHEN

6 DUTCH IRIS LN

LEHIGH ACRES FL 33936

05-45-27-22-00000.000A
BEACON SQUARE

05-45-27-22-00000.00CE
BEACON SQUARE HOMEOWNERS

ASSOC INC
10438 LAKEPORT CT
LEHIGH ACRES FL 33936

05-45-27-22-00040.1200
KLAPPHOLZ MAUREEN

10641 VANCEBORO CT

LEHIGH ACRES FL 33936

05-45-27-22-00041.1210
GAGLIARDI JOYCE J/T +

10653 VANCEBORO CT

LEHIGH ACRES FL 33936

05-45-27-22-00041.1220
GAGLIARDI JOYCE J/T +

10653 VANCEBORO CT

LEHIGH ACRES FL 33936

05-45-27-22-00042.1230
GAGLIARDI JOYCE J/T +

10653 VANCEBORO CT

LEHIGH ACRES FL 33936

05-45-27-22-00042.1240
CRALL PAUL C + AGNES L

10655 VANCEBORO CT

LEHIGH ACRES FL 33936

05-45-27-22-00043.0010
BEACON SQUARE DEVL CORP

25 HOMESTEAD RD N STE 11

LEHIGH ACRES FL 33936

05-45-27-22-00043.0020
VERRENGIA ALEX A + MARYLOUISE

10622 WINDSMONT CT

LEHIGH ACRES FL 33936

05-45-27-22-00049.0010
BEACON SQUARE DEVL CORP

25 HOMESTEAD RD N STE 11

LEHIGH ACRES FL 33936

05-45-27-22-00049.0020
BEACON SQUARE DEVL CORP

25 HOMESTEAD RD N STE 11

LEHIGH ACRES FL 33936

05-45-27-22-00050.0010
BEACON SQUARE DEVL CORP

25 HOMESTEAD RD N STE 11

LEHIGH ACRES FL 33936

05-45-27-22-00050.0020
BEACON SQUARE DEVL CORP

25 HOMESTEAD RD N STE 11

LEHIGH ACRES FL 33936

08-45-27-27-00138.0010
GILSON RENE + ANNA G

BOUCHOUTLAA 17

1780 WEMMEL BELGIUM

08-45-27-27-00138.0020
GILSON RENE + ANNA G

BOUCHOUTLAAN 17

1780 WEMMEL BELGIUM

08-45-27-27-00138.0030
KHAN BIBI

29 HALSEY ST

BROOKLYN NY 11216

08-45-27-27-00138.0040
WILLS JOESPH L +

911 STANLEY ST

MIDDLETOWN OH 45044

08-45-27-27-00139.0020
MARTIN DEXTER T + JOYCELYN S

330 E VINE ST

WILMINGTON OH 45177

08-45-27-27-00143.0150
WOODARD EVELYN

RR 3 BOX 281

ENTERPRISE AL 36330

08-45-27-27-00143.0170
MYERS MICHAEL +

2695 BROWNFIELD RD

COLUMBUS OH 43232

08-45-27-28-00144.0020
LAMON HENDRICA +

BRONLAAN 69

8300 KNOKKE BELGIUM

08-45-27-28-00145.0050
POULET AUGUST MARCEL +

GROENVELDLAAN 11

1860 MEISE BELGIUM

08-45-27-28-00145.0070
SONCK CARMEN +

11-13 AV VAN BEULAERE

1170 BRUSSELS BELGIUM

08-45-27-28-00145.0090
SONCK CARMEN +

11-13 AV VAN BEULAERE

1170 BRUSSELS BELGIUM

08-45-27-28-00145.0110
GILSON RENE + ANNA G

BOUCHOUTLAAN 17

1780 WEMMEL BELGIUM

08-45-27-28-00145.0130
DEAR BERNARD L +

26010 SMITH GROVE RD

PETERSBURG VA 23803

08-45-27-27-00139.0010
REEKIE THOMAS +

35 ALEXANDER AVE

TILLSONBURG ON N4G 5B9 CANADA

08-45-27-27-00143.0140
HILLEWAERE SIMON

AVE VAN BECELAERE 7

1170 BRUXELLES BELGIUM

08-45-27-27-00143.0160
HILLEWAERE SIMON

AV VAN BECELAERE 7

1170 BRUXELLES BELGIUM

08-45-27-28-00144.0010
LAMON HENDRICA +

BRONLAAN 69

8300 KNOKKE-HEIST BELGIUM

08-45-27-28-00144.0030
WAGNER WM L

9232 CHAMPIONSHIP LN

NEW PORT RICHEY FL 34655

08-45-27-28-00145.0060
POULET AUGUST MARCEL +

GROENVELDLAAN 11

1860 MEISE BELGIUM

08-45-27-28-00145.0080
SONCK CARMEN +

AVENUE VAN BECELAERE 11A

B 1170 BRUSSELLS BELGIUM

08-45-27-28-00145.0100
GILSON RENE + ANNA G

BOUCHOUTLAAN 17

1780 WEMMEL BELGIUM

08-45-27-28-00145.0120
ROTSART LEOPOLD

DYVER 15

8000 BRUGGE BELGIUM

08-45-27-28-00146.0010
MARTENS ANDRE JOSEF & VIVIANE

WATERSTRAAT 10

3600 GENK BELGIUM

08-45-27-28-00146.0020
GUSCIORA TADEUCZ + MARIA

119 HIGHLAND RD

N HALEDON NJ 07508

08-45-27-28-00146.0030
SMITH HELENE G

743 SILVER SPRING AVE

SILVER SPRING MD 20910

08-45-27-28-00146.0110
ECCLESTON SOFIA

335 SUNSET LN

EFFORT PA 18330

08-45-27-28-00146.0120
BURRELL AUCKLAND + PHYLLIS

7481 NORTHWEST 38TH CT

LAUDERHILL FL 33319

08-45-27-28-00147.0040
VALENTA PATRICIA
C/O ROBERT VALENTA
AV W CHURCHILL 13F

1180 BRUSSELS BELGIUM

08-45-27-28-00147.0050
STEINBERGER MICHEL

241 S RIMPAU BLVD

LOS ANGELES CA 90004

08-45-27-28-00147.0060
STEINBERGER ANNETTE

55 AVENUE BLUCHER

1180 BRUSSELS BELGIUM

08-45-27-28-00147.0070
MORGAN JOSEPH F + MARY ELLEN

29 PHEASANT ST

WEST ROXBURY MA 02132

08-45-27-28-00147.0080
PINCHBACK ALFONSO + ELIZABETH

111 WEST ST APT 4

ENGLEWOOD NJ 07631

08-45-27-28-00147.0090
NATIONAL RECREATIONAL PROP

9 GOODYEAR

IRVINE CA 92618

08-45-27-28-00147.0100
LALL SURENDRA B + KATHLEEN

25 LOCHINVOR

CRESCENT NORTH YORK ON M3A 3J9 CANADA

08-45-27-28-00147.0110
REDDIE CORDEL E

4739 NW 2ND PLACE

PLANTATION FL 33317

08-45-27-28-00147.0120
REDDIE CORDEL E

4739 NW 2ND PLACE

PLANTATION FL 33317

08-45-27-28-00147.0130
JACKSON J RUSSELL + JIMMIE E

1804 DEER CT NW

MONROE GA 30656

08-45-27-28-00147.0140
GUBSER LILLIAN L

125 SPRING LAKE DR

ERLANGER KY 41018

08-45-27-28-00147.0150
VERCAMMEN HENZI M + MARIA S

MIS STRAAT 90

2578 KONINGHOOIKT BELGIUM

08-45-27-28-00147.0160
CHICONARDA INC

1116 SE 30TH TER

CAPE CORAL FL 33904

08-45-27-28-00148.0010
HIRSCH VIORICA
C/O HIRSCH + CO
7 COURSE DE REV

1204 GENEVA SWITZERLAND

08-45-27-28-00148.0020
HIRSCH VIORICA
C/O HIRSCH + CO
7 COURSE DE REV

1204 GENEVA SWITZERLAND

08-45-27-28-00148.0030
HIRSCH VIORICA
C/O HIRSCH + CO
7 COURSE DE REV

1204 GENEVA SWITZERLAND

08-45-27-28-00148.0100
HIRSCH VIORICA
C/O HIRSCH + CO
7 COURSE DE REV

1204 GENEVA SWITZERLAND

08-45-27-28-00148.0120
HIRSCH VIORICA
C/O HIRSCH + CO
7 COURSE DE REV

1204 GENEVA SWITZERLAND

08-45-27-29-00151.0020
DANKO FRANK + AWILDA

265 GRAYSTONE WAY

ALPHARETTA GA 30005

08-45-27-29-00151.0040
STEARNS WILLIAM E + BETTY J

1053 RUTLEDGE DR

PITTSBURGH PA 15241

08-45-27-29-00151.0060
MANZELLA SAM B SR + JETTIE J
C/O ROSALIE HOLLYFIELD
5004 E SERENA DR

TAMPA FL 33617

08-45-27-29-00151.0080
CONWAY WILLIAM P + ELAINE A

10216 WESTWEGO PL

LOUISVILLE KY 40299

08-45-27-29-00151.0100
WELLS JAMES DENNIS + DEBBIE

705 NAXOS DR

WAKE FOREST NC 27587

08-45-27-29-00151.0120
LAPOINTE DAVID A + CHONG M

PO BOX 55841

NORTH POLE AK 99705

08-45-27-29-00151.0140
LANG BIDDY

1704 ST CLAIR AV

N FORT MYERS FL 33903

08-45-27-29-00151.0160
KLIEGER KIM +

100 BETTYS BEND RD

LANCASTER TN 38569

08-45-27-28-00148.0110
HIRSCH VIORICA
C/O HIRSCH + CO
7 COURSE DE REV

1204 GENEVA SWITZERLAND

08-45-27-29-00151.0010
RODMAN MAURICE M + ALVERA G

3220 LEHMAN RD

DEWITT MI 48820

08-45-27-29-00151.0030
BURKE RAY

16940 HWY 19N LOT 44 4TH ST

CLEARWATER FL 33764

08-45-27-29-00151.0050
MUNN LUCILLE EST
C/O REBECCA M STANFIELD
PO BOX 6024

GAINESVILLE GA 30504

08-45-27-29-00151.0070
LEECOAST INC

2177 ANDREA LN

FORT MYERS FL 33912

08-45-27-29-00151.0090
WRIGHT WALTER C + MARILYN H

1833 CHERRY ST

MEXICO MO 65265

08-45-27-29-00151.0110
HANKINS RONALD E + DONNA L

PO BOX 2725

COOKEVILLE TN 38502

08-45-27-29-00151.0130
ZABALLERO JORGE M + ERLINDA A

4706 AMERICAN DR

DURHAM NC 27705

08-45-27-29-00151.0150
OTTOMBRINO GERARDO + ROSINA

1951 60TH ST

BROOKLYN NY 11204

08-45-27-29-00151.0170
KLIEGER KIM +

100 BETTYS BEND RD

LANCASTER TN 38569

08-45-27-29-00151.0180
~~KLIEGER KIM +~~

100 BETTYS BEND RD

LANCASTER TN 38569

08-45-27-29-00152.0020
BALLANCE WILSON R + JANICE F

2600 5TH ST SW

LEHIGH ACRES FL 33971

08-45-27-29-00152.0040
~~BALLANCE~~ WILSON R + JANICE F

2600 5TH ST SW

LEHIGH ACRES FL 33971

08-45-27-29-00152.0060
BATES J W SR + FEARNE C

628 YELLOWSTONE CIR

BIRMINGHAM AL 35206

08-45-27-29-00152.0090
HOLLIS SHARON 1/4 INT ETAL

1848 ALBERTA DR

CLEARWATER FL 34616

08-45-27-29-00153.0140
WEST MARK A

3732 DRESDEN ST

COLUMBUS OH 43224

08-45-27-29-00153.0160
WONG RICHARD

808 SW 10TH ST

HALLANDALE FL 33009

08-45-27-29-00153.0180
ENOJADO OSCAR DU +

62 CHARLESTON LN

COTO DE CAZA CA 92679

08-45-27-29-00157.0050
RODMAN MAURICE M + ALVERA G

3220 LEHMAN RD

DEWITT MI 48820

08-45-27-29-00158.0020
ADAMO JOSEPH F +

15-B MACDONALD WAY

PEMBROKE MA 02359

08-45-27-29-00152.0010
RIVERA EDDIE+

2665 HAVENWOOD RD

WEST PALM BEACH FL 33415

08-45-27-29-00152.0030
KANE JOSEPH M

4341 STONEGATE DR

ASHTABULA OH 44004

08-45-27-29-00152.0050
CORNU LUCIEN + MARIE PAULE

RUE MONTGOMERY 40

7721 RAMEGNIES-CHIN BELGIUM

08-45-27-29-00152.0070
BATES J W SR + FEARNE C

628 YELLOWSTONE CIR

BIRMINGHAM AL 35206

08-45-27-29-00152.0100
ATTIA NAIM M +

1300 ROOSEVELT AV

CARTERET NJ 07008

08-45-27-29-00153.0150
WEST MARK A

3732 DRESDEN ST

COLUMBUS OH 43224

08-45-27-29-00153.0170
FARRANDO GUY
C/O J H EDWARDS REALTY
P O BOX 475

CAPE CORAL FL 33910

08-45-27-29-00153.0190
WEST MARK A

3732 DRESDEN ST

COLUMBUS OH 43224

08-45-27-29-00158.0010
BRAEM WILFRIED + RITA

WILHELMIETENLAAN 11

2750 BEVEREN WAAS BELGIUM

08-45-27-29-00158.0030
LEGG PERRY C + JULIA

PO BOX 342

TANNERSVILLE NY 12485

08-45-27-29-00158.0040
JUNG CALVIN F

330 N MAPLE ST APT H

BURBANK CA 91505

08-45-27-31-00168.0010
HSU TEH CHEN +

3510 93RD ST

JACKSON HEIGHTS NY 11372

08-45-27-31-00168.0110
HSU TEN CHEN +

3510 93RD ST

JACKSON HEIGHTS NY 11372

08-45-27-31-00168.0130
HO STEVE YU-HAI +

69-24 168TH ST

FRESH MEADOWS NY 11365

08-45-27-31-00169.0120
SAYRE DOROTHY C

7733 16TH ST NW

WASHINGTON DC 20012

08-45-27-31-00169.0140
BROWN DENNIS G + THERESA M

38 GRAHAM RD

WINDSOR CT 06095

08-45-27-29-00158.0050
SPERRY PHILIP + BERNICE

PO BOX 49

BEMUS POINT NY 14712

08-45-27-31-00168.0020
RAZZINI GLORIA

879 GLADIOLA AV

SEBASTIAN FL 32958

08-45-27-31-00168.0120
CHICONARDA INC

1116 SE 30TH TER

CAPE CORAL FL 33904

08-45-27-31-00169.0110
ROHLIC JOSEPH J + CAROL A

340 DAVIS AVE

KEARNY NJ 07032

08-45-27-31-00169.0130
DITTMER HERBERT C + ARLEDA G

2 ARROWHEAD DR

CARTERSVILLE GA 30120

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