

ADMINISTRATIVE AMENDMENT (PD) ADD2015-00134

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, North Brook Holdings LLC filed an application for an administrative amendment to a Residential Planned Development, RPD on a project known as Stoneybrook North for the following amendment:

- **Adopt a revised Master Concept Plan showing reconfiguration of the internal development tracts, lakes, roadways, open space and update the recreational facilities internal to the development; and**
- **Amend the Schedule of Uses; and**
- **Adopt new Exhibits E and F revising the lake littoral exhibits.**

WHEREAS, the property is located along both sides of Pritchett Parkway, described more particularly as:

LEGAL DESCRIPTION: In Sections 15, 16 & 21, Township 43 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number Z-02-070 (with a subsequent amendment in ADD2013-00083); and

WHEREAS, the subject property is designated as Sub-Outlying Suburban on the Future Land Use Map of the Lee County Comprehensive Plan (Lee Plan); and

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

WHEREAS, the applicant desires to increase the size of the recreational area and allow another ancillary use to the private club; and

WHEREAS, the changes also result in changes to the Master Concept Plan and lake littoral exhibits; and

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

WHEREAS, the Zoning Section staff find the proposed changes are interior to the development, do not increase the allowed density or intensity of the development; do not decrease required and approved buffers or open space; do not result in underutilizing any public resources or infrastructure; do not reduce total open space, buffering, landscaping or preservation areas; and do not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for the following amendments to the Residential Planned Development is **APPROVED**, subject to the following conditions:

AMENDMENTS:

- Adopt a revised Master Concept Plan showing reconfiguration of the internal development tracts, lakes, roadways, open space and update the recreational facilities internal to the development; and
- Amend the Schedule of Uses; and
- Adopt new Exhibits E and F revising the lake littoral exhibits.

CONDITIONS:

1. The terms and conditions of the original zoning resolution, Resolution Number Z-02-070 as amended by ADD2013-00083, remain in full force and effect, except as amended herein.
2. Condition 2 of ADD2013-00083 is hereby amended adopting a new Master Concept Plan and Exhibits E and F. Development must be in compliance with the amended one page Master Concept Plan and Exhibits E and F, for Stoneybrook North attached hereto as Attachment A.
3. Condition 3 of ADD2013-00083 (which amended Condition 2.a. of Resolution Number Z-02-070) is hereby amended. The approved Schedule of uses for this planned development are found in Attachment B.
4. Condition 4 of ADD2013-00083 (which amended Condition 4 of Resolution Z-02-070) is hereby amended as follows:

The Tract ~~L~~ K recreational area must include at a minimum, one multi-purpose field, a playground, and picnic area, or recreational water feature. Facilities for the safe passage of pedestrians & cyclists from one side of Pritchett Parkway to the other as determined by the Director of Development Services at the time of local development order submittal must be provided.

5. Condition 5 of ADD2013-00083 (which amended Condition 14 of Resolution Number Z-02-070) is hereby amended as follows:

Prior to local development order approval, the development order plans must include littoral planting areas in substantial compliance with the "Stoneybrook North Littoral Planting Exhibit," attached as Exhibit E found in Attachment A to this action. ~~stamped "Received Apr 07 2003 Community Development," and attached as Exhibit C (named as Littoral Planting Exhibit (EXHIBIT "E")).~~

All lake littoral zones must be constructed as depicted in Cross-Section B-B. Littoral planting quantities must be consistent with the "Littoral Planting Exhibit, Stoneybrook North" and accompanying table attached as Exhibit F found in Attachment A to this action. ~~stamped "Received May 29 2003 Community Development," and attached as Exhibit C (named as Littoral Planting Exhibit "F" Stoneybrook North).~~ The planting area along the northern ditch expansion must also provide native wetland plants installed three-feet on center.

6. Condition 16 is Resolution Number Z-02-070 is amended as follows:
 16. Lake littoral plantings within Tract K M must be calculated at one littoral plant per linear foot of lake shoreline. One 10-foot-tall tree or two (2) three-gallon shrubs may be substituted for 10 herbaceous plants. Trees and shrubs may be used to count toward up to 50 percent of the required lake littoral planting requirements. A minimum of two (2) native wetland tree species and four (4) native herbaceous plant species must be installed in the Lake 1 (contained within Tract K M).
7. Condition 31 of Resolution Number Z-02-070 is hereby amended as follows:
 31. Lighting
 - a. This project must comply with the recently adopted "Outdoor Lighting Standards" adopted in LDC §34-625.
 - b. Outdoor ballfield lights for the any baseball field located on Tract K are prohibited.
8. Deviation (3) (Resolution Z-02-070) seeks relief from §10-418(2)b which requires the installation of one (1) native wetland herbaceous plant per linear foot of lake shoreline and where trees and shrubs can be substituted for up to 25 percent of the total number of herbaceous plants required; to allow the required plantings to include up to 50 percent trees in the Tract K M lake (Lake L1). This deviation is APPROVED, SUBJECT TO Condition 16.
9. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 10/20/2015 by

Pam Houck, Zoning Manager
Department of Community Development

Attachments:

- A. Amended Master Concept Plan and Exhibits E and F
- B. Amended Schedule of Uses

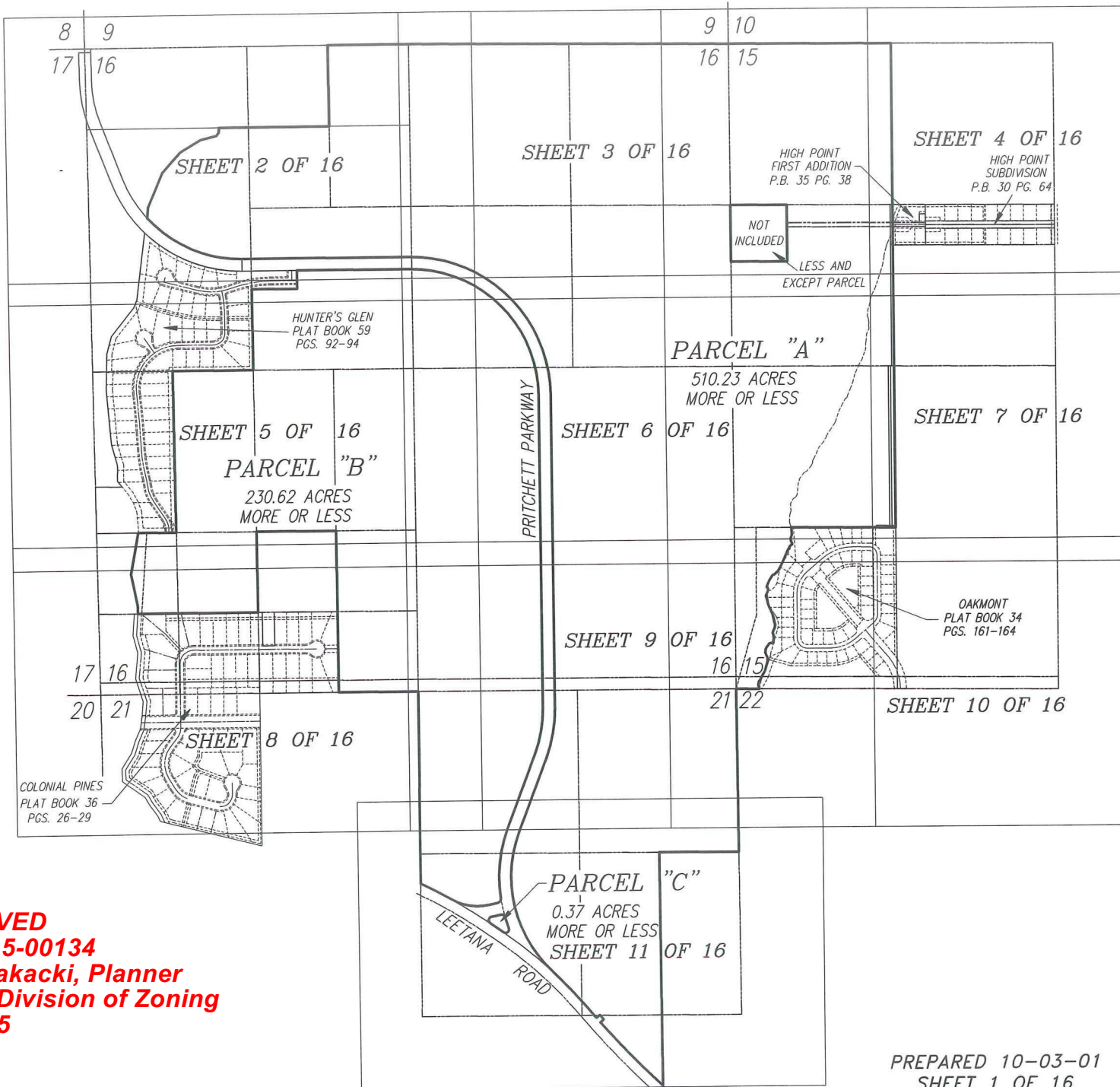
EXHIBIT A

SKETCH OF DESCRIPTIONS

OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(STONEBROOK NORTH)



1" = 1,200'

**LEGEND:**

- O.R. INDICATES OFFICIAL RECORDS BOOK
 PG. INDICATES PAGE.
 P.O.B INDICATES POINT OF BEGINNING
 P.O.C. INDICATES POINT OF COMMENCEMENT
 R/W INDICATES RIGHT-OF-WAY
 (1) INDICATES CURVE NUMBER 1 FROM THE CURVE TABLE
 L1 INDICATES LINE NUMBER 1 FROM THE LINE TABLE
 SUBDIV. INDICATES SUBDIVISION

NOTES:

- 1.) PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.
- 2.) BEARINGS ARE BASID ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.89°29'37"E.
- 3.) PARCELS CONTAIN 741.22 ACRES MORE OR LESS.

SEE SHEETS 13 THROUGH 16
FOR DESCRIPTIONS.

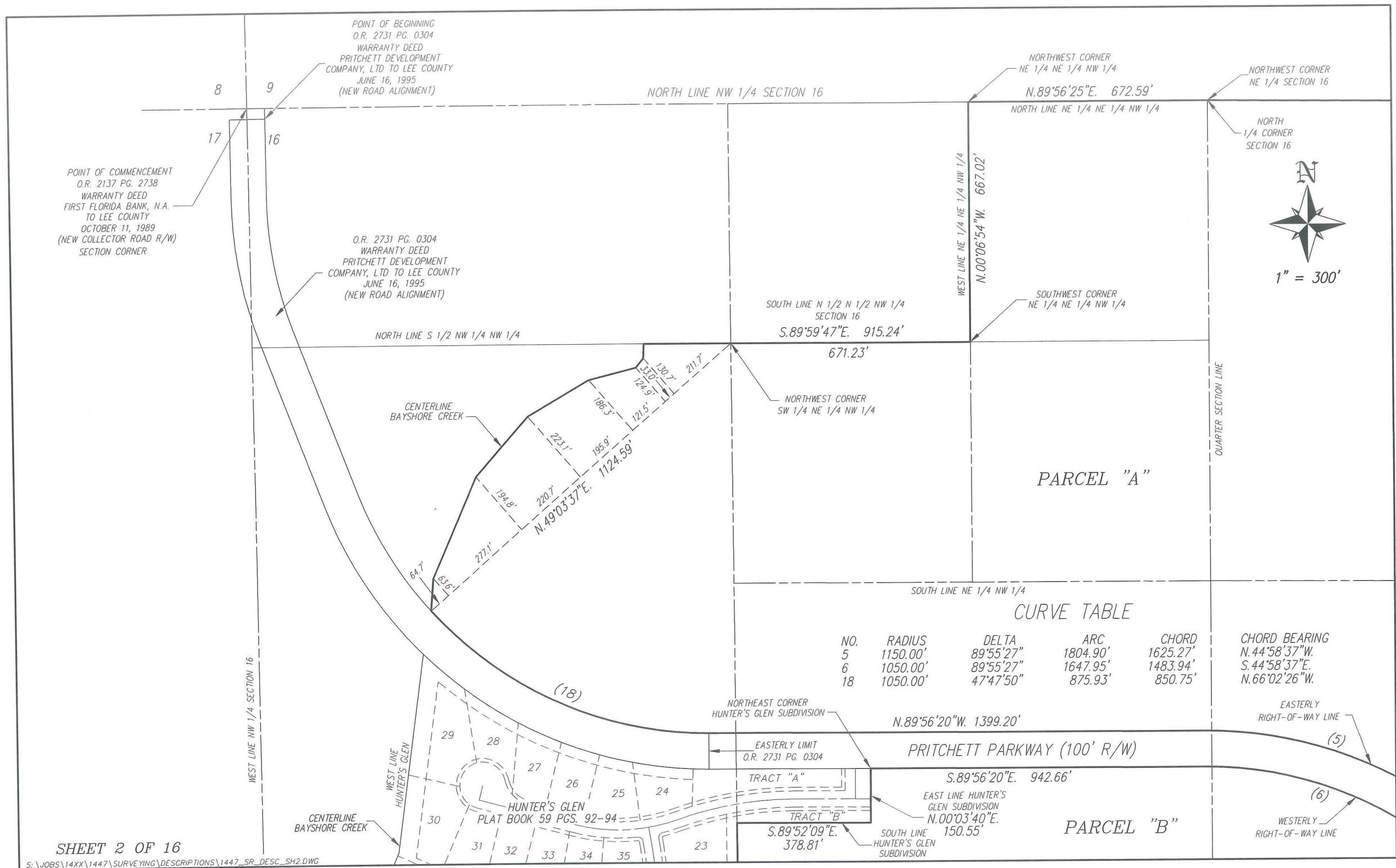
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IS NOT A BOUNDARY SURVEY

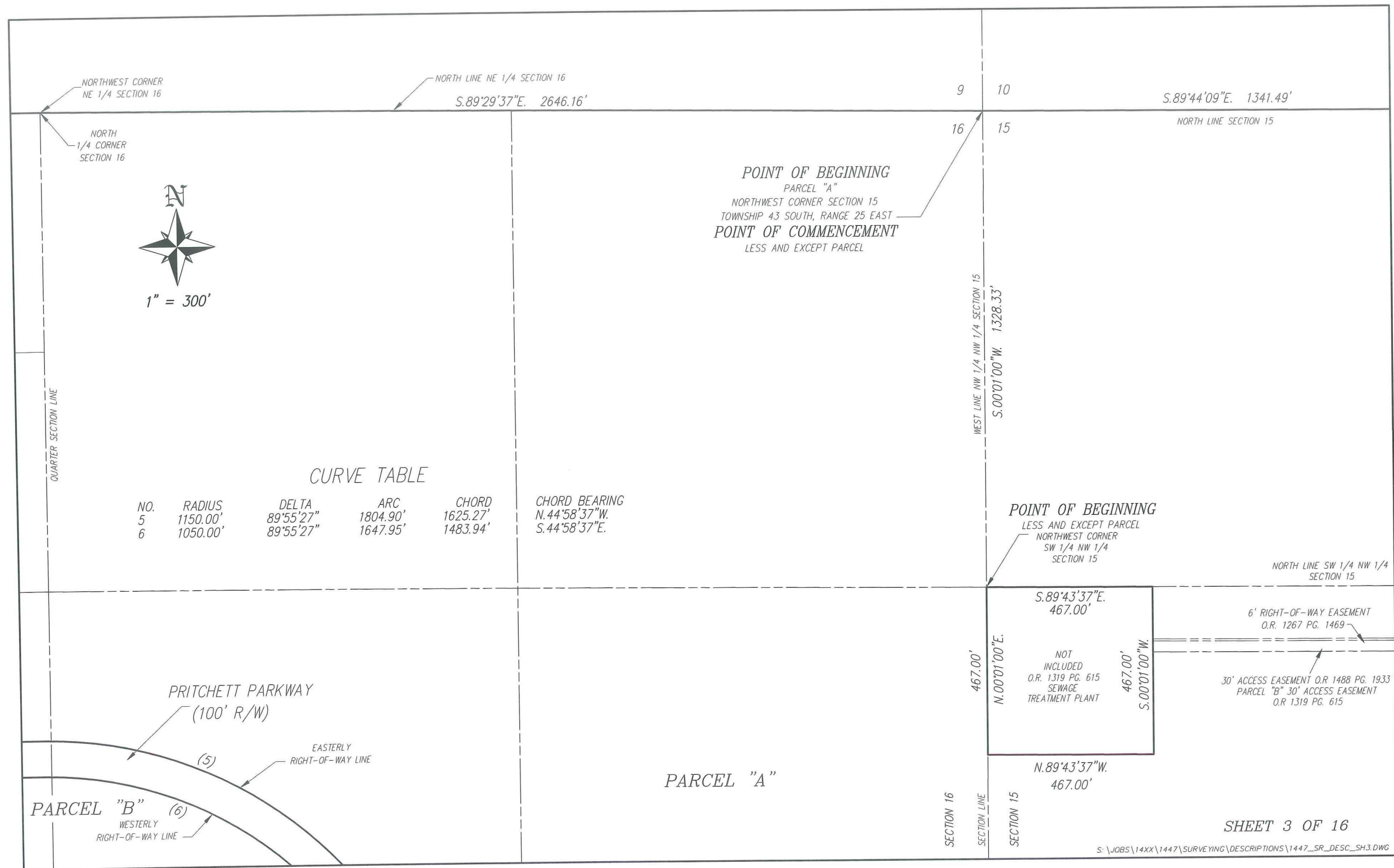
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4909

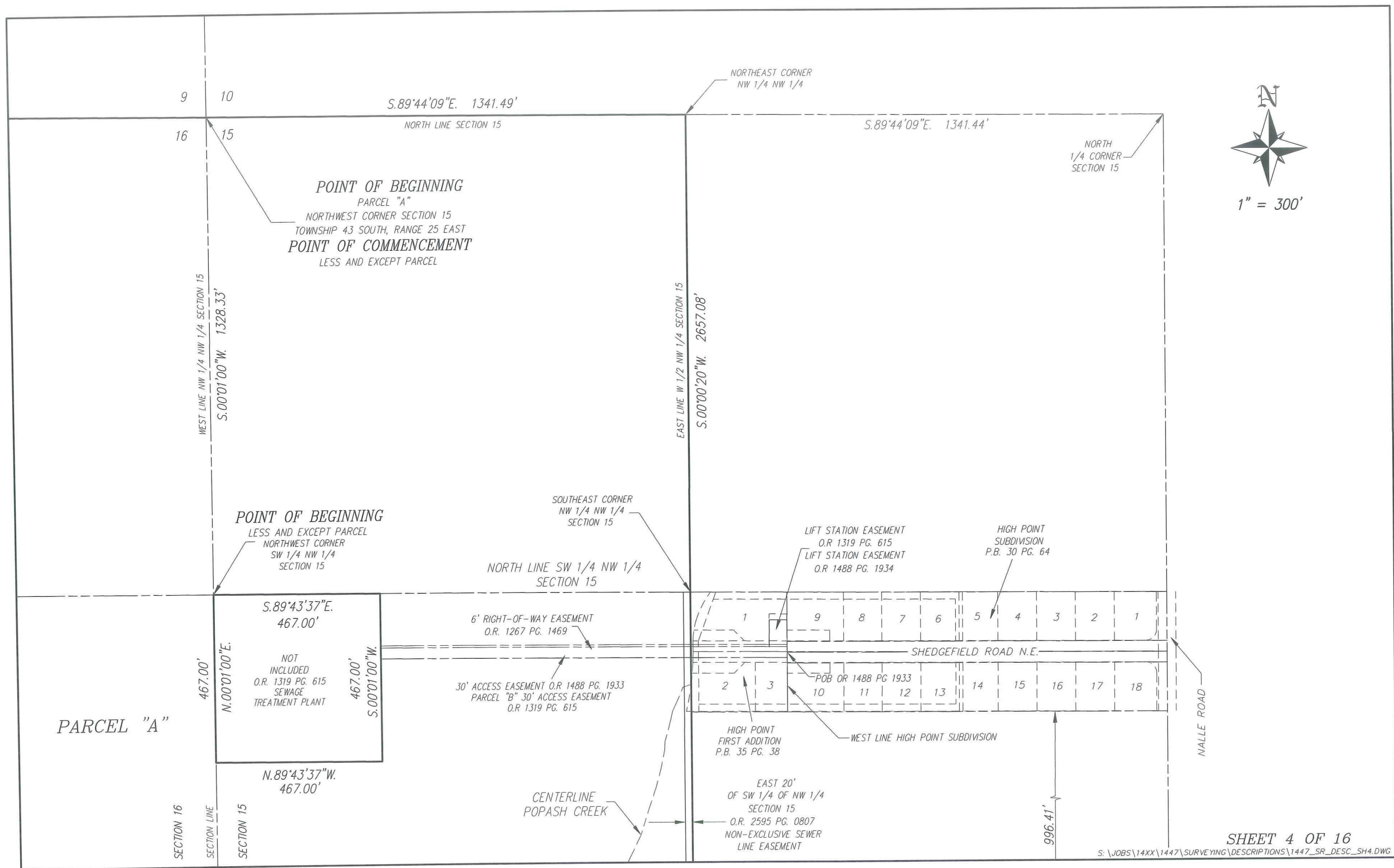
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

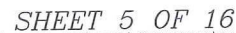
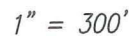
PREPARED 10-03-01
SHEET 1 OF 16

APPROVED
ADD2015-00134
Chick Jakacki, Planner
Lee Co Division of Zoning
8/5/2015

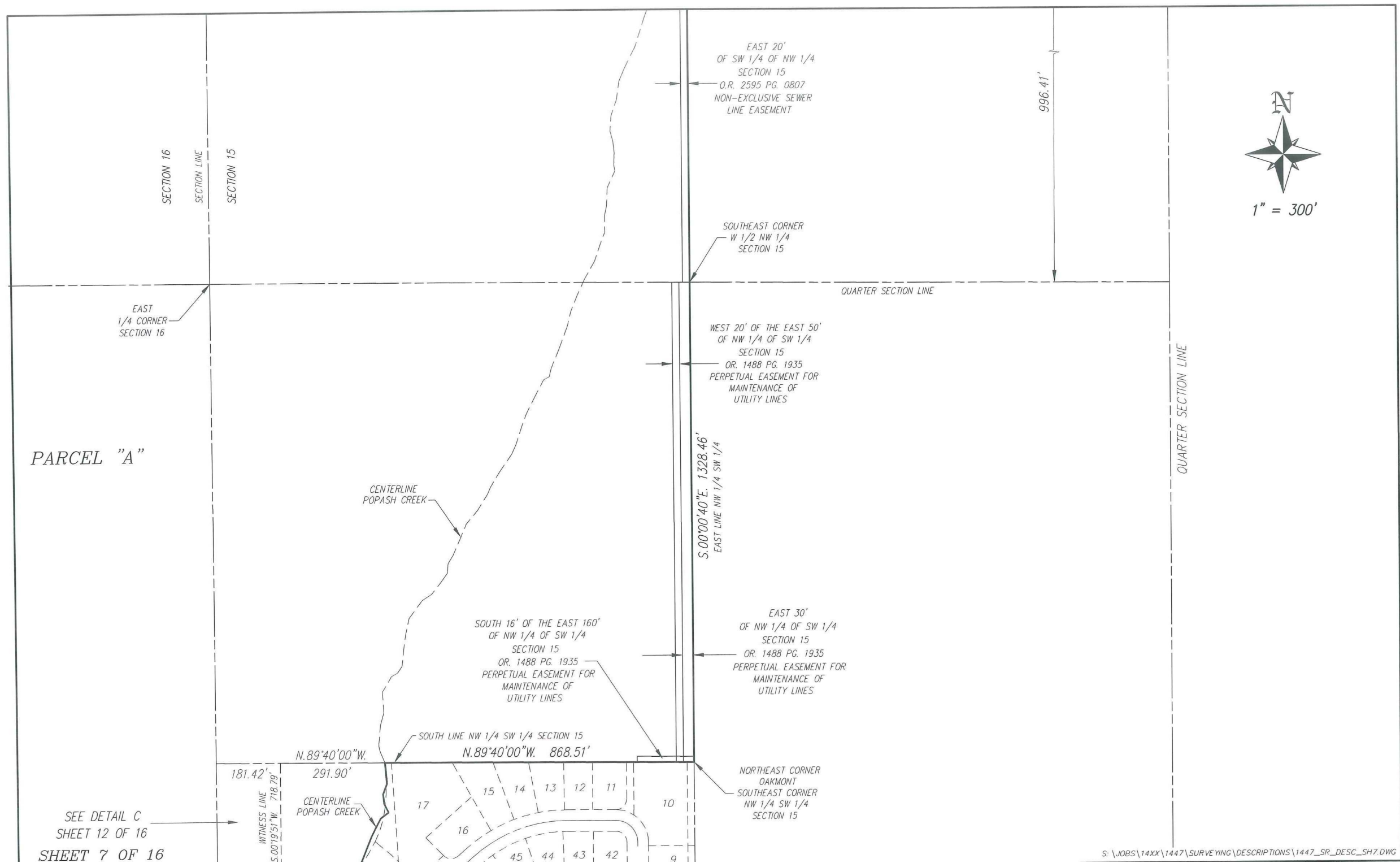








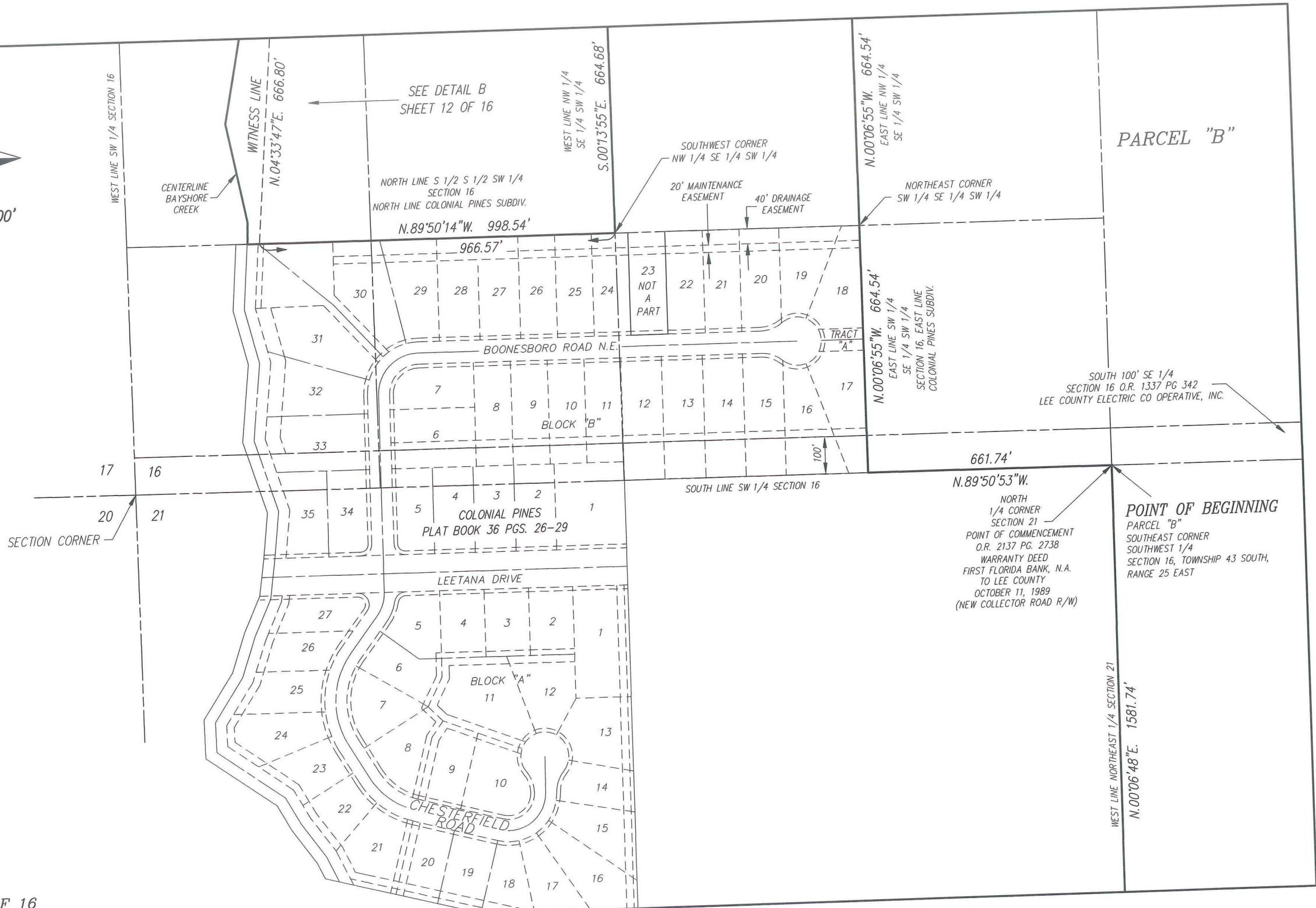


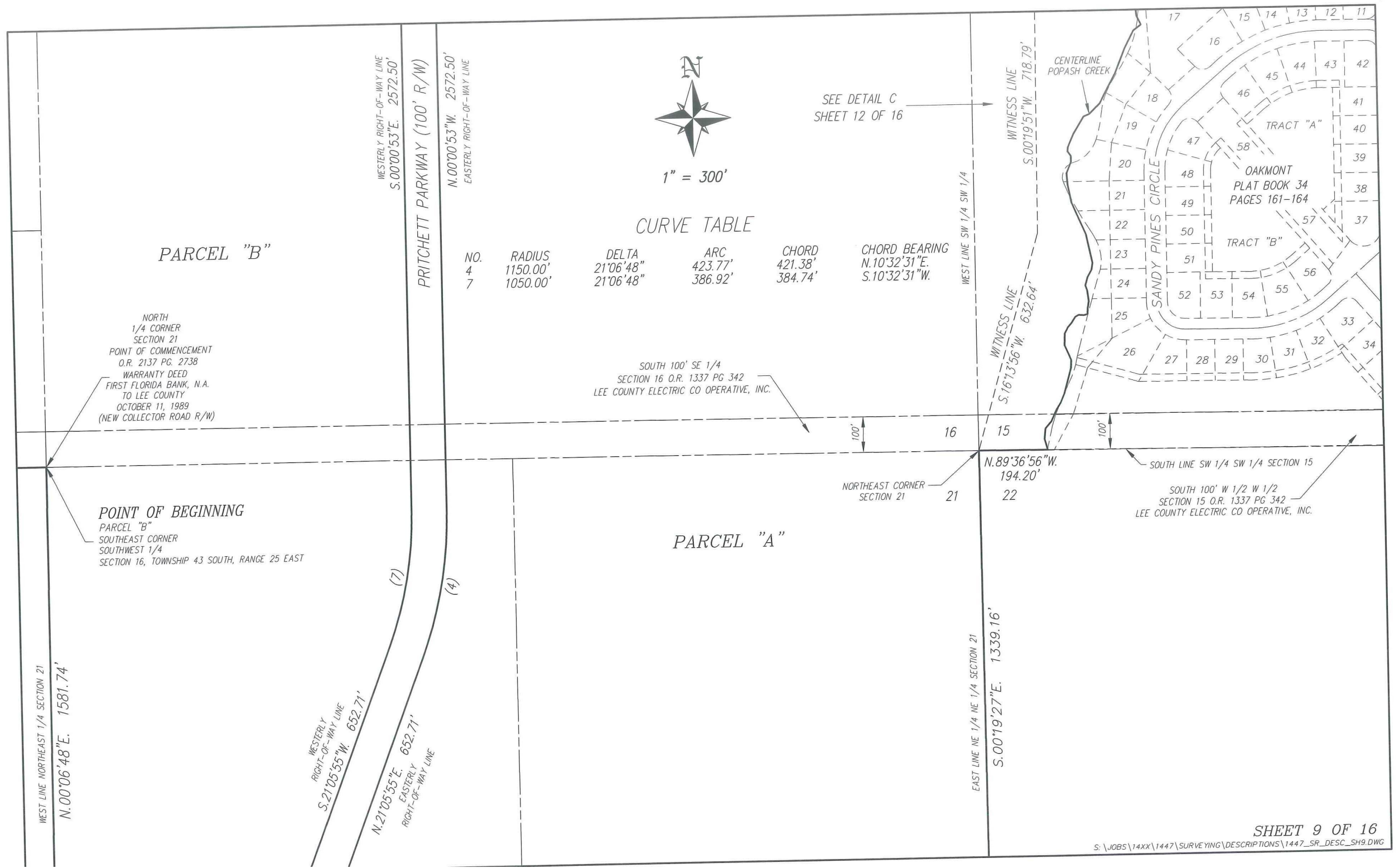


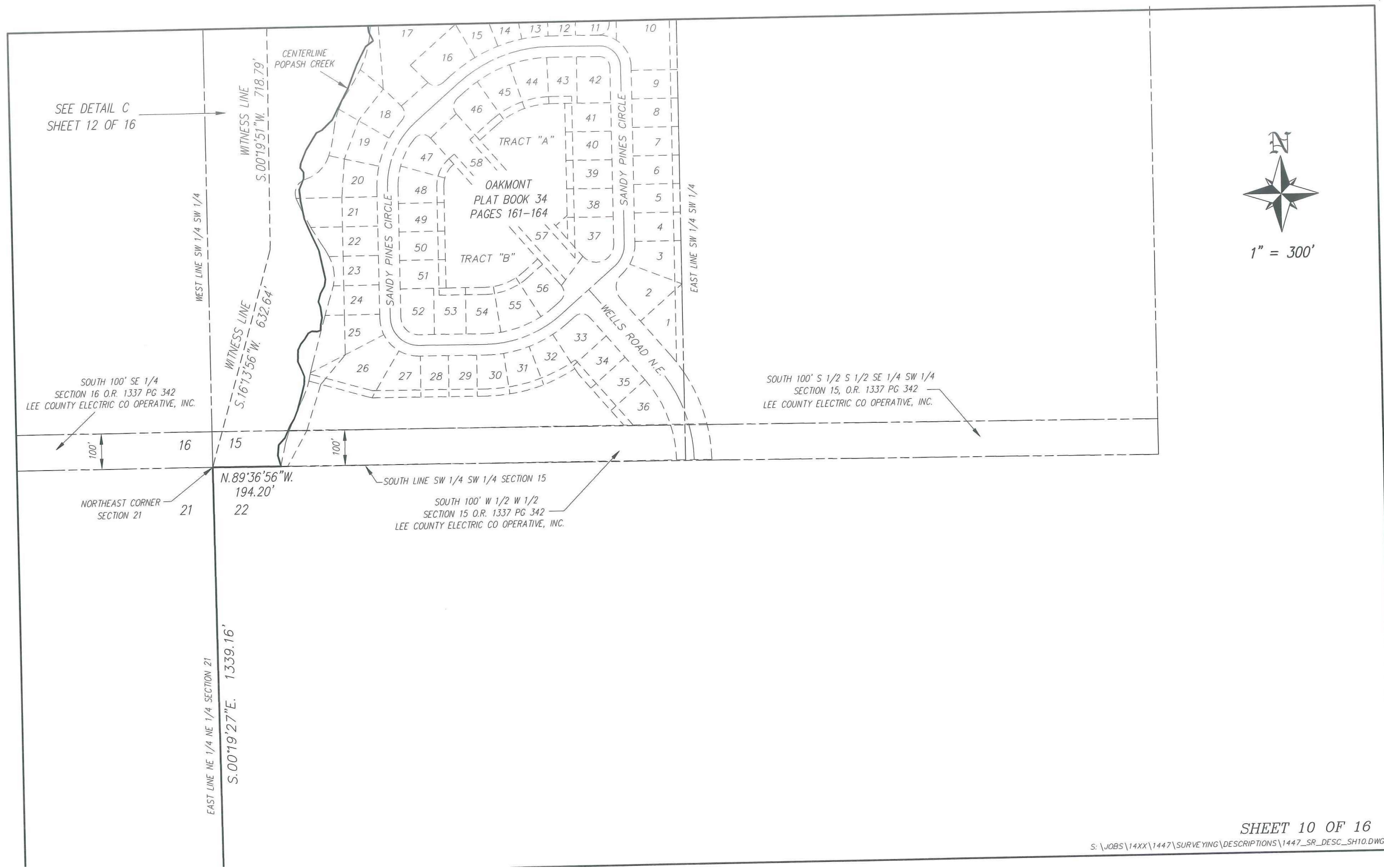
SEE DETAIL C
SHEET 12 OF 16

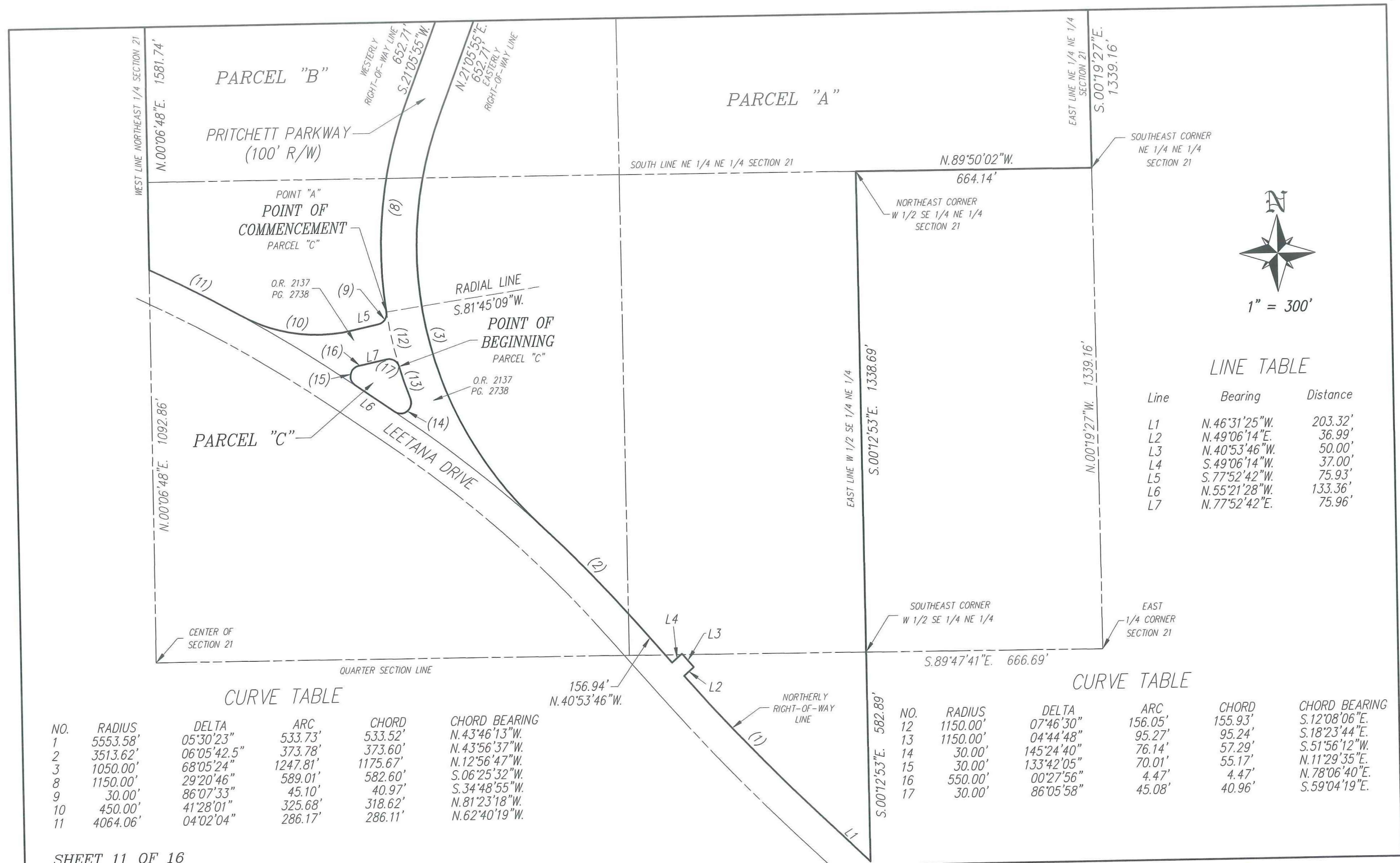


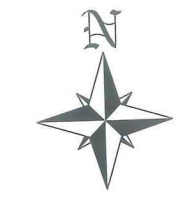
1" = 300'



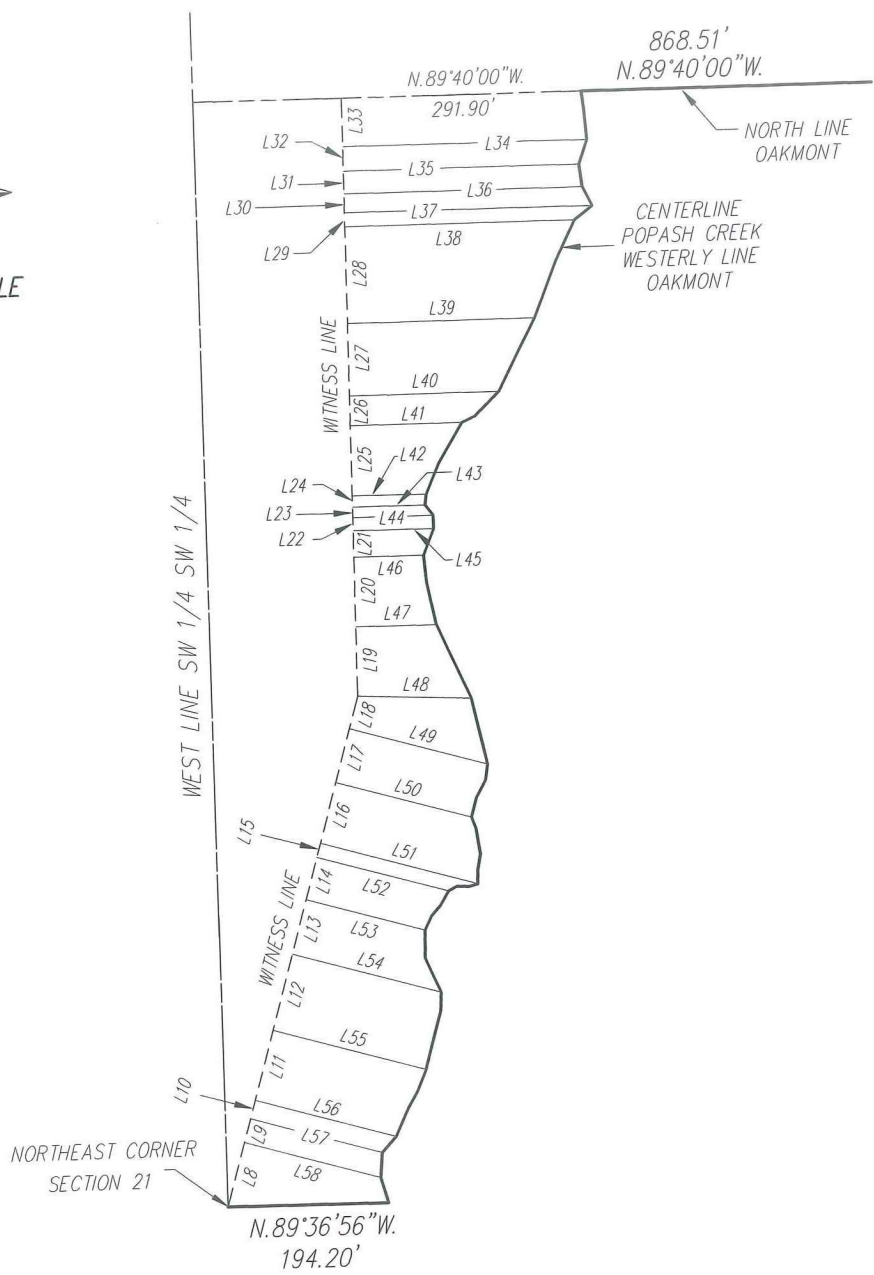








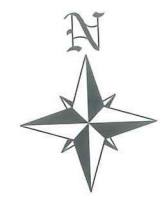
NOT TO SCALE



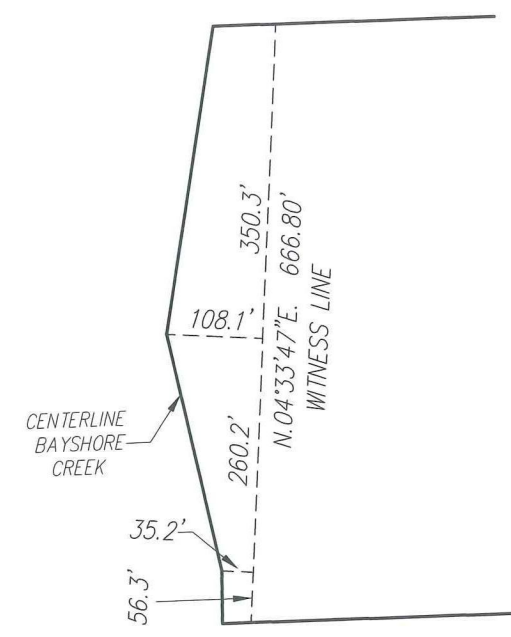
DETAIL C
NOT TO SCALE

LINE TABLE

Line	Bearing	Distance
L8	N.16°13'56"E.	79.4'
L9	N.16°13'56"E.	29.6'
L10	N.16°13'56"E.	23.1'
L11	N.16°13'56"E.	86.7'
L12	N.16°13'56"E.	94.4'
L13	N.16°13'56"E.	67.3'
L14	N.16°13'56"E.	52.6'
L15	N.16°13'56"E.	17.2'
L16	N.16°13'56"E.	75.4'
L17	N.16°13'56"E.	66.6'
L18	N.16°13'56"E.	40.3'
L19	N.00°19'51"E.	83.1'
L20	N.00°19'51"E.	83.7'
L21	N.00°19'51"E.	31.8'
L22	N.00°19'51"E.	16.0'
L23	N.00°19'51"E.	12.6'
L24	N.00°19'51"E.	13.2'
L25	N.00°19'51"E.	84.6'
L26	N.00°19'51"E.	35.8'
L27	N.00°19'51"E.	87.0'
L28	N.00°19'51"E.	116.4'
L29	N.00°19'51"E.	16.7'
L30	N.00°19'51"E.	22.7'
L31	N.00°19'51"E.	27.4'
L32	N.00°19'51"E.	29.4'
L33	N.00°19'51"E.	58.4'
L34	S.89°40'09"E.	297.3'
L35	S.89°40'09"E.	286.4'
L36	S.89°40'09"E.	289.9'
L37	S.89°40'09"E.	301.4'
L38	S.89°40'09"E.	279.0'
L39	S.89°40'09"E.	227.1'
L40	S.89°40'09"E.	181.1'
L41	S.89°40'09"E.	135.2'
L42	S.89°40'09"E.	89.7'
L43	S.89°40'09"E.	88.0'
L44	S.89°40'09"E.	97.6'
L45	S.89°40'09"E.	97.8'
L46	S.89°40'09"E.	84.3'
L47	S.89°40'09"E.	97.7'
L48	S.87°00'59"E.	137.8'
L49	S.73°46'04"E.	172.6'
L50	S.73°46'04"E.	169.4'
L51	S.73°46'04"E.	196.7'
L52	S.73°46'04"E.	164.5'
L53	S.73°46'04"E.	148.4'
L54	S.73°46'04"E.	185.7'
L55	S.73°46'04"E.	191.1'
L56	S.73°46'04"E.	176.0'
L57	S.73°46'04"E.	164.7'
L58	S.73°46'04"E.	170.2'



NOT TO SCALE



DETAIL B
NOT TO SCALE

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION
OF
PARCELS OF LAND
LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

TRACTS OR PARCELS OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 15, 16 AND 21 TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°44'09"E. ALONG THE NORTH LINE OF SAID SECTION 15 FOR 1341.49 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.00°00'20"W. ALONG THE EAST LINE OF SAID FRACTION FOR 2657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.00°00'40"E. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 FOR 1328.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION THE SAME BEING THE NORTHEAST CORNER OF OAKMONT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 AT PAGES 161 THROUGH 164 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°40'00"W. ALONG THE SOUTH LINE OF SAID FRACTION AND THE NORTH LINE OF SAID OAKMONT FOR 868.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 THE SAME BEING THE SOUTHWEST CORNER OF SAID OAKMONT; THENCE N.89°36'56"W. ALONG SAID SOUTH LINE FOR 194.20 FEET TO THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.00°19'27"E. ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 FOR 1339.16 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N.89°50'02"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 664.14 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°12'53"E. ALONG THE EAST LINE OF SAID FRACTION FOR 1338.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE CONTINUE S.00°12'53"E. 582.89 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N.46°31'25"W. ALONG SAID NORTHERLY LINE FOR 203.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5553.58 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 05°30'23.2" FOR 533.73 FEET; THENCE N.49°06'14"E. ALONG SAID NORTHERLY LINE FOR 36.99 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 50.00 FEET; THENCE S.49°06'14"W. ALONG SAID NORTHERLY LINE FOR 37.00 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 156.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 3513.62 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 06°05'42.5" FOR 373.78 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 1050.00 FEET; THENCE

SHEET 13 OF 16

NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°05'24" FOR 1247.81 FEET; THENCE N.21°05'55"E. ALONG SAID EASTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 423.77 FEET; THENCE N.00°00'53"W. ALONG SAID EASTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 89°55'27" FOR 1804.90 FEET; THENCE N.89°56'20"W. ALONG SAID EASTERLY LINE FOR 1399.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°47'50" FOR 875.93 FEET; TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°59'47"E. ALONG SAID SOUTH LINE FOR 915.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N.00°06'54"W. ALONG THE WEST LINE OF SAID FRACTION FOR 667.02 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE N.89°56'25"E. ALONG SAID NORTH LINE FOR 672.59 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S.89°29'37"E. ALONG THE NORTH LINE OF SAID SECTION FOR 2646.16 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL

COMMENCING AT NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.00°01'00"W. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 FOR 1328.33 FEET TO THE POINT OF BEGINNING THE SAME BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.89°43'37"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S.00°01'00"W. FOR 467.00 FEET; THENCE N.89°43'37"W. FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N.00°01'00"E. ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE POINT OF BEGINNING.

PARCEL "A" CONTAINS 510.23 ACRES MORE OR LESS.

AND: PARCEL "B"

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.89°50'53"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 661.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 THE SAME BEING A POINT ON THE EAST LINE OF COLONIAL PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 AT PAGES 26 THROUGH 29 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°06'55"W. ALONG SAID EAST LINE FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID COLONIAL PINES; THENCE N.00°06'55"W. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N.89°49'35"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 664.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE S.00°13'55"E. ALONG THE EAST LINE OF SAID FRACTION FOR 664.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE N.89°50'14"W. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES FOR 998.54 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE

CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THE SAME BEING THE SOUTH LINE OF HUNTER'S GLEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGES 92 THROUGH 94 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE S.89°49'35"E. ALONG SAID SOUTH LINE FOR 316.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND SAID HUNTER'S GLEN; THENCE N.00°20'57"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 1329.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 AND SAID HUNTER'S GLEN; THENCE S.89°48'18"E. ALONG SAID SOUTH LINE FOR 667.18 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°13'55"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 666.28 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID HUNTER'S GLEN; THENCE S.89°52'09"E. ALONG SAID SOUTH LINE FOR 378.81 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°03'40"E. ALONG SAID EAST LINE FOR 150.55 FEET TO THE NORTHEAST CORNER OF SAID HUNTER'S GLEN, THE SAME BEING AN INTERSECTION WITH THE WESTERLY LINE OF PRITCHETT PARKWAY (100 FEET WIDE); THENCE S.89°56'20"E. ALONG SAID WESTERLY LINE FOR 942.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 89°55'27" FOR 1647.95 FEET; THENCE S.00°00'53"E. ALONG SAID WESTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 386.92 FEET; THENCE S.21°05'55"W. ALONG SAID WESTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 29°20'46" FOR 589.01 FEET TO **POINT "A"** THE SAME BEING AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRITCHETT PARKWAY AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°07'33" FOR 45.10 FEET; THENCE S.77°52'42"W. ALONG SAID NORTHERLY LINE FOR 75.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 41°28'01" FOR 325.68 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LEETANA DRIVE (86 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 4064.06 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 04°02'04" FOR 286.17 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.00°06'48"E. ALONG SAID WEST LINE FOR 1581.74 FEET TO THE **POINT OF BEGINNING**.

PARCEL "B" CONTAINS 230.62 ACRES MORE OR LESS.

AND: PARCEL "C"

COMMENCING AT THE AFOREMENTIONED **POINT "A"** THE SAME BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.81°45'09"W.; THENCE; SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°46'30" FOR 156.05 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) THROUGH A CENTRAL ANGLE OF 04°44'48" FOR 95.27 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 145°24'40" FOR 76.14 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N.55°21'28"W. ALONG SAID NORTHERLY LINE FOR 133.36 FEET TO AN INTERSECTION WITH THE

SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 133°42'05" FOR 70.01 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 550.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 00°27'56" FOR 4.47 FEET; THENCE N.77°52'42"E. ALONG SAID SOUTHERLY LINE FOR 75.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°05'58" FOR 45.08 FEET TO THE **POINT OF BEGINNING**.

PARCEL "C" CONTAINS 0.37 ACRES MORE OR LESS.

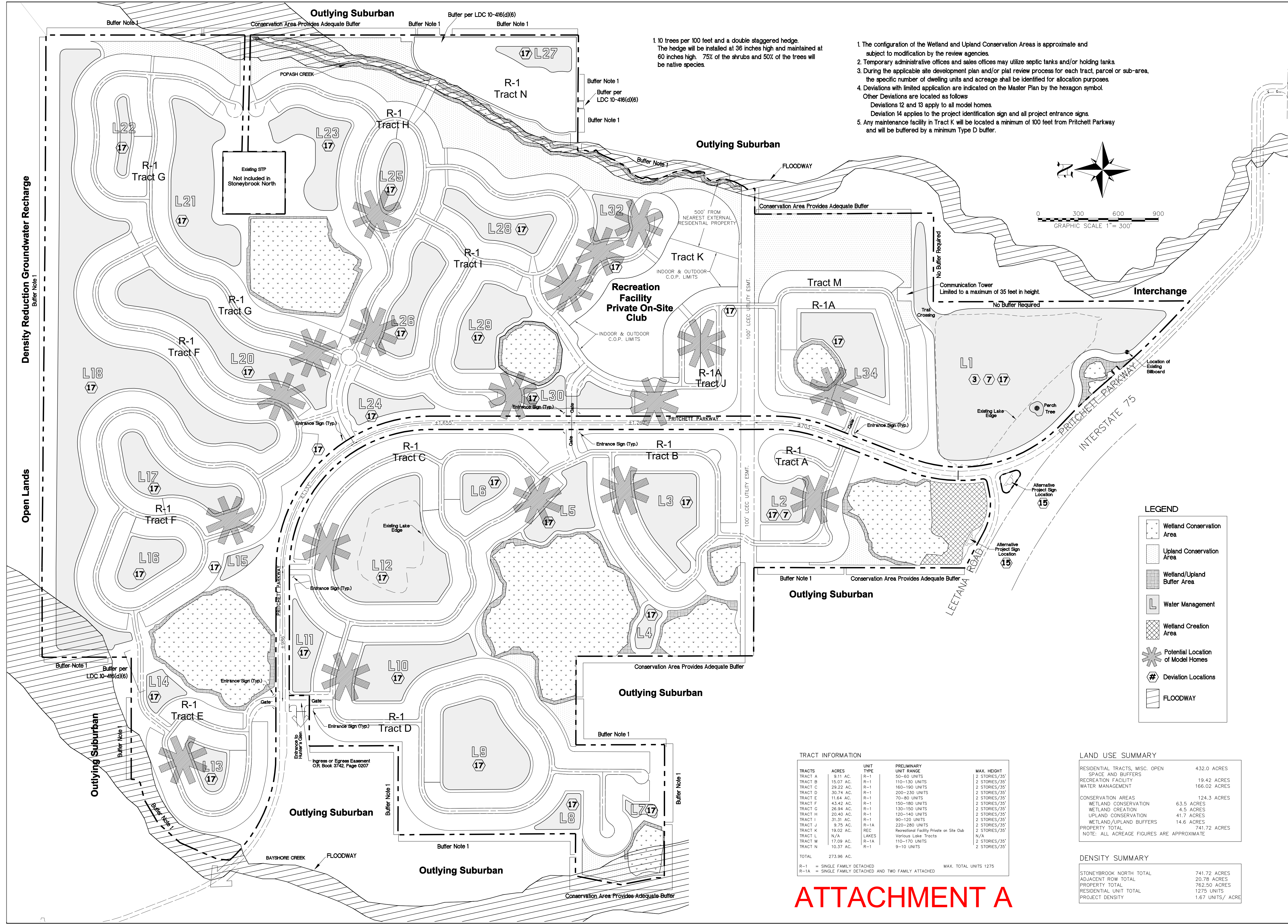
PARCELS CONTAIN 741.22 ACRES MORE OR LESS.

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

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.89°29'37"E.

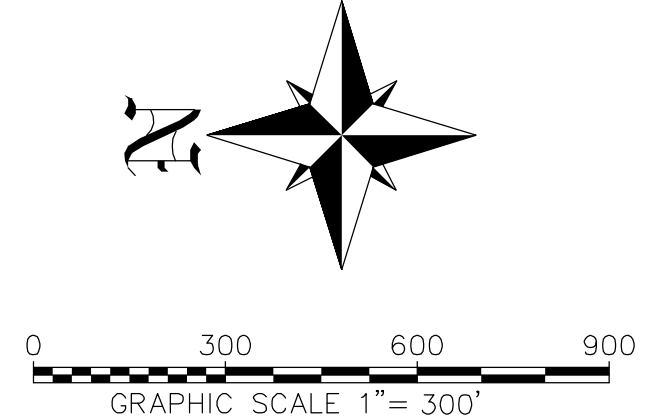
DESCRIPTION PREPARED 10-03-01

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1. 10 trees per 100 feet and a double staggered hedge. The hedge will be installed at 36 inches high and maintained at 60 inches high. 75% of the shrubs and 50% of the trees will be native species.

- The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
- Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
- During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
- Deviations with limited application are indicated on the Master Plan by the hexagon symbol. Other Deviations are located as follows:
 - Deviations 12 and 13 apply to all model homes.
 - Deviation 14 applies to the project identification sign and all project entrance signs.
- Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buffered by a minimum Type D buffer.



- LEGEND**
- Wetland Conservation Area
 - Upland Conservation Area
 - Wetland/Upland Buffer Area
 - Water Management
 - Wetland Creation Area
 - Potential Location of Model Homes
 - Deviation Locations
 - FLOODWAY

TRACT INFORMATION					
TRACTS	ACRES	UNIT TYPE	PRELIMINARY UNIT RANGE	MAX. HEIGHT	
TRACT A	9.11 AC.	R-1	50-60 UNITS	2 STORIES/35'	
TRACT B	15.07 AC.	R-1	110-130 UNITS	2 STORIES/35'	
TRACT C	29.22 AC.	R-1	160-190 UNITS	2 STORIES/35'	
TRACT D	30.74 AC.	R-1	200-230 UNITS	2 STORIES/35'	
TRACT E	11.64 AC.	R-1	70-80 UNITS	2 STORIES/35'	
TRACT F	43.42 AC.	R-1	150-180 UNITS	2 STORIES/35'	
TRACT G	26.94 AC.	R-1	130-150 UNITS	2 STORIES/35'	
TRACT H	20.40 AC.	R-1	120-140 UNITS	2 STORIES/35'	
TRACT I	31.31 AC.	R-1	90-120 UNITS	2 STORIES/35'	
TRACT J	9.75 AC.	R-1A	220-280 UNITS	2 STORIES/35'	
TRACT K	19.02 AC.	REC	Recreational Facility Private on Site Club	2 STORIES/35'	
TRACT L	N/A	LAKES	Various Lake Tracts	N/A	
TRACT M	17.09 AC.	R-1A	110-170 UNITS	2 STORIES/35'	
TRACT N	10.37 AC.	R-1	9-10 UNITS	2 STORIES/35'	
TOTAL		273.96 AC.			
R-1 = SINGLE FAMILY DETACHED					
R-1A = SINGLE FAMILY DETACHED AND TWO FAMILY ATTACHED					
				MAX. TOTAL UNITS 1275	

LAND USE SUMMARY	
RESIDENTIAL TRACTS, MISC. OPEN SPACE AND BUFFERS	432.0 ACRES
RECREATION FACILITY	19.42 ACRES
WATER MANAGEMENT	166.02 ACRES
CONSERVATION AREAS	124.3 ACRES
WETLAND CONSERVATION	63.5 ACRES
WETLAND CREATION	4.5 ACRES
UPLAND CONSERVATION	41.7 ACRES
WETLAND/UPLAND BUFFERS	14.6 ACRES
PROPERTY TOTAL	741.72 ACRES
NOTE: ALL ACREAGE FIGURES ARE APPROXIMATE	

DENSITY SUMMARY	
STONEYBROOK NORTH TOTAL	741.72 ACRES
ADJACENT ROW TOTAL	20.78 ACRES
PROPERTY TOTAL	762.50 ACRES
RESIDENTIAL UNIT TOTAL	1275 UNITS
PROJECT DENSITY	1.67 UNITS/ ACRE

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33906
PHONE: (239) 939-3490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEYING LICENSE # LB 6690
WWW.BANKSENG.COM

BANKS

ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

DATE	PROJECT	DRAWING	DESIGN	CHECKED	SCALE	SHEET
5/6/2014	1447	_MCP	EMH	EMH	1" = 300'	1

MASTER CONCEPT PLAN

STONEYBROOK NORTH

LEE COUNTY, FLORIDA

ATTACHMENT A



Professional Engineers, Planners & Land Surveyors

SCHEDULE OF USES

ADD2015-00134

Administrative Offices

Agriculture – SUBJECT TO Condition 24

Accessory uses and structures

Club, Private (Limited to Tract L **K**)

Consumption on premises (LDC Section 34-1261 et seq.) Indoor and Outdoor

Food and beverage service, limited

Health Club and Spa

Parking lot, accessory

Rental or leasing establishment, Group I – limited to bicycles, tennis rackets and other small equipment for use by members of the private club

Specialty Retail Shop, Group I

Communication Tower – limited to one on the north side of Tract L **K** and limited to a maximum of 35 feet in height

Dwelling Unit – limited to a maximum of 1,275 units consisting of:

Conventional Single-family Residence

(May be constructed on all R-1 residential tracts)

See Note 1.

Two-family attached (Limited to Tracts J and K **M**)

See Note 1.

Conventional Single-family Detached Residential lots located on the northern boundary of the project in Tracts F and G, must be no less than 7,500 square feet in area within 500 feet of the northern boundary.

Entrance Gate and Gatehouse, in compliance with §34-1748

Essential Services

Essential Services Facilities, Group I

Excavation, water retention

Fences, walls

Home occupation

Model Home, Model Unit and Model

Display Group

Real Estate Sales Office (Temporary sales office limited to Tract L **K** and limited to The sale of lots or units within the development only)

Recreation Facilities, Personal

Recreation Facilities, Private on-site

Parking lot, accessory

Residential Accessory Uses

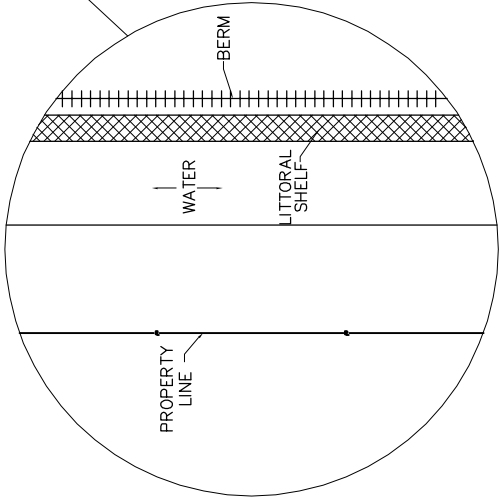
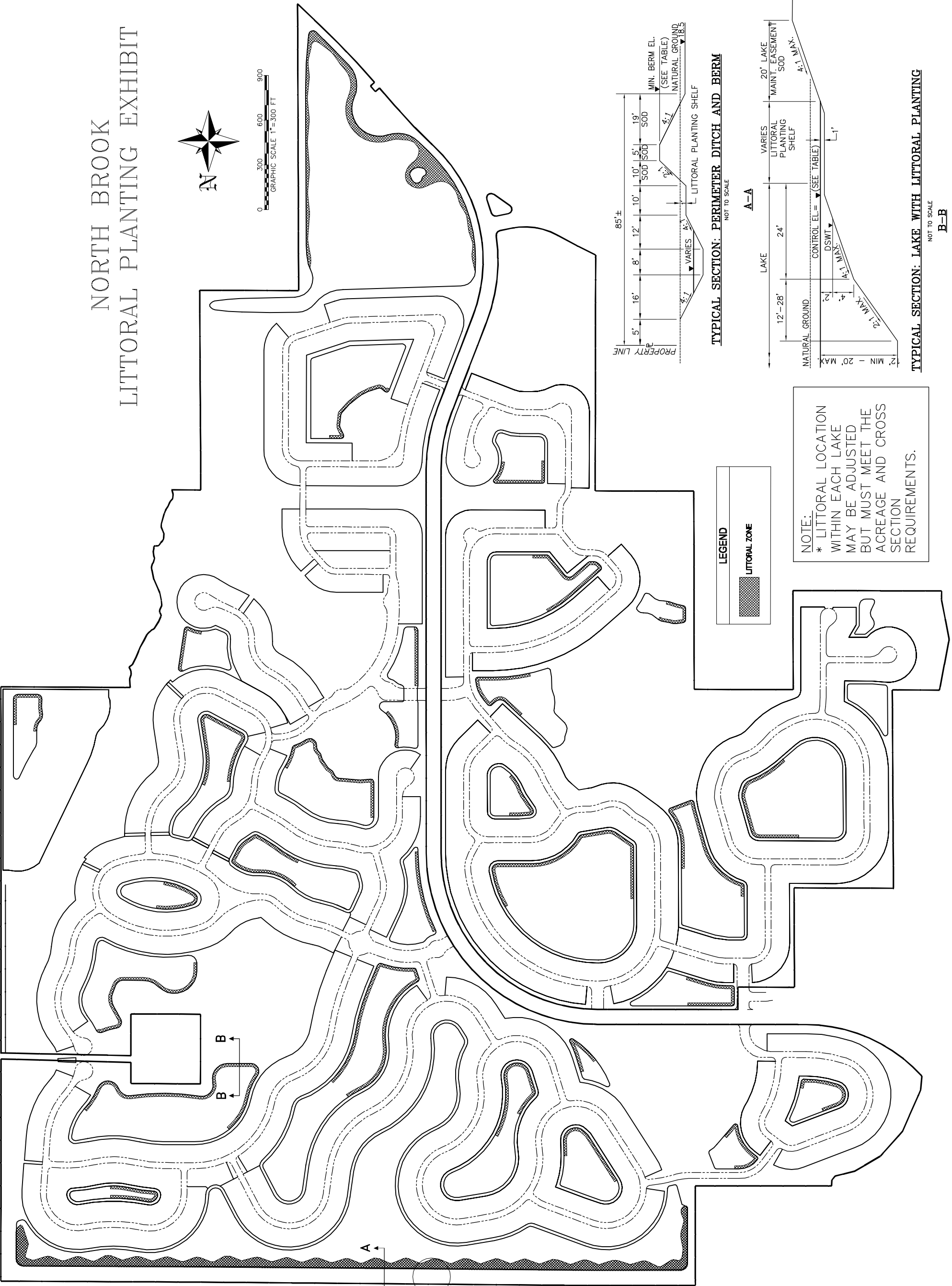
Signs, including one existing billboard located on the southwest side of Lake L1, all in Compliance with LDC Chapter 30 except as approved by deviation

• SERVING THE STATE OF FLORIDA •

Temporary uses (§34-3041)

Note 1: Single-family dwelling units may be constructed on all R-1 and R-1A residential tracts. Two-family attached dwelling units may be constructed only on R-1A residential tracts (Tracts J and ~~K~~ **M**).

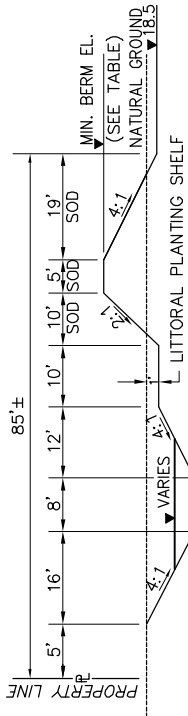
NORTH BROOK
LITTORAL PLANTING EXHIBIT



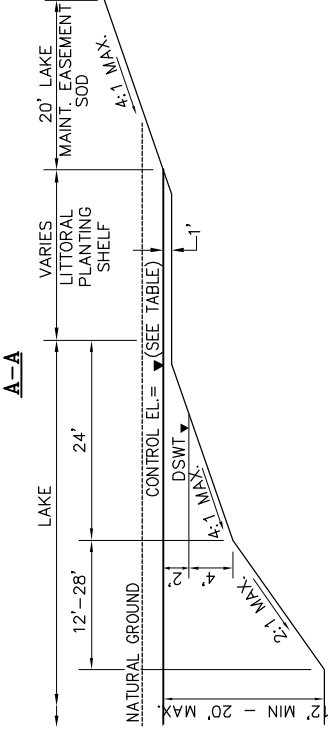
LEGEND

**LITTORAL ZONE**

NOTE:
* LITTORAL LOCATION
WITHIN EACH LAKE
MAY BE ADJUSTED
BUT MUST MEET THE
ACREAGE AND CROSS
SECTION
REQUIREMENTS.



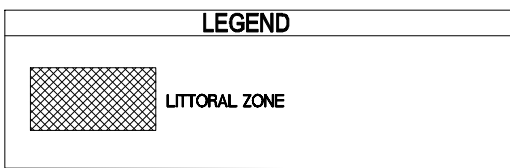
TYPICAL SECTION: PERIMETER DITCH AND BERM
NOT TO SCALE



TYPICAL SECTION: LAKE WITH LITTORAL PLANTING
NOT TO SCALE

B-B

* LAKE 24 IS AN IRRIGATION LAKE THAT IS NOT INCLUDED IN THE STORMWATER MANAGEMENT SYSTEM. NO LITTORAL PLANTINGS ARE REQUIRED FOR LAKE 24.



* LITTORAL LOCATION WITHIN EACH LAKE MAY BE ADJUSTED BUT MUST MEET THE ACREAGE AND CROSS SECTION REQUIREMENTS.

EXHIBIT "F"