APPLICATION TO AMEND A PLANNED DEVELOPMENT OR PUD and/or APPLICATION FOR FINAL PLAN APPROVAL IN UNINCORPORATED AREAS ONLY

[LDC Section 34-380 or 34-1037]

Project Name: Stoneybrook North

Current Zoning: RPD

☒ Amendment to a PD or PUD to allow: _____

☐ Final Plan Approval for: _____

1. **Name of Applicant:** North Brook Holdings, LLC
   Address: 2502 N. Rocky Point Drive, Suite 1050
   City, State, Zip: Tampa, FL 33607
   Phone Number: 813-288-8078
   E-mail Address: Kgoyani@mdgflorida.com

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**
   ☒ Applicant is the sole owner of the property. **[34-201; 34-204]**
   ☐ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202; 34-204]**

3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202; 34-204]**
   a. **Company Name:** Banks Engineering
   Contact Person: Samuel W. Marshall
   Address: 10511 Six Mile Cypress Pkwy., Suite 101
   City, State, Zip: Fort Myers, FL 33966
   Phone Number: 239-939-5490 Email: SMarshall@bankseng.com

   b. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. **[34-202; 34-204]**

4. **Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]**
   Name: N/A
   Address: _____
   City, State, Zip: _____
   Phone Number: _____ E-mail: _____

5. **Disclosure of Interest [34-201; 34-204]:**
   ☒ Attach Disclosure of Interest Form. **[34-201; 34-204]**

6. **STRAP Number(s) [34-204]:**
   See Attached

7. **Street Address of Property:** Pritchett Parkway

RECEIVED
JUL 31 2015
COMMUNITY DEVELOPMENT

ADD 2015-00134

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

8. **Legal Description (must submit one):**
   - ☒ Legal description (metes and bounds) and sealed sketch of the legal description. **[34-204]**
   - **OR**
   - ☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.) **[34-204]**

9. **Lee Plan (Future Land Use) Designation [34-204]:** Sub-outlying Suburban

10. **Original Project Name**: Heritage Creek

11. **Original Rezoning Resolution Number:** 2-02-070

12. **Subsequent Zoning Action Resolution/Case Numbers** (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to original rezoning. Include Resolution Numbers and Case Numbers (provide added sheets, if necessary).
    ADD2013-00083

13. **Development Order Numbers** (if any): List all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary).
    DOS2007-00098
    LDO2010-00024

14. **Written Narrative:** Provide a written narrative statement explaining exactly what is proposed.

15. **Deviations:** If any relief is requested from the provisions of the Lee County Land Development Code (LDC), provide a **written explanation** of the specific relief requested (a schedule of deviations). Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Include specific references to any section (number{s} and name{s}) of the LDC from which relief is sought including why the requested relief is necessary and how it will affect the project. All deviation requests must be specifically keyed to the location on the Master Concept Plan or Final Plan. **[34-373]**

16. **Planning Community or Community Plan Area*:** Bayshore
    *If in Caloosahatchee Shores **[33-1482]**, Captiva **[33-1612]**, Estero **[33-64]**, Lehigh Acres **[33-1401]**, North Fort Myers **[33-1532]**, North (Upper) Captiva **[33-1711]**, or Page Park **[33-1203]**, attach meeting summary from informational meeting.

17. **Approved Master Concept Plan (MCP):** Provide an APPROVED MCP and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24"x36". **[34-204; 34-373]**

18. **Proposed Final Plan (for Final Plan Approval applications only):** Provide a copy of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution at a size of 24"x36". This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. **[34-204]**

SUBMITTAL REQUIREMENT CHECKLIST *Clearly label your attachments as noted in bold below.*	
☒	Completed application [34-204]
☒	Filing Fee [34-204]
☒	**Affidavit of Authorization** Form [34-204; 34-202]
☐	**Additional Agents** [34-204; 34-202]
☐	**Multiple Owners** List (if applicable) [34-201; 34-204]
☒	**Disclosure of Interest** Form [34-204; 34-201]
☒	**Legal description (must submit one)** [34-204]
☒	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☒	**Previous Zoning Actions** (if applicable)
☒	**DO Numbers** (if applicable)
☒	**Narrative of Request** [34-204]
☐	**Schedule of Deviations** (if applicable) [34-373]
☐	**Meeting Summary** (if applicable) [34-204)
☒	**MCP** and detailed drawings of any proposed deviations (if applicable) (24"x36") [34-204]
☐	**Proposed Final Plan** including deviations keyed to the plan (24"x36") [34-204]

Note: All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Acceptance of an application for an administrative amendment in no way guarantees its approval. If the Director determines that the requested amendment is beyond the scope of Land Development Code Section 34-380 or 34-1036 and that a public hearing is necessary, then all fees paid toward the administrative application may be applied toward an application for public hearing.

The Director's decision on an administrative amendment is final and can not be appealed. In the event the Director denies the request, the applicant's only recourse is to apply for a public hearing. No fees paid for the administrative application will be refunded or applied towards the public hearing.

If it is determined that inaccurate or misleading information was provided to the county or the decision does not comply with the Land Development Code 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.

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, John M. Ryan (name), as manager (owner/title) of North Brook Holdings, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

_____, Manager — 7/28/15

Signature — **Date**

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF ~~LEE~~ Hillsborough

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 7/28/15 (date) by John Ryan (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Lori Price
My Commission EE 857810
Expires 12/11/2016

_____

Signature of Notary Public

ADD2015-00134 Lee County ePlan

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared John M. Ryan, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at Pritchett Parkway (See attached STRAP numbers) and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

_____, Manager
Property Owner

John M. Ryan, Manager
Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF ~~LEE~~ Hillsborough

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 7/28/15 (date) by John Ryan (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Lori Price
My Commission EE 857810
Expires 12/11/2016

_____
Signature of Notary Public

ADD2015-00134 Lee County ePlan

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

STRAP Numbers

15-43-25-00-00001.0000
16-43-25-00-00001.006A
16-43-25-00-00001.006B
16-43-25-00-00001.006C
16-43-25-00-00001.0060
16-43-25-00-00001.0100
16-43-25-00-00002.0000
16-43-25-00-00003.0000
16-43-25-00-00003.0010
16-43-25-00-00003.0020
16-43-25-00-00003.0040
16-43-25-00-00003.0050
16-43-25-00-00003.0060
16-43-25-00-00003.0070
16-43-25-00-00003.0080
21-43-25-00-00001.1000
21-43-25-00-00001.1020
21-43-25-00-00002.0000
21-43-25-00-00002.0010
21-43-25-00-00006.0020

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

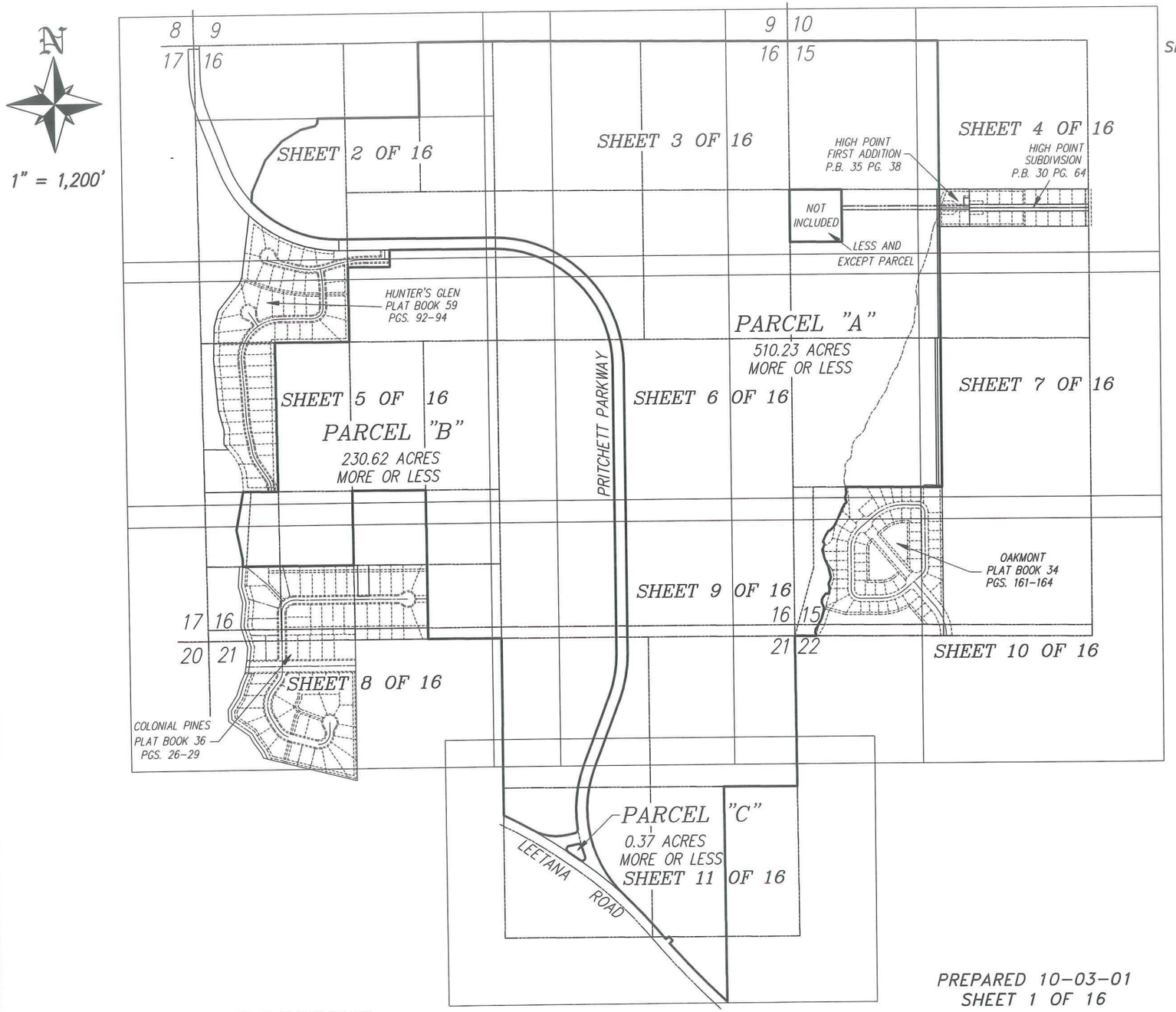
ADD2015-00134 Lee County ePlan

SKETCH OF DESCRIPTIONS

OF

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

(STONEYBROOK NORTH)



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.

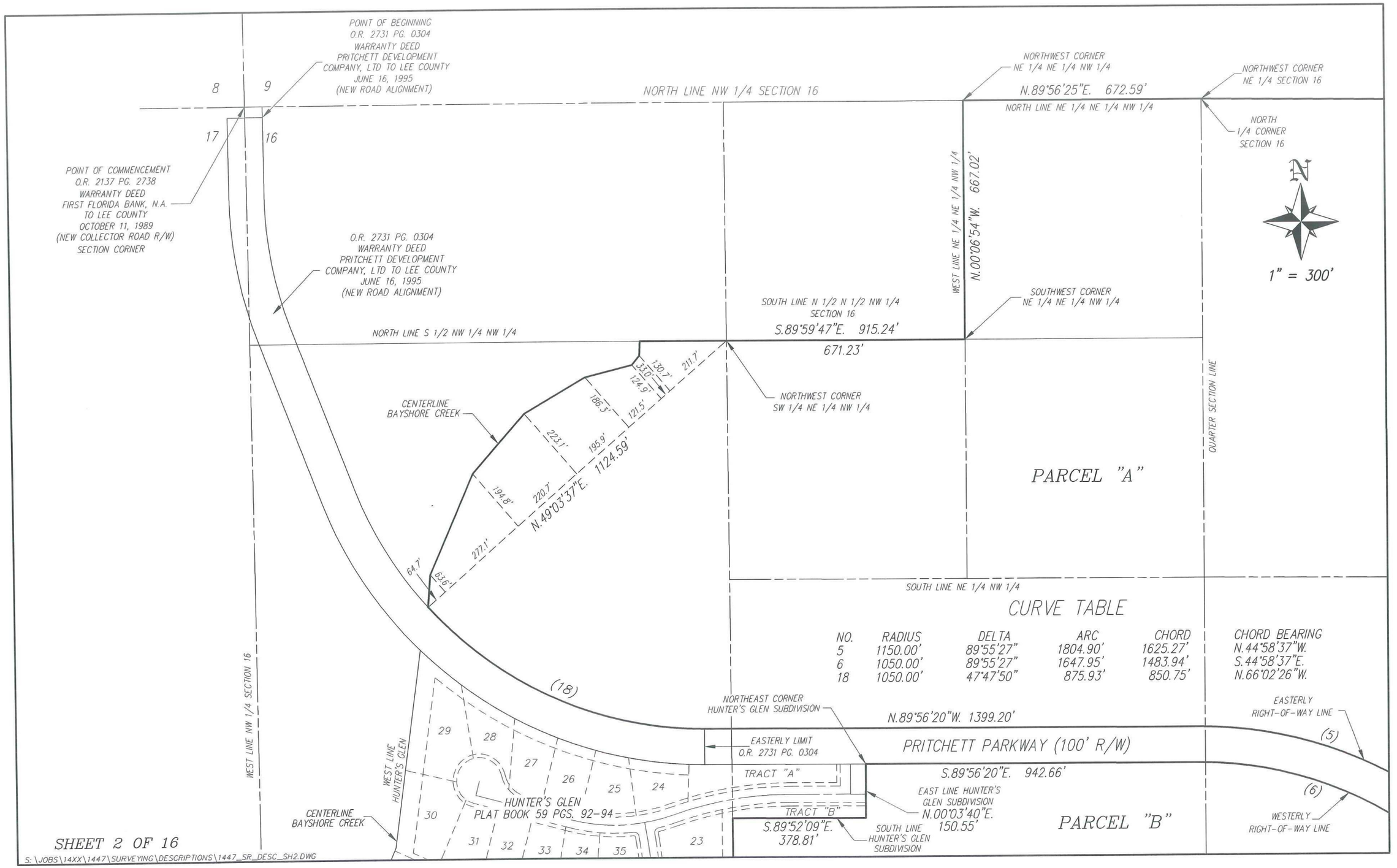
THIS SKETCH OF DESCRIPTIONS IS NOT A BOUNDARY SURVEY

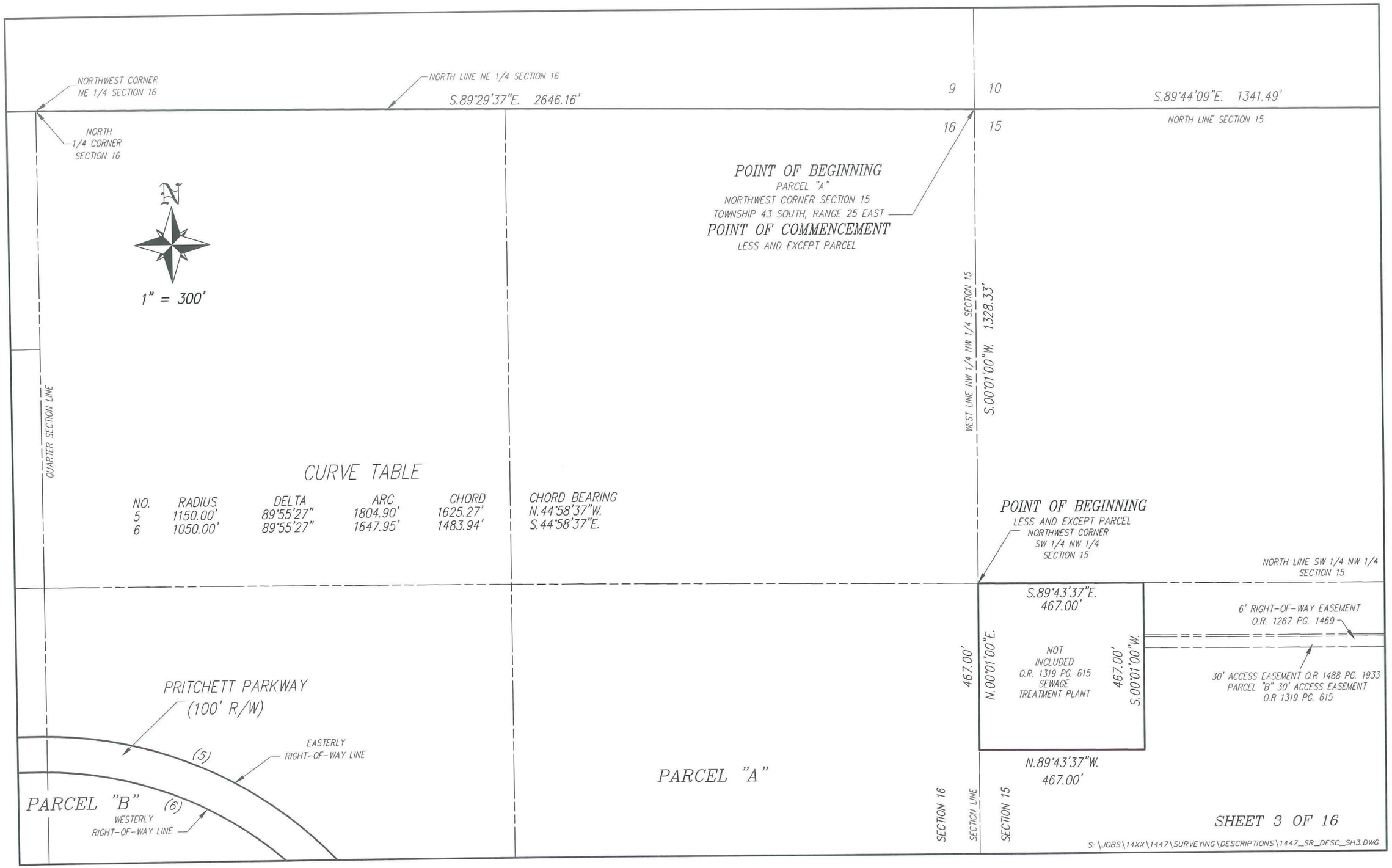
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4909

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

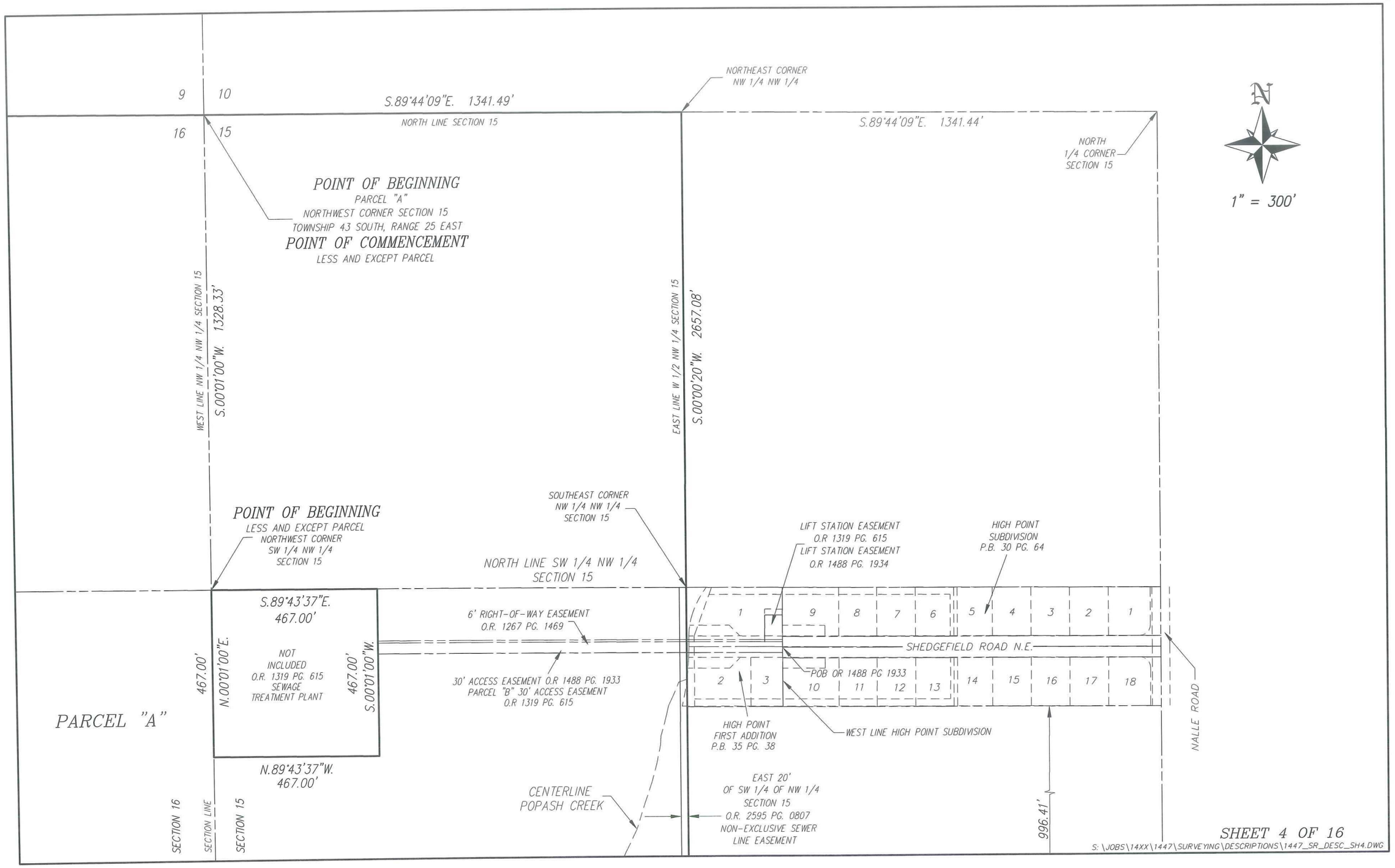
PREPARED 10-03-01
SHEET 1 OF 16

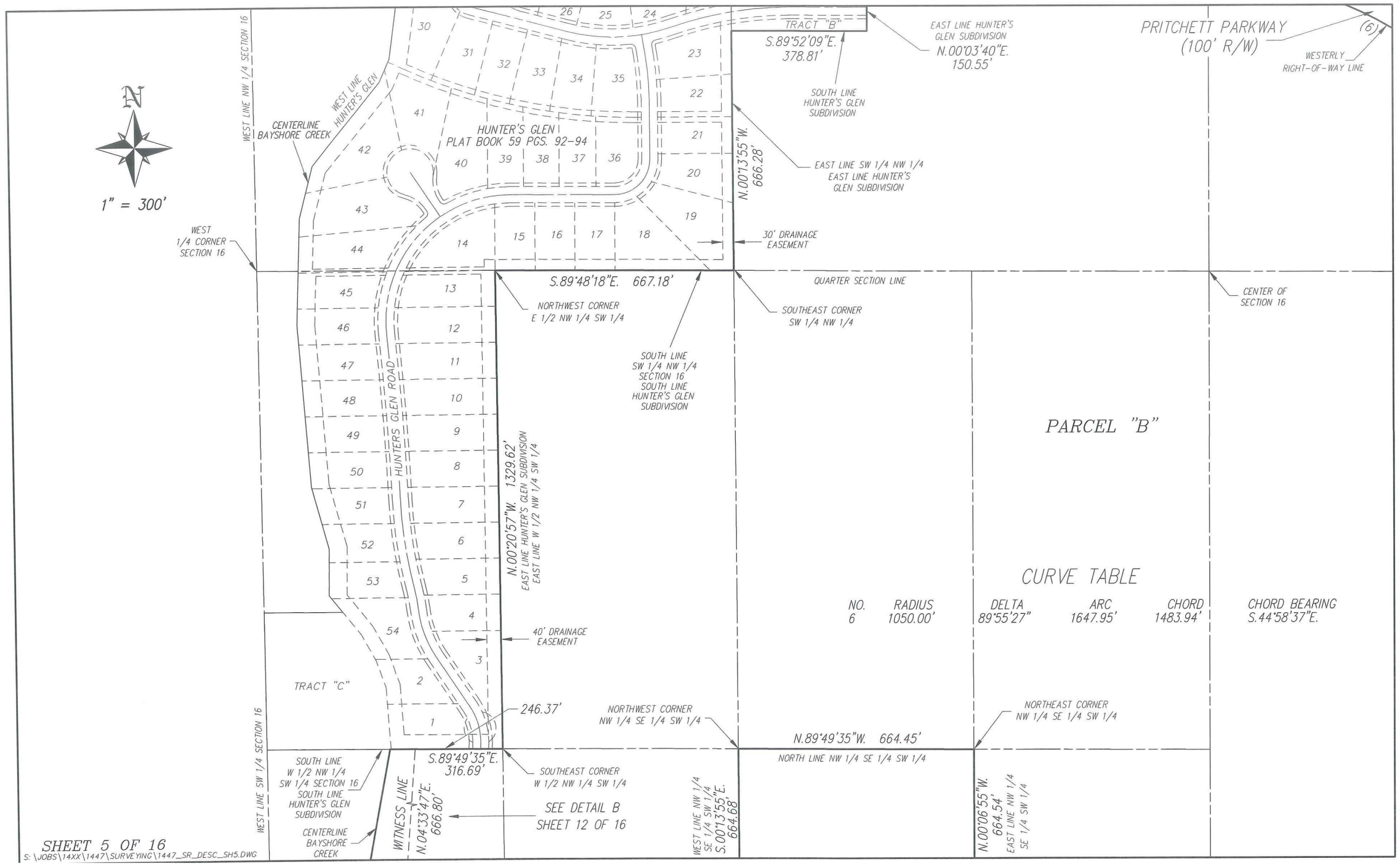
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POINT OF BEGINNING
O.R. 2731 PG. 0304
WARRANTY DEED
PRITCHETT DEVELOPMENT
COMPANY, LTD TO LEE COUNTY
JUNE 16, 1995
(NEW ROAD ALIGNMENT)
NORTH LINE NW 1/4 SECTION 16
NORTHWEST CORNER
NE 1/4 NE 1/4 NW 1/4
N.89°56'25"E. 672.59'
NORTHWEST CORNER
NE 1/4 SECTION 16
NORTH LINE NE 1/4 NE 1/4 NW 1/4
NORTH
1/4 CORNER
SECTION 16
8
9
17
16
POINT OF COMMENCEMENT
O.R. 2137 PG. 2738
WARRANTY DEED
FIRST FLORIDA BANK, N.A.
TO LEE COUNTY
OCTOBER 11, 1989
(NEW COLLECTOR ROAD R/W)
SECTION CORNER
O.R. 2731 PG. 0304
WARRANTY DEED
PRITCHETT DEVELOPMENT
COMPANY, LTD TO LEE COUNTY
JUNE 16, 1995
(NEW ROAD ALIGNMENT)
WEST LINE NE 1/4 NE 1/4 NW 1/4
N.00°06'54"W. 667.02'
N
1" = 300'
SOUTH LINE N 1/2 N 1/2 NW 1/4
SECTION 16
S.89°59'47"E. 915.24'
SOUTHWEST CORNER
NE 1/4 NE 1/4 NW 1/4
NORTH LINE S 1/2 NW 1/4 NW 1/4
671.23'
NORTHWEST CORNER
SW 1/4 NE 1/4 NW 1/4
CENTERLINE
BAYSHORE CREEK
330'
124.9'
130.7'
211.7'
186.3'
121.5'
223.1'
195.9'
1124.59'
194.8'
220.7'
N.49°03'37"E.
277.1'
64.7'
63.6'
QUARTER SECTION LINE
PARCEL "A"
SOUTH LINE NE 1/4 NW 1/4
CURVE TABLE
NO. RADIUS DELTA ARC CHORD CHORD BEARING
5 1150.00' 89°55'27" 1804.90' 1625.27' N.44°58'37"W.
6 1050.00' 89°55'27" 1647.95' 1483.94' S.44°58'37"E.
18 1050.00' 47°47'50" 875.93' 850.75' N.66°02'26"W.
(18)
NORTHEAST CORNER
HUNTER'S GLEN SUBDIVISION
N.89°56'20"W. 1399.20'
EASTERLY
RIGHT-OF-WAY LINE
(5)
EASTERLY LIMIT
O.R. 2731 PG. 0304
PRITCHETT PARKWAY (100' R/W)
WEST LINE NW 1/4 SECTION 16
WEST LINE
HUNTER'S GLEN
29
28
27
26
25
24
TRACT "A"
S.89°56'20"E. 942.66'
HUNTER'S GLEN
PLAT BOOK 59 PGS. 92-94
EAST LINE HUNTER'S
GLEN SUBDIVISION
N.00°03'40"E.
150.55'
(6)
30
TRACT "B"
CENTERLINE
BAYSHORE CREEK
S.89°52'09"E.
378.81'
SOUTH LINE
HUNTER'S GLEN
SUBDIVISION
PARCEL "B"
WESTERLY
RIGHT-OF-WAY LINE
31
32
33
34
35
23
SHEET 2 OF 16
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NORTHWEST CORNER
NE 1/4 SECTION 16
NORTH LINE NE 1/4 SECTION 16
S.89°29'37"E. 2646.16'
9
10
S.89°44'09"E. 1341.49'
NORTH LINE SECTION 15
NORTH
1/4 CORNER
SECTION 16
16
15
N
1" = 300'
POINT OF BEGINNING
PARCEL "A"
NORTHWEST CORNER SECTION 15
TOWNSHIP 43 SOUTH, RANGE 25 EAST
POINT OF COMMENCEMENT
LESS AND EXCEPT PARCEL
WEST LINE NW 1/4 NW 1/4 SECTION 15
S.00°01'00"W. 1328.33'
QUARTER SECTION LINE
CURVE TABLE
NO. RADIUS DELTA ARC CHORD CHORD BEARING
5 1150.00' 89°55'27" 1804.90' 1625.27' N.44°58'37"W.
6 1050.00' 89°55'27" 1647.95' 1483.94' S.44°58'37"E.
POINT OF BEGINNING
LESS AND EXCEPT PARCEL
NORTHWEST CORNER
SW 1/4 NW 1/4
SECTION 15
NORTH LINE SW 1/4 NW 1/4
SECTION 15
S.89°43'37"E.
467.00'
6' RIGHT-OF-WAY EASEMENT
O.R. 1267 PG. 1469
467.00'
N.00°01'00"E.
NOT
INCLUDED
O.R. 1319 PG. 615
SEWAGE
TREATMENT PLANT
467.00'
S.00°01'00"W.
30' ACCESS EASEMENT O.R 1488 PG. 1933
PARCEL "B" 30' ACCESS EASEMENT
O.R 1319 PG. 615
PRITCHETT PARKWAY
(100' R/W)
EASTERLY
RIGHT-OF-WAY LINE
(5)
PARCEL "B"
(6)
WESTERLY
RIGHT-OF-WAY LINE
PARCEL "A"
N.89°43'37"W.
467.00'
SECTION 16
SECTION LINE
SECTION 15
SHEET 3 OF 16
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ADD2015-00134 Lee County ePlan

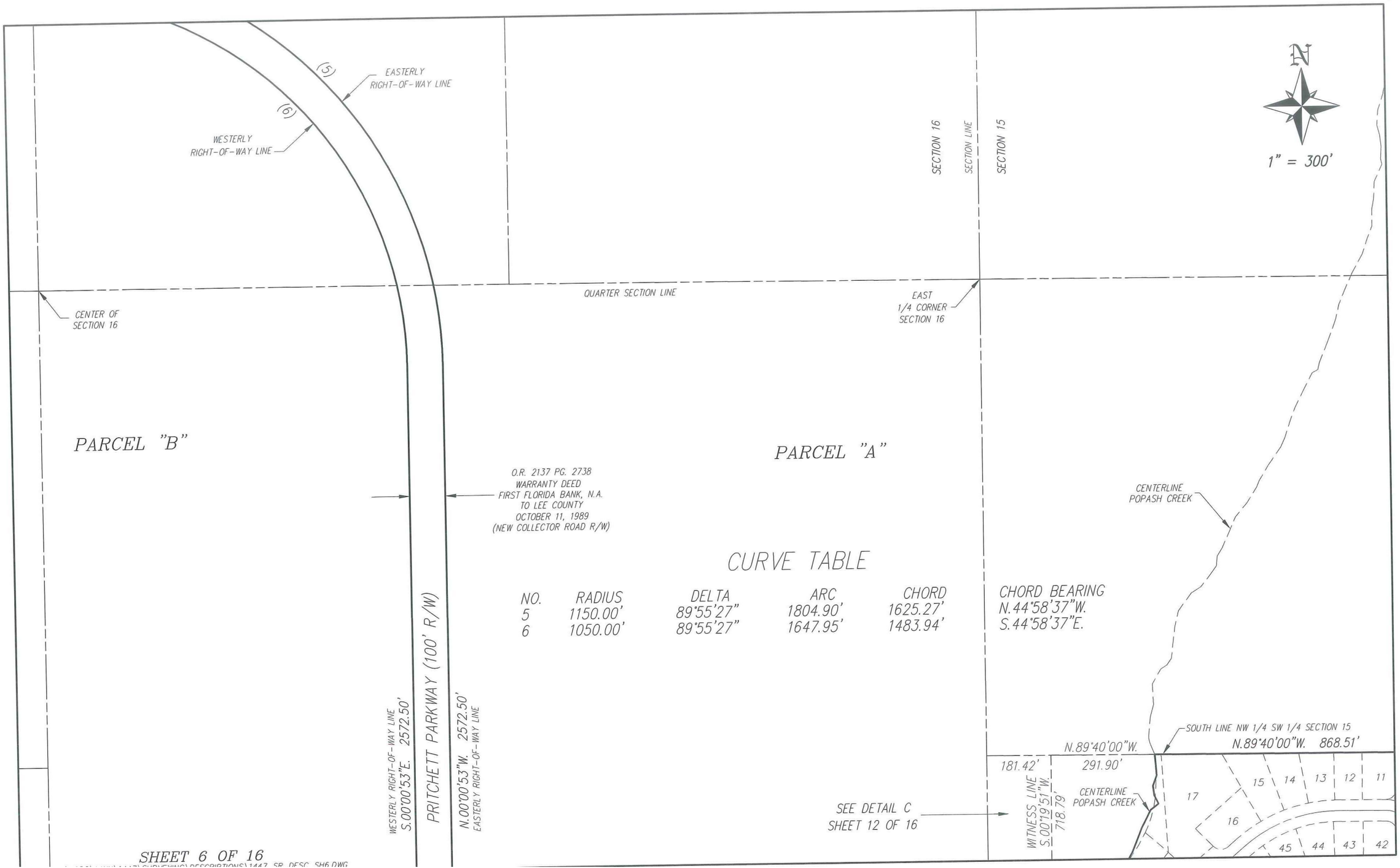


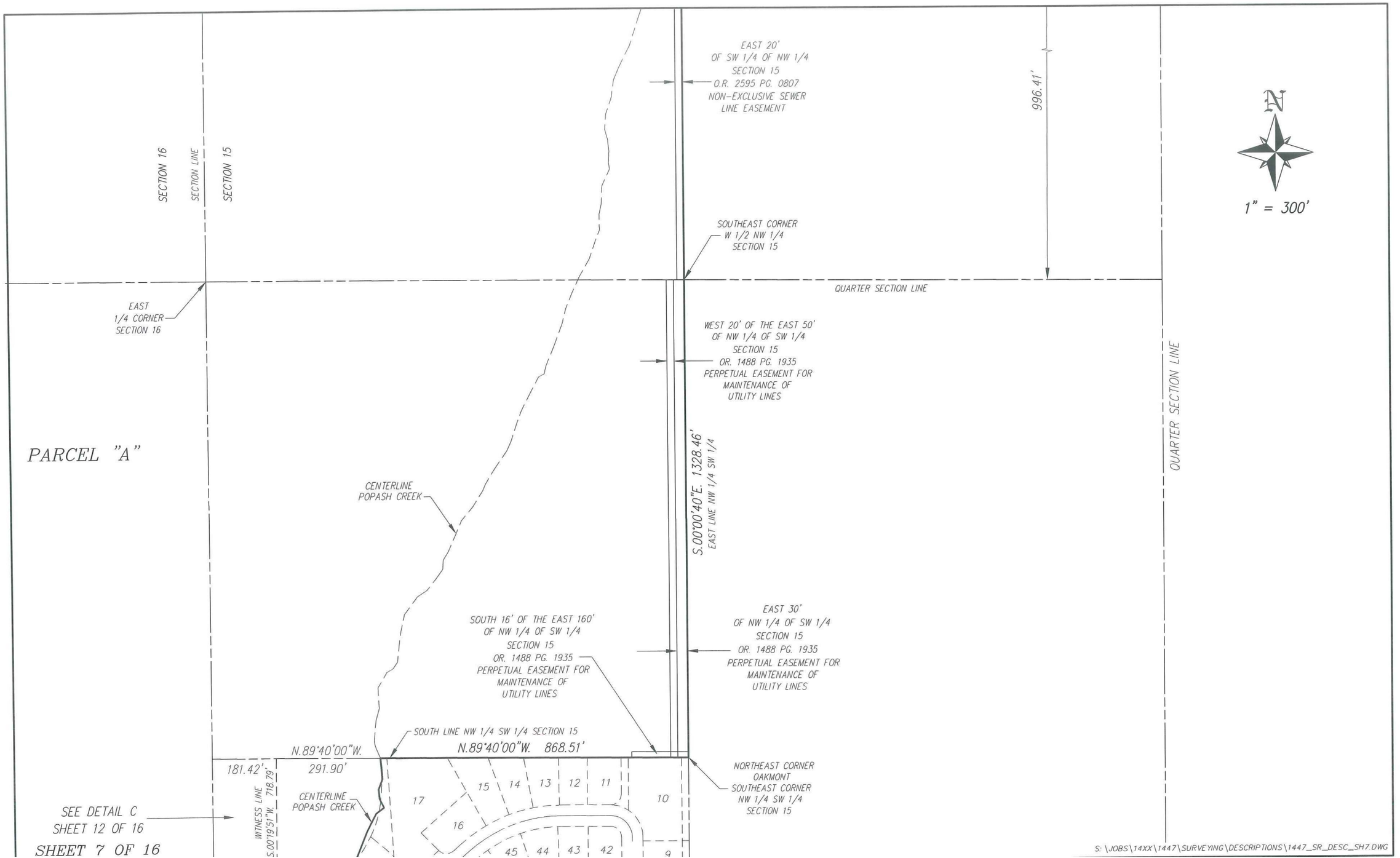


SHEET 5 OF 16

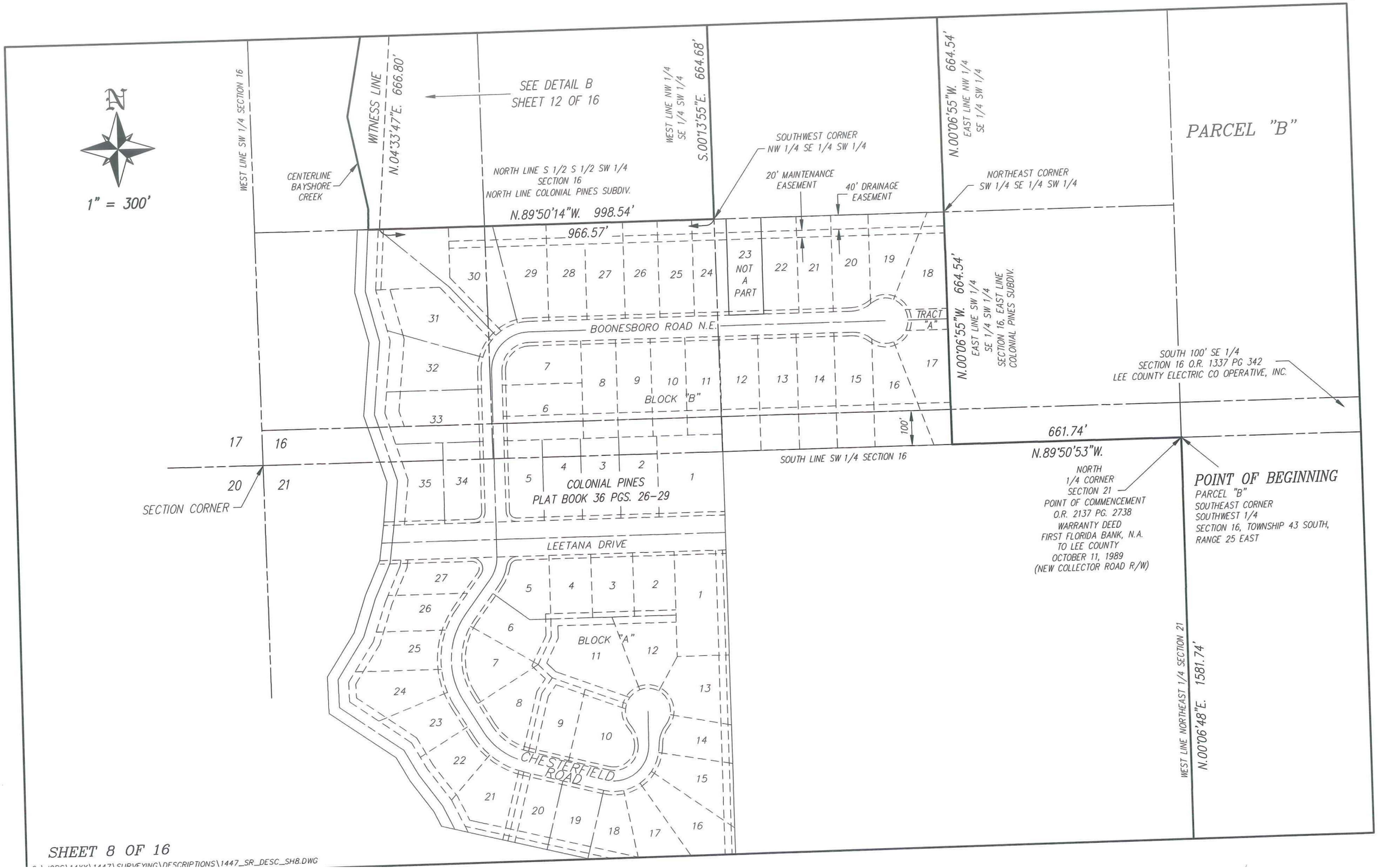
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ADD2015-00134 Lee County ePlan

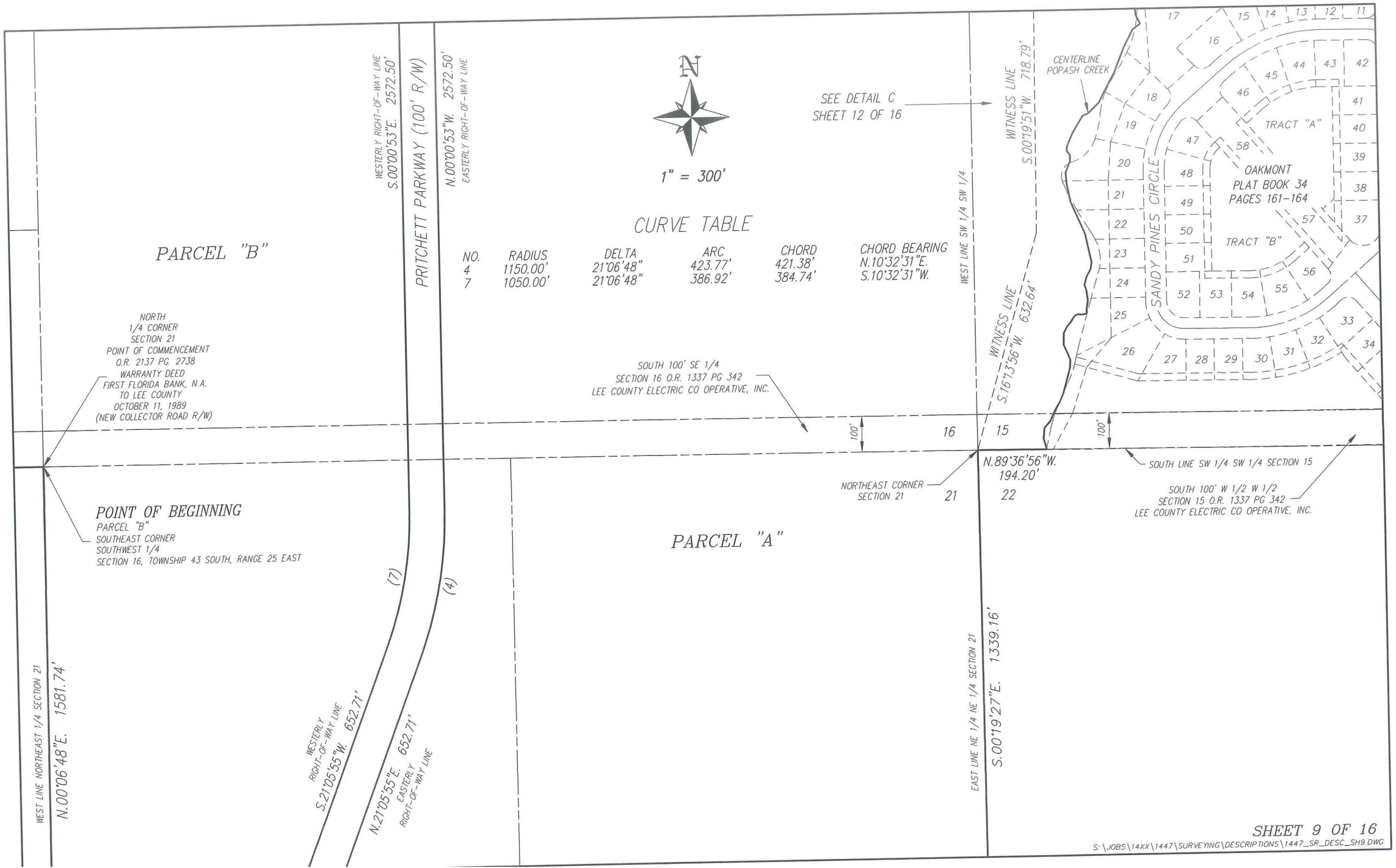



EAST 20' OF SW 1/4 OF NW 1/4 SECTION 15 O.R. 2595 PG. 0807 NON-EXCLUSIVE SEWER LINE EASEMENT
996.41'
N
1" = 300'
SECTION 16
SECTION LINE
SECTION 15
SOUTHEAST CORNER W 1/2 NW 1/4 SECTION 15
QUARTER SECTION LINE
EAST 1/4 CORNER SECTION 16
WEST 20' OF THE EAST 50' OF NW 1/4 OF SW 1/4 SECTION 15 OR. 1488 PG. 1935 PERPETUAL EASEMENT FOR MAINTENANCE OF UTILITY LINES
QUARTER SECTION LINE
PARCEL "A"
CENTERLINE POPASH CREEK
S.00°00'40"E. 1328.46'
EAST LINE NW 1/4 SW 1/4
SOUTH 16' OF THE EAST 160' OF NW 1/4 OF SW 1/4 SECTION 15 OR. 1488 PG. 1935 PERPETUAL EASEMENT FOR MAINTENANCE OF UTILITY LINES
EAST 30' OF NW 1/4 OF SW 1/4 SECTION 15 OR. 1488 PG. 1935 PERPETUAL EASEMENT FOR MAINTENANCE OF UTILITY LINES
SOUTH LINE NW 1/4 SW 1/4 SECTION 15
N.89°40'00"W. 868.51'
N.89°40'00"W. 291.90'
181.42'
WITNESS LINE S.00°19'51"W. 718.79'
NORTHEAST CORNER OAKMONT SOUTHEAST CORNER NW 1/4 SW 1/4 SECTION 15
CENTERLINE POPASH CREEK
SEE DETAIL C SHEET 12 OF 16
SHEET 7 OF 16
17
16
15
14
13
12
11
10
9
45
44
43
42
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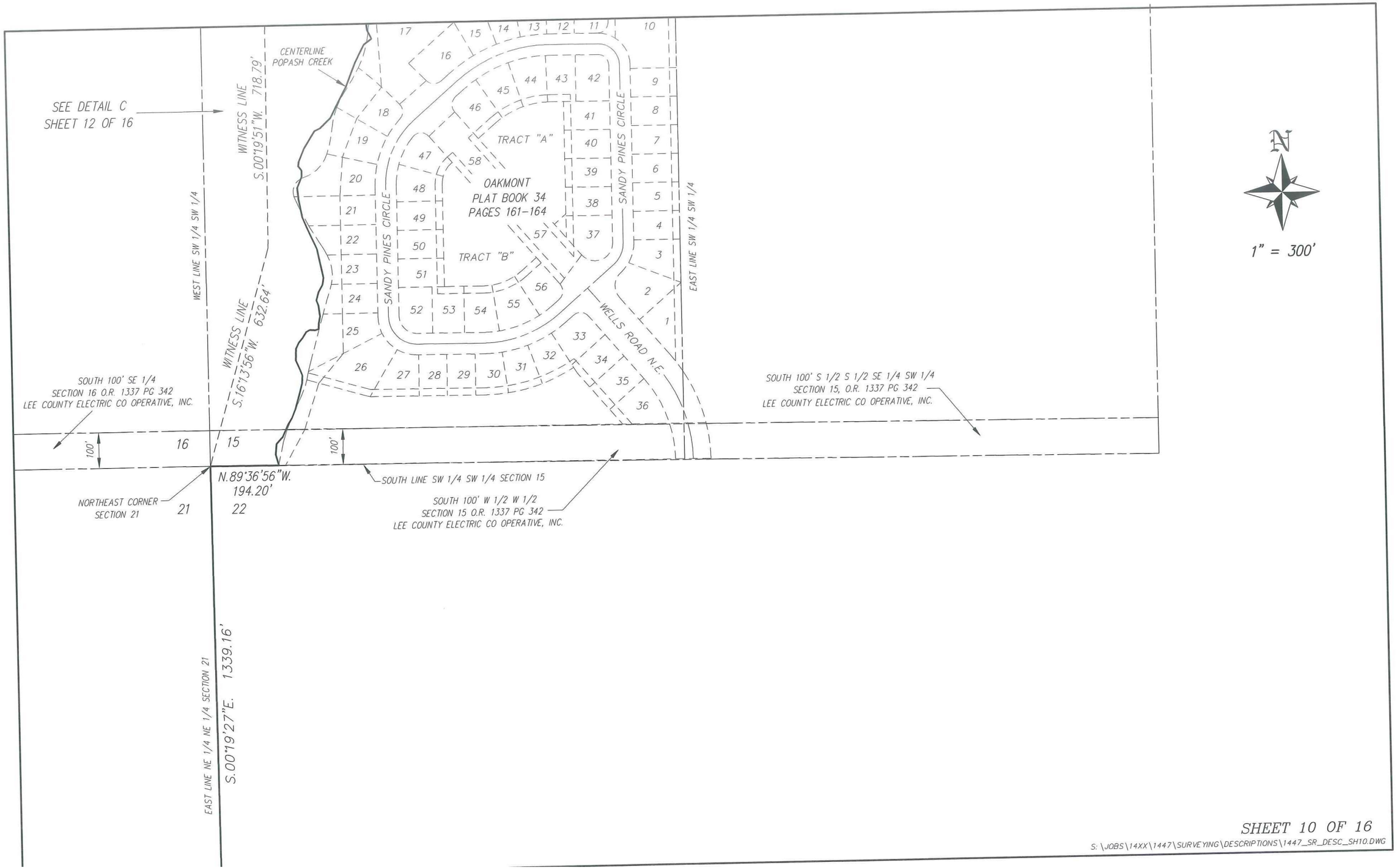
ADD2015-00134 Lee County ePlan



SHEET 8 OF 16

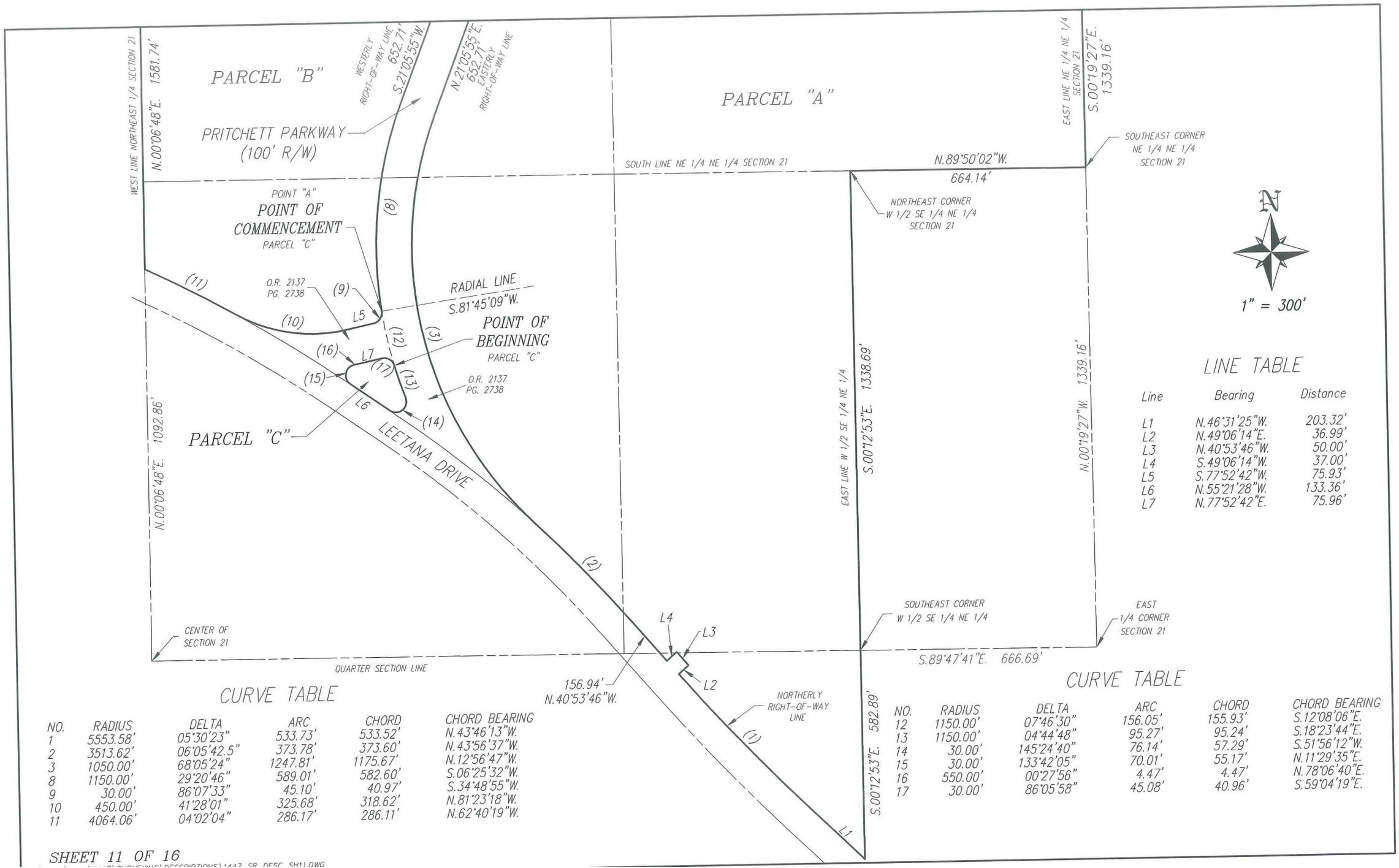

N
1" = 300'
SEE DETAIL C
SHEET 12 OF 16
WESTERLY RIGHT-OF-WAY LINE
S.00°00'53"E. 2572.50'
PRITCHETT PARKWAY (100' R/W)
N.00°00'53"W. 2572.50'
EASTERLY RIGHT-OF-WAY LINE
PARCEL "B"
CURVE TABLE
NO. RADIUS DELTA ARC CHORD CHORD BEARING
4 1150.00' 21°06'48" 423.77' 421.38' N.10°32'31"E.
7 1050.00' 21°06'48" 386.92' 384.74' S.10°32'31"W.
WEST LINE SW 1/4 SW 1/4
WITNESS LINE
S.00°19'51"W. 718.79'
WITNESS LINE
S.76°13'56"W. 632.64'
CENTERLINE POPASH CREEK
SANDY PINES CIRCLE
TRACT "A"
TRACT "B"
OAKMONT
PLAT BOOK 34
PAGES 161-164
NORTH
1/4 CORNER
SECTION 21
POINT OF COMMENCEMENT
O.R. 2137 PG. 2738
WARRANTY DEED
FIRST FLORIDA BANK, N.A.
TO LEE COUNTY
OCTOBER 11, 1989
(NEW COLLECTOR ROAD R/W)
SOUTH 100' SE 1/4
SECTION 16 O.R. 1337 PG 342
LEE COUNTY ELECTRIC CO OPERATIVE, INC.
100'
16
15
100'
N.89°36'56"W.
194.20'
NORTHEAST CORNER
SECTION 21
21
22
SOUTH LINE SW 1/4 SW 1/4 SECTION 15
SOUTH 100' W 1/2 W 1/2
SECTION 15 O.R. 1337 PG 342
LEE COUNTY ELECTRIC CO OPERATIVE, INC.
POINT OF BEGINNING
PARCEL "B"
SOUTHEAST CORNER
SOUTHWEST 1/4
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
PARCEL "A"
(7)
(4)
WESTERLY
RIGHT-OF-WAY LINE
S.21°05'55"W. 652.71'
N.21°05'55"E. 652.71'
EASTERLY
RIGHT-OF-WAY LINE
WEST LINE NORTHEAST 1/4 SECTION 21
N.00°06'48"E. 1581.74'
EAST LINE NE 1/4 NE 1/4 SECTION 21
S.00°19'27"E. 1339.16'

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SHEET 10 OF 16

S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447_SR_DESC_SH10.DWG



LINE TABLE

Line	Bearing	Distance
L1	N.46°31'25"W.	203.32'
L2	N.49°06'14"E.	36.99'
L3	N.40°53'46"W.	50.00'
L4	S.49°06'14"W.	37.00'
L5	S.77°52'42"W.	75.93'
L6	N.55°21'28"W.	133.36'
L7	N.77°52'42"E.	75.96'

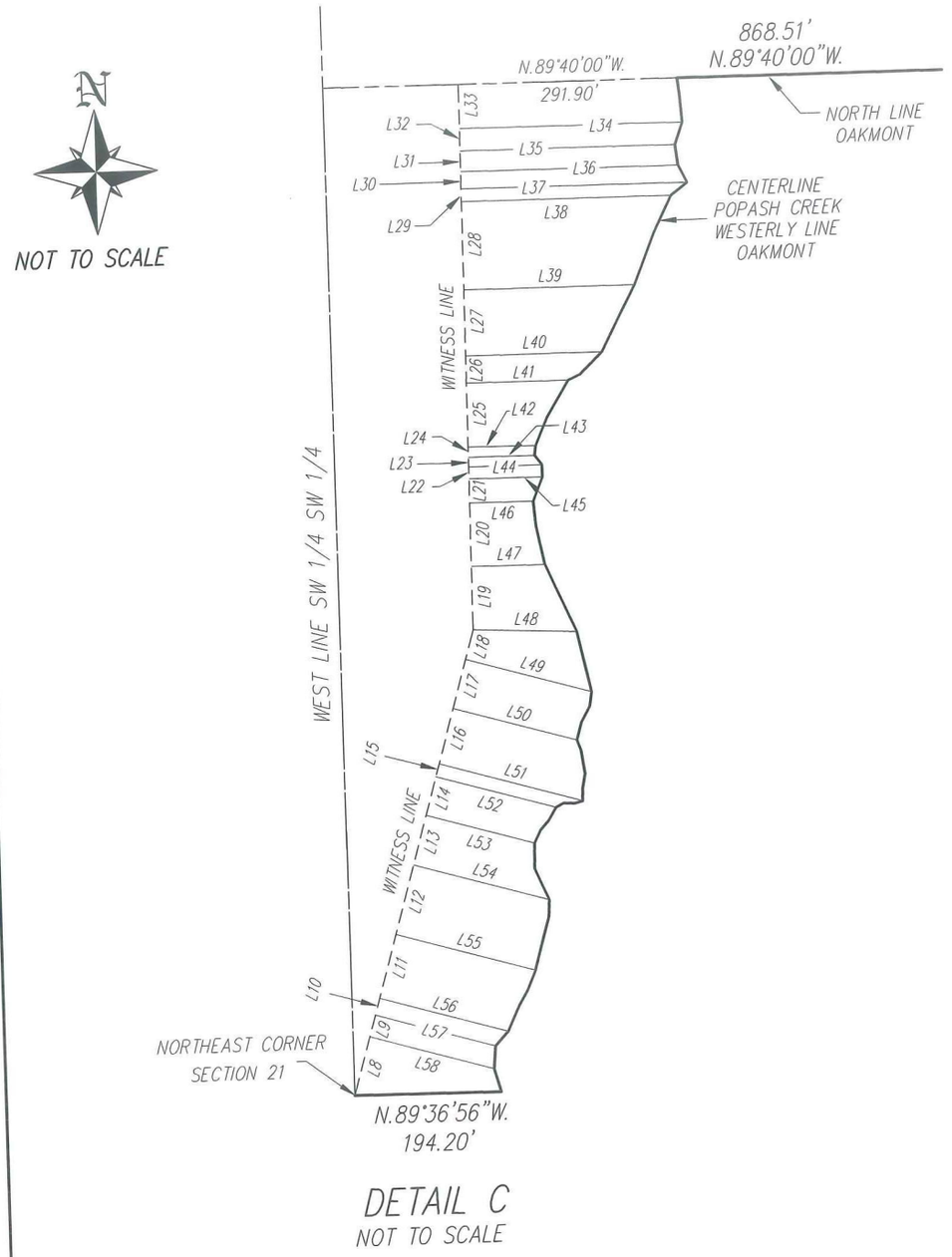
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	5553.58'	05°30'23"	533.73'	533.52'	N.43°46'13"W.
2	3513.62'	06°05'42.5"	373.78'	373.60'	N.43°56'37"W.
3	1050.00'	68°05'24"	1247.81'	1175.67'	N.12°56'47"W.
8	1150.00'	29°20'46"	589.01'	582.60'	S.06°25'32"W.
9	30.00'	86°07'33"	45.10'	40.97'	S.34°48'55"W.
10	450.00'	41°28'01"	325.68'	318.62'	N.81°23'18"W.
11	4064.06'	04°02'04"	286.17'	286.11'	N.62°40'19"W.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
12	1150.00'	07°46'30"	156.05'	155.93'	S.12°08'06"E.
13	1150.00'	04°44'48"	95.27'	95.24'	S.18°23'44"E.
14	30.00'	145°24'40"	76.14'	57.29'	S.51°56'12"W.
15	30.00'	133°42'05"	70.01'	55.17'	N.11°29'35"E.
16	550.00'	00°27'56"	4.47'	4.47'	N.78°06'40"E.
17	30.00'	86°05'58"	45.08'	40.96'	S.59°04'19"E.

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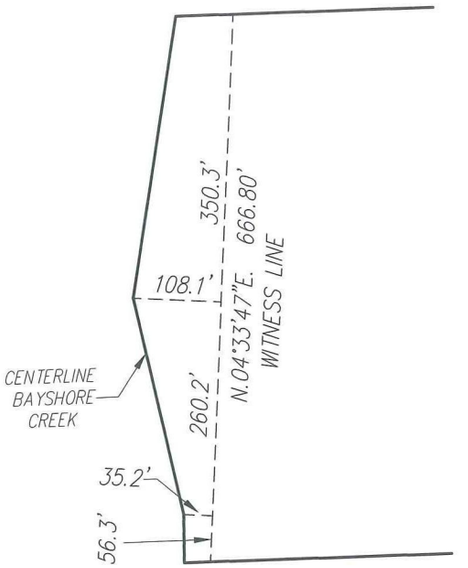
DETAIL C
NOT TO SCALE

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'

DETAIL SHEET





DETAIL B
NOT TO SCALE

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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

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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

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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

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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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S:\Jobs\1447\SURVEY\Cad\DESCRIPTIONS\1447_SR_DESC_SHT-SHT2.dwg

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BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

NARRATIVE OF REQUEST

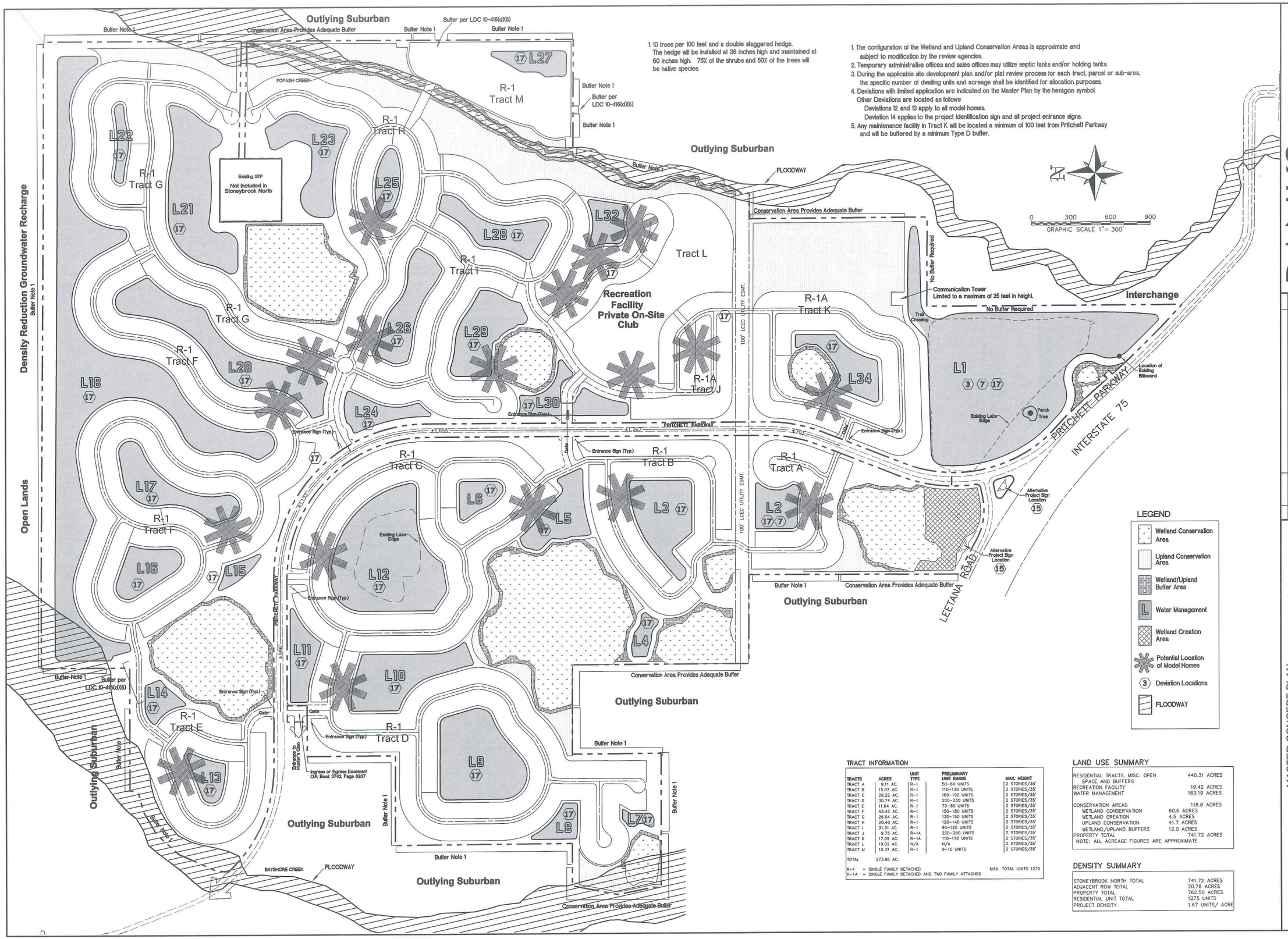
The applicant is requesting an administrative amendment to reconfigure the internal developments, lakes and roadways including recreation facility tract L. There are no external impacts resulting from the proposed reconfiguration.

LDC Section 34-377(a)(5) in part provides that applications for administrative approval will be processed as administrative amendments in accordance with Section 34-380. This section also states that administrative amendments may be granted by the Director upon a finding that public health, safety, and welfare will not be adversely affected by the request. LDC Section 34-380(a) provides that amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development. LDC Section 34-380(b) provides that the Director may approve any change to the interior of the development that does not increase height, density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area). This section of the code further specifies that "the Director may not approve a change that will result in the substantial underutilization of public resources and public infrastructure committed to the support of the development." In addition, this section provides that "the Director may not approve changes that will result in a reduction of total open space, buffering, landscaping and preservation areas or that will adversely impacts on surrounding land uses."

The request is consistent with the administrative amendment requirements contained in LDC Section 34-380(b). The request is specific to portions of the development located in the interior of the planned development. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will not adversely impact surrounding land uses. The requested amendment is a minimal necessary modification to the already approved planned development to allow the project to proceed. The proposed modifications do not change the fact that the project is consistent with the Lee Plan and the LDC. For these reasons, the applicant respectfully submits that the minor administrative amendment request should be approved.

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

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LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- L — Water Management
- Wetland Creation Area
- Potential Location of Model Homes
- 3 — Deviation Locations
- FLOODWAY

TRACT INFORMATION

TRACTS	ACRES	UNIT TYPE	PRELIMINARY UNIT RANGE	MAX. HEIGHT
TRACT A	9.11 AC.	R-1	50-80 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	17.09 AC.	R-1A	110-170 UNITS	2 STORIES/35'
TRACT L	19.02 AC.	N/A	N/A	2 STORIES/35'
TRACT M	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	440.31 ACRES
RECREATION FACILITY	19.42 ACRES
WATER MANAGEMENT	163.19 ACRES
CONSERVATION AREAS	118.8 ACRES
WETLAND CONSERVATION	60.6 ACRES
WETLAND CREATION	4.5 ACRES
UPLAND CONSERVATION	41.7 ACRES
WETLAND/UPLAND BUFFERS	12.0 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

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FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

NO.	DATE	REVISION DESCRIPTION	BY
2	7/27/2015	MODIFIED SITE LAYOUT	SDJ
1	9/10/2014	REVISED SITE LAYOUT	

MASTER CONCEPT PLAN
STONEYBROOK NORTH
LEE COUNTY, FLORIDA

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

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ADD2015-00134 Lee County ePlan

Outlying Suburban

Buffer Note 1

Conservation Area Provides Adequate Buffer

Buffer per LDC 10-416(d)(6)

POPASH CREEK

R-1 Tract M

L27

Buffer per LDC 10-416(d)(6)

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.

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. 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.
5. 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.

R-1 Tract H

L22 L23 L25 L21 L32 L28

R-1 Tract G

Existing STP
Not included in Stoneybrook North

Outlying Suburban

FLOODWAY

Conservation Area Provides Adequate Buffer

Density Reduction Groundwater Recharge

Buffer Note 1

R-1 Tract I

Tract L

Recreation Facility Private On-Site Club

L26 L29 L30

R-1 Tract G

R-1 Tract F

L18 L20 L24

100' LCEC UTILITY ESMT.

R-1A Tract K

R-1A Tract J

L34

No Buffer Required

Communication Tower Limited to a maximum of 35 feet in height.

Interchange

Trail Crossing

L1

Location of Existing Billboard

Existing Lake Edge

Perch Tree

PRITCHETT PARKWAY

INTERSTATE 75

Entrance Sign (Typ.)

±1,655'

±1,267'

±703'

Gate

Entrance Sign (Typ.)

R-1 Tract C

R-1 Tract B

R-1 Tract A

L6 L5 L3 L2

Alternative Project Sign Location

15

Open Lands

L17

R-1 Tract F

L16 L15

Existing Lake Edge

L12

L11 L10 L4

Buffer Note 1

Conservation Area Provides Adequate Buffer

Outlying Suburban

LEETANA ROAD

Buffer per LDC 10-416(d)(6)

L14

R-1 Tract E

Entrance to Hunter's Glen

Ingress or Egress Easement O.R. Book 3742, Page 0207

R-1 Tract D

L9 L8 L7

L13

Outlying Suburban

Buffer Note 1

BAYSHORE CREEK

FLOODWAY

Conservation Area Provides Adequate Buffer

0 300 600 900

GRAPHIC SCALE 1" = 300'

LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- L — Water Management
- Wetland Creation Area
- Potential Location of Model Homes
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NOTE: ALL ACREAGE FIGURES ARE APPROXIMATE

increased 9.12 acres appears should be increase in wetland and upland buffer acreage not upland conservation acreage

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