ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst County Attorney
DS Reviewer - Susan L Hollingsworth
Marcus Evans, TIS Reviewer
Mikki Rozdolski, Planning
Beth Workman, Environmental Sciences
Lili Wu, LCDOT
Dawn Huff, Lee County School District
Sam Lee, Natural Resources
Chick Jakacki, Zoning
Mike Pavese, Public Works
Pam Houck, Zoning Director

FROM: Tony Palermo, AICP

DATE: 05/16/2016

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: OAK VIEW RPD

CASE #: DCI2016-00010

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 06/01/2016

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness
No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 05/18/2016

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Oak View RPD

Request: Rezone from: AG-2 To: Residential Planned Development (RPD)

Type: ☐ Major PD ☒ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Summary of Project:

Request to rezone 16.2 acres from Ag-2 to RPD to allow the development of up to 60 single family and/or two-family attached residential units with a maximum height of 35 feet. No blasting is proposed.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Randy Thibaut, Managing Member of Buckingham 16, LLC
Address: 10471 Ben C. Pratt/Six Mile Cypress Parkway
City, State, Zip: Fort Myers, FL 33966
Phone Number: (239) 482-1500
E-mail Address: anielsen@landsolutions.net

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

☒ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

☐ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(b)(1)b. & c.]**

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

1. Company Name: Barraco and Associates, Inc.
Contact Person: Jennifer Sapen
Address: 2271 McGregor Blvd., Suite 100
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-461-3170 Email: JenniferS@Barraco.net

2. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. **[34-202(b)(1)c.]**

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

RECEIVED
MAY 16 2016
COMMUNITY DEVELOPMENT

DC 2016-00010

PART 2
PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]

Name: Buckingham 16, LLC

Address: 10471 Six Mile Cypress Pky 402

City, State, Zip: Fort Myers, FL 33966

Phone Number: (239)489-4066 Email: anielson@landsolutions.net

B. Disclosure of Interest [34-201; 34-204]:

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

C. Multiple parcels: N/A

☐ Property owners list. **[34-202(a)(5)]**

☐ Property owners map. **[34-202(a)(5)]**

D. Certification of Title and Encumbrances [34-202(a)(3)]

1. Title certification document, no greater than 90 days old. **[34-202(a)(3)]**
2. Date property was acquired by present owner(s): 10/8/2015

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.]

32-43-26-00-00002.0000

B. Street Address of Property: 3600 Buckingham Road

C. Legal Description (must submit) [34-202(a)(1)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the 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.)

AND

Boundary Survey [34-202(a)(2); 34-373(a)(4)a.]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**

1. ☒ List of surrounding property owners. **[34-202(a)(6)]**
2. ☒ Map of surrounding property owners. **[34-202(a)(7)]**
3. ☒ One set of mailing labels. **[34-202(a)(6)]**

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: Agricultural

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. **[34-202(a)(8)]**

F. Use(s) of Property [34-202(a)(8)]:

1. Current uses of property are: Vacant/Agricultural
2. Intended uses of property are: Residential Planned Development

G. Future Land Use Classification (Lee Plan) [34-202(a)(8)]:

Suburban	16.21	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions [34-202(a)(8)]:

1.	Width (average if irregular parcel):	+/- 1109	Feet
2.	Depth (average if irregular parcel):	+/- 685	Feet
3.	Total area:	26.2 Ac	Acres or square feet
4.	Frontage on road or street:	1215.62	Feet on Buckingham Road
	2nd Frontage on road or street:		Feet on
	3rd Frontage on road or street:		Feet on

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session. **[34-202(a)(10)]**

- ☐ Not Applicable
- ☐ Estero Planning Community. **[33-54(a)&(b); Lee Plan Policy 19.5.3]**
- ☐ Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ North (Upper) Captiva Community Plan area. **[33-1711]**
- ☐ Boca Grande Planning Community. **[Lee Plan Policy 22.1.5]**
- ☒ Caloosahatchee Shores Community Plan area. **[33-1482(a)&(b); Lee Plan Policy 21.6.3]**
- ☐ Page Park Community Plan area. **[33-1203(a) & (b); Lee Plan Policy 27.11.2]**
- ☐ Palm Beach Boulevard Community Plan area. **[Lee Plan Policy 23.5.2]**
- ☐ Buckingham Planning Community. **[Lee Plan Policy 17.7.2]**
- ☐ Pine Island Planning Community. **[33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- ☐ Lehigh Acres Planning Community. **[33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- ☐ North Fort Myers Planning Community. **[33-1532(a)&(b)]**
- ☐ North Olga Community Plan area. **[33-1663(a)&(b)]**

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. **[34-202(a)]**

PART 4
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**			**16.2**	**Acres**
1.	Submerged land subject to tidal influence				Acres
2.	**a.** Preserved freshwater wetlands	1.0	Acres		
	b. Impacted wetlands		Acres		
	c. Preserved saltwater wetlands		Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			1.0	Acres
3.	R-O-W providing access to non-residential uses				Acres
4.	Non-residential use areas (1) (2)				Acres

B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.). _____ **Acres**

C. Gross residential acres. (A minus B) (3) **16.2** **Acres**

D. Gross residential acres (by Land Use Category)

1.	**a.** Intensive Development – upland		Acres
	b. Intensive Development – preserved freshwater wetlands		Acres
	c. Intensive Development – impacted wetlands		Acres
2.	**a.** Central Urban – upland		Acres
	b. Central Urban – preserved freshwater wetlands		Acres
	c. Central Urban – impacted wetlands		Acres
3.	**a.** Urban Community or Suburban – upland		Acres
	b. Urban Community or Suburban – preserved freshwater wetlands		Acres
	c. Urban Community or Suburban – impacted wetlands		Acres

4.	**a.**	Suburban – upland	15.2	Acres
	b.	Suburban – preserved freshwater wetlands	1.00	Acres
	c.	Suburban – impacted wetlands		Acres
5.	**a.**	Outlying Suburban – upland		Acres
	b.	Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Outlying Suburban – impacted wetlands		Acres
6.	**a.**	Sub-Outlying Suburban – upland		Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Sub-Outlying Suburban – impacted wetlands		Acres
7.	**a.**	Rural, Outer Island, Rural Community Preserve – upland		Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands		Acres
8.	**a.**	Open Lands – upland		Acres
	b.	Open Lands – wetlands		Acres
9.	**a.**	Resource – upland		Acres
	b.	Resource – wetlands		Acres
10.	**a.**	Wetlands		Acres
11.	**a.**	New Community – upland		Acres
	b.	New Community – wetlands		Acres
12.	**a.**	University Community – upland		Acres
	b.	University Community – wetlands		Acres
13.	**a.**	Coastal Rural – upland		Acres
	b.	Coastal Rural – wetlands		Acres
		TOTAL (should equal "C" above)	**16.2**	**Acres**

Notes:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.

(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.

(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.

ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.

iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Suburban

			Lee Plan Table 1(a) Max. standard density		Units
1.	**Standard Units**				
	a.	Total upland acres (from Part 4, D.)	15.2	x 6 equals	91.2
	b.	Total preserved freshwater wetlands acres (from Part 4, D.)	1.0	x 6 equals	6.0
	c.	Total impacted wetlands acres (from Part 4, D.)		x equals	
	d.	**Total Allowed Standard Units** (1)			**97.2**
2.	**Bonus Units** (2) (3)				
	a.	Low-moderate-housing density			
	b.	TDR units			
	c.	Sub-total			
3.	**Total Permitted Units** (1)				**97.2**

(see notes on next page)

Notes:

(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

(2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

(3) In Intensive Development, Central Urban, and Urban Community categories only.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS PRELIMINARY INTENSITY CALCUATIONS

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical	N/A	N/A
2.	General Office	N/A	N/A
3.	Retail	N/A	N/A
4.	Other: _____	N/A	N/A
5.	**TOTAL FLOOR AREA**		N/A

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof	N/A	N/A
2.	Not Under Roof	N/A	N/A
3.	**TOTAL FLOOR AREA**		N/A

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated	N/A	N/A

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units	N/A	N/A
2.	Independent Living Units	N/A	N/A
3.	**TOTAL BEDS/UNITS**		N/A

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.	N/A	N/A
2.	426-725 sq. ft.	N/A	N/A
3.	725 < sq. ft.	N/A	N/A
4.	**TOTAL UNITS**		N/A

PART 7
ACTION REQUESTED

A. **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan and the Land Development code. This narrative may be utilized by the board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**

C. **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**

2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

PART 8
ENVIRONMENTAL REQUIREMENTS

A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)d.iv.]**
Please see enclosed.

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].

Please see enclosed.

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:

Please see enclosed.

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A

E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**
Please see enclosed.

F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**
Please see enclosed.

G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**

N/A

H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A

B. Private On-Site Facilities: If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:
   N/A
2. Quality of the effluent:
3. Expected life of the facility:
4. Who will operate and maintain the internal collection and treatment facilities:
5. Receiving bodies or other means of effluent disposal:

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:
3. Proposed rate of application:
4. Back-up system capacity:

PART 10
ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(2)]**

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i

& ii. must be provided. **[34-941(d)(3)d.]**

4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(b)(8)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(b)(8)]**

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(b)(7)]**

G. Flood Hazard: [34-202(a)(8)]

- ☒ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

H. Excavations/Blasting: [34-202(b)(6)]

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. Bonus Density: [34-202(b)(5)]

- ☒ Not Applicable
- ☐ Bonus density will be used. Provide a copy of the Bonus Density application showing calculations.

J. Hazardous Materials Emergency Plan for Port Facilities: [34-202(b)(4)]

- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.

K. Mobile Home Park: [34-203(d)]

- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

L. Airport Zones & Lee County Port Authority (LCPA) Requirements:

- ☒ Not Applicable
- ☐ Property is located within Zone C Airport Noise Zone: **[34-1004]**
- ☐ Property is located within Airport Protection Zone. Indicate which Zone below. **[34-1005]**
  - ☐ Property is located within Airport Runway Clear Zone: **[34-1006]**
  - ☐ Property is located within Airport School Protection Zone: **[34-1007]**
  - ☐ Property is located within Airport Residential Protection Zone: **[34-1009]**
  - ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1009]**
- ☐ A Tall Structures Permit is required. **[34-1010]**

PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
Clearly label your attachments as noted in bold below		
Copies Required		**SUBMITTAL ITEMS**
13	☒	Completed application for Public Hearing [34-201(b)]
1	☒	Filing Fee - [34-202(a)(9)]
3	☒	Notarized **Affidavit of Authorization** Form [34-202(b)(1)c]
3	☒	**Additional Agents** [34-202(b)(1)c.]
3	☐	**Multiple Owners List** (if applicable) [34-201; 34-204]
3	☒	**Disclosure of Interest** Form (multiple owners) [34-201(b)(2)a]
5	☒	**Legal description (must submit)** [34-202(a)(1)]
		☒ 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.)
5	☒	**Boundary Survey** – not required if platted lot (2 originals required) [34-202(a)(2); [34-373(a)(4)a.]
3	☐	**Property Owners list** (if applicable) [34-202(a)(5)]
3	☐	**Property Owners map** (if applicable) [34-202(a)(5)]
3	☒	Confirmation of **Ownership/Title Certification** [34-202(a)(3)]
3	☐	**STRAP Numbers** (if additional sheet is required) [34-202(a)(1)]
1	☒	**List of Surrounding Property Owners** [34-202(a)(6)]
1	☒	**Map of Surrounding Property Owners** [34-202(a)(7)]
1	☒	**Mailing labels** [34-202(a)(6)]
13	☐	List of **Zoning Resolutions** and Approvals [34-202(a)8)]
13	☐	Summary of **Public Informational Session** (if applicable) [34-202(a)(10)]
13	☐	**Waivers** from Application Submission Requirements (if applicable)
13	☐	Preliminary **Density** Calculations (if applicable)
13	☒	**Request Statement**
5	☒	Traffic Impact Statement (**TIS**) (not required for existing development) [34-341(b)(2)d.1.]
13	☒	Master Concept Plan (**MCP**), **Non-PRFPD** [34-373(a)(6)]
13	☒	**Schedule of Uses** [34-373(a)(8)]
13	☒	Schedule of **Deviations and** Written **Justification** [34-373(a)(9)]
4	☒	**Topography** (if available) [34-373(a)(4)d.iv.]
4	☒	**Soils Map** [34-373(a)(4)b.v.]
4	☒	**FLUCCS Map** [34-373(a)(4)c.]
4	☐	Rare & Unique **Upland Habitat Map** [34-373(a)(4)b.iii.]
4	☐	Existing and Historic **Flow-Ways Map** [34-373(a)(4)b.v.]
4	☒	**Surface Water Management Plan** (if applicable) [34-373(b)(1)]
13	☐	**Phasing Program** (if applicable) [34-373(b)(3)]
4	☒	**Protected Species Survey** (if applicable) [34-373(b)(2)]
13	☐	**Proof of Notice** (if applicable) [34-373(c)]
13	☐	**Binding Letter** from DCA (if applicable) [34-373(d)(2)]

13	☐	Master Concept Plan (**MCP**), **PRFPD** (if applicable) [34-941(g)]
5	☐	**Conceptual Surface Water Management Plan** (if applicable) [34-941(d)(3)b.i.1)]
5	☐	**Well Drawdown** Information (if applicable) [34-941(d)(3)d.]
5	☐	Preliminary Indigenous **Restoration Plan** (if applicable) [34-941(e)(5)f.iii.]
5	☐	**Environmental Assessment** (if applicable) [34-941(g)(2)]
13	☐	Demonstration of **Compatibility** (if applicable) [34-941(g)(4)]
4	☒	**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)]
4	☒	Existing **Agricultural Use Affidavit** (if applicable) [34-202(b)(7)]
4	☐	Information Regarding **Proposed Blasting** (if applicable). [34-202(b)(6)]
4	☐	**Bonus Density App**lication (if applicable) [34-202(b)(5)]
3	☐	Hazardous Materials **Emergency Plan** (if applicable) [34-202(b)(4)]
3	☐	Mobile Home Park **Dislocated Owners** Information (if applicable) [34-203(d)]
3	☐	**Tall Structures Permit** (if applicable) [34-1001]

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, Randy Thibaut (name), as Managing Member of Buckingham 16, LLC (owner/title) of 32-43-26-00-00002.0000 _____(company/property), swear or affirm under oath, that I am 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.

_____ 3/17/16

Signature **Date**

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

STATE OF FLORIDA
COUNTY OF LEE

DCI 2016-00010

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3/17/16 (date) by Randy Thibaut (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

SUSAN JANEEN JONES
Notary Public - State of Florida
My Comm. Expires Nov 19, 2016
Commission # EE 852905

_____
Signature of Notary Public

ADDITIONAL AGENTS

Company Name:	Barraco and Associates, Inc.		
Contact Person:	Jennifer Sapen		
Address:	2271 McGregor Blvd. Suite 100		
City, State, Zip:	Fort Myers, FL. 33901		
Phone Number:	239-461-3170	Email:	JenniferS@Barraco.net

Company Name:	Bear Paws Environmental Consulting, Inc.		
Contact Person:	Barrett Stejskal		
Address:	1327 Walden Drive		
City, State, Zip:	Fort Myers, FL. 33901		
Phone Number:	239-340-0678	Email:	Bearpaws.env.consulting@gmail.com

Company Name:	Henderson, Franklin, Starnes & Holt, P.A.		
Contact Person:	Amanda Brock, Esquire		
Address:	1715 Monroe Street		
City, State, Zip:	Fort Myers, FL. 33901		
Phone Number:	239-344-1100	Email:	Amanda.Brock@henlaw.com

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Court Suite 503		
City, State, Zip:	Fort Myers, FL. 33901		
Phone Number:	239-278-3090	Email:	tbt@trtrans.net

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

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DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Buckingham 16, LLC/Randy Thibaut (Managing Member), 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 by STRAP No. 32-43-26-00-00002.0000 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

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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.

Property Owner

Buckingham 16, LLC/Randy Thibaut (Managing Member)
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3/7/16 (date) by Randy Thibaut (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

SUSAN JANEEN JONES
Notary Public - State of Florida
My Comm. Expires Nov 19, 2016
Commission # EE 852905

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Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Section 32, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Section 32, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter (SE 1/4) of said Section 32 run N89°46'37"W along the North line of said Fraction for 416.53 feet to an intersection with the Northwesterly right of way line of Buckingham Road, (60 feet wide right of way) and the POINT OF BEGINNING.

From said Point of Beginning run S24°22'35"W along said Northwesterly right of way line of Buckingham Road for 1,215.62 feet to an intersection with the North line of the South 230 feet of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 32; thence run S89°36'26"W along said North line for 378.27 feet to an intersection with the West line of line of said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4); thence run N00°41'30"W along said West line for 1,113.40 feet to an intersection with the North line of said Southeast Quarter (SE 1/4); thence run S89°46'37"E along said North line for 893.43 feet to the POINT OF BEGINNING.
Containing 16.21 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Southeast Quarter (SE 1/4) of Section 32 to bear N89°46'37"W.

4/26/16

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\23354 - LSI 3600 Buckingham Road\Survey\Descriptions\Sketch\23354SK01.doc

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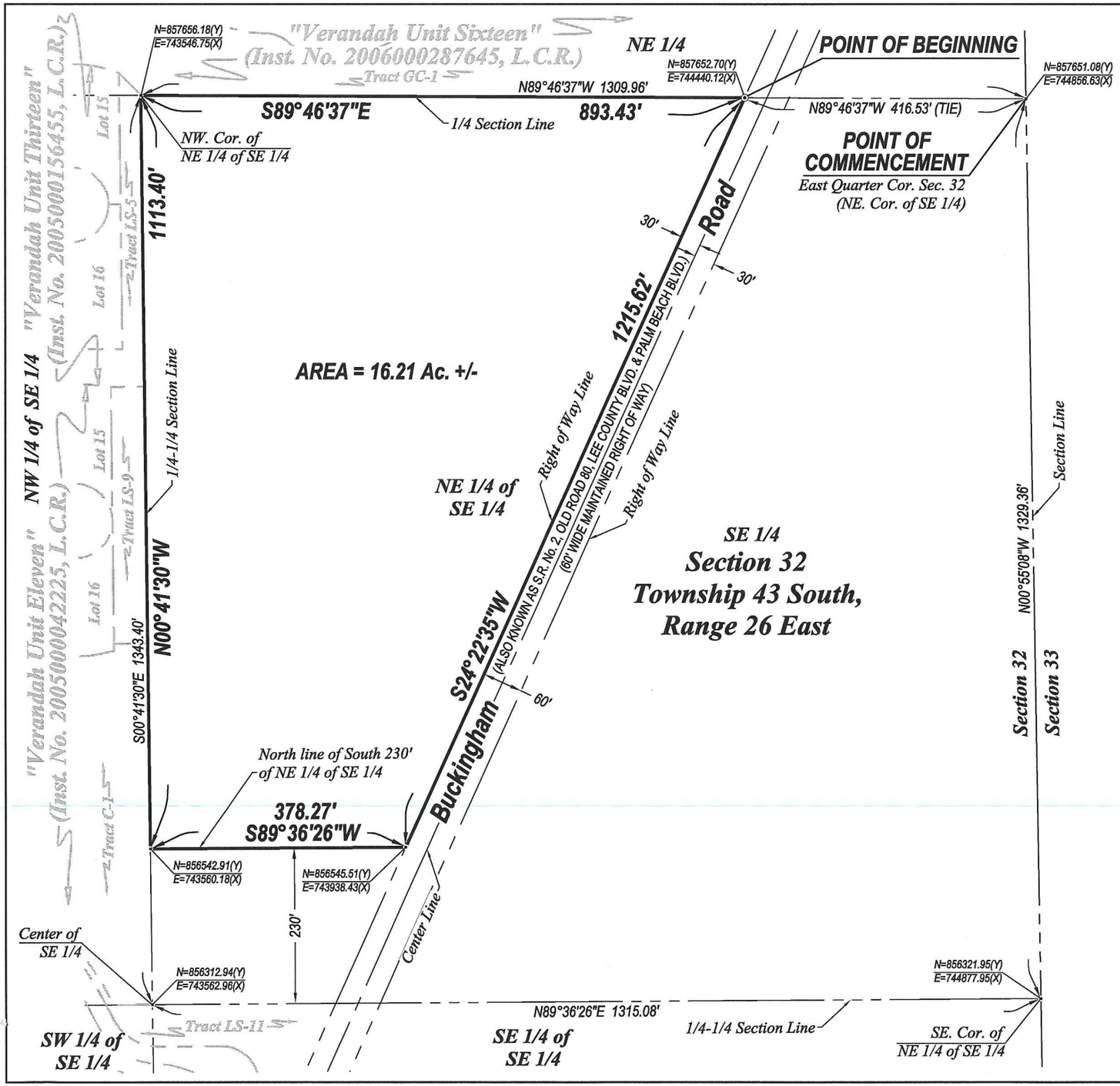
Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169



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0 100 200
SCALE IN FEET

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. D.B. - DENOTES DEED BOOK.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
5. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
6. (P) - DENOTES PLAT.
7. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
10. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32 TO BEAR N89°46'37"W.
11. DESCRIPTION IS ATTACHED.

THIS IS NOT A SURVEY

Scott A. Wheeler 4/26/16

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

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

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land Solutions inc.
10471 BEN C. PRATT / SIX MILE
CYPRESS PKWY. #402
FORT MYERS, FL 33966
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

A Parcel of Land in Section 32, Township 43 South, Range 26 East, Lee County, Florida

PROJECT SURVEYOR

SCOTT A. WHEELER CERTIFICATE NO. 5949 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23354SK01.DWG
LAYOUT	2
LOCATION	J:\23354\DWG\SURVEYING\SKETCH
PLOT DATE	THU. 3-17-2016 - 9:05 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	03-17-2016
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

32-43-26-00-00002.0000

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23354 32-43-26	2 OF 2

Bolaños Truxton, P.A.

2121 Ponce De Leon Boulevard
Suite 600
Coral Gables, Florida 33134
Telephone: (305) 567-0424
Facsimile: (305) 567-0423

12800 University Drive
Suite 350
Ft. Myers, Florida 33907
Telephone: (239) 437-5421
Facsimile: (239) 437-5797

Reply to Ft. Myers

Email: GTruxton@bolanostruxton.com

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April 4, 2016

DCI 2016-00010

Lee County Board of
County Commissioners
P.O. Box 398
Fort Myers, Florida 33902

Re: Buckingham 16, LLC ("Applicant")

Dear Commissioners:

We are furnishing you with this opinion of title in connection with the application for rezoning of the real property situated in Lee County, Florida, which is more specifically described on Exhibit "A" hereto (the "Property").

In rendering the opinion set forth herein, we have examined (i) Chicago Title Insurance Company Owner's Policy of Title Insurance, dated October 9, 2015, Policy No. 6595-2-847-183-2016.7230609-95096588; and (ii) Chicago Title Insurance Company Title Information Update through March 20, 2016, at 11:00 PM, File No. 5358880/847.183. Based on the foregoing, we are of the opinion that, as of March 20, 2016, fee simple title to the Property was vested in:

Buckingham 16, LLC, a Florida limited liability company

The Property is subject to the following encumbrances:

1. Mortgages: None.

2. Easements:

   a. Florida Power & Light Company Easement recorded in Official Records Book 4, Page 370 of the Public Records of Lee County, Florida.

3. Real Estate Taxes. Taxes for the year 2015 have been paid under Strap No. 32-43-26-00-00002.0000.

4. General Exceptions.

Real estate taxes and assessments to be paid in 2016 and subsequent years; easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the land; rights or claims or parties in possession not shown by the public records; any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records; any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land; any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land; and county ordinances.

In rendering the opinions expressed herein, we have assumed, without investigation, the authenticity of all agreements, documents and instructions submitted to us as originals, the conformity to the originals of all agreements, documents and instruments submitted to us as copies of originals and the genuineness of all signatures set forth on all originals and copies of all agreements, documents and instruments submitted to us.

This opinion is being issued to you solely in connection with your efforts to review the proposed zoning application covering the Property. This opinion may be relied on by you and your legal counsel in connection with the foregoing application. Neither this opinion nor the substance hereof may be communicated to or relied upon by any other person or entity for any reason whatsoever without our prior express written consent.

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Sincerely,

Bolaños Truxton, P.A.

By: _____
Gregg S. Truxton
Florida Bar No. 309206

cc: Sharail Cluck

DCI 2016-00010

EXHIBIT "A"

That part of the Northeast Quarter of the Southeast Quarter of Section 32, Township 43 South, Range 26 East, lying Westerly of the old Fort Myers Palm Beach Highway. LESS the following described property: The South One Hundred Feet of the following described property: That part of the Northeast Quarter of the Southeast Quarter of Section 32, Township 43 South, Range 26 East, lying Westerly of the Old Fort Myers Palm Beach Highway. AND LESS the following described property: the North 130 feet of the South 230 feet of the NE 1/4 of the SE 1/4 of Section 32, Township 43 South, Range 26 East, Lee County, Florida lying Westerly of Buckingham Road.

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OAK VIEW RPD

RESIDENTIAL PLANNED DEVELOPMENT

Request and Compliance Statement

Land Solutions, Inc. is submitting this application for Residential Planned Development (RPD) on a 16.2 acre site in Section 32, Township 43 South, Range 26 East, Lee County, Florida. The applicant is requesting a rezoning from Agricultural (AG-2) to Residential Planned Development (RPD) to allow up to 60 single-family and two-family attached units.

The subject property is located in the Fort Myers Shores Planning Community and is located on the west side of Buckingham Road, approximately 1.3 miles south of SR 80. The property is located in the Suburban Community Future Land Use Category and the property is currently vacant. The RPD proposes one full access and one emergency stabilized access on Buckingham Road.

Compliance with LDC Section 34-145(c)(2)(e)

> *Section 34-145(c)(2)a states, In reaching a decision, the Hearing Examiner must consider the following, whenever applicable:*
>
> *e) Whether the request is consistent with the goals, objectives, policies and intent of the Lee Plan*

The proposed RPD is consistent with the goals, objectives, policies and intent of the Lee Plan. Please see later paragraphs for a complete narrative on the request's consistency with the Lee Plan.

Compliance with LDC Section 34-145(d)(3)

> *Section 34-145(d)(3) states, Before preparing a recommendation to the Board of County Commissioners on a zoning matter, the Hearing Examiner must find that:*
>
> *The applicant has provided entitlement to the rezoning or special exception by demonstrating compliance with the Lee Plan, this Land Development Code, and any*

As demonstrated in later paragraphs, the project complies with Section 34-145(c)(2)e of the Lee County Land Development Code, and by doing so also demonstrates compliance with the Lee Plan.

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

The proposed RPD has direct access to one road; Buckingham Road (arterial).

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

As outlined in compliance with Lee Plan Policy 1.1.5, the proposed density and residential land use is consistent with the Lee Plan. No TDR's or affordable bonus density units are proposed.

c) *The request is compatible with existing or planned uses in the surrounding area;*

As outlined in compliance with Lee Plan Policy 2.1, the proposed request is compatible with the surrounding uses.

d) *Approval of the request will no 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;*

As demonstrated by the enclosed traffic impact statement, the proposed development will not have an adverse effect on transportation facilities in the area.

e) *Where applicable, the request will not adversely affect environmentally critical areas and natural resources;*

According to the FLUCFCS and Wetlands Map, there are 1.0 acres of South Florida Water Management District jurisdictional wetlands located on the property which, as depicted by MCP, are proposed to be preserved.

f) *In the case of a planned development rezoning or mine excavation planned development, the decision of the Hearing Examiner must also be supported by the formal findings required by sections 34-377(a)(2) and (4);*

Please see compliance with LDC Section 34-377 below.

g) *Where the change proposed is within a future urban area category, the Hearing Examiner must also find that urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use;*

Please see compliance with LDC Section 34-377 below.

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

- Public sewer and water
  - Potable water, Wastewater and Reuse: Lee County Utilities
  - Availability letters enclosed

- Paved streets and roads
  - Buckingham Road (arterial)

- Public transit
  - Lee Tran Route 100, Stop Number 649; intersection of Palm Beach Boulevard and Cartagena Ave; within 2 miles

- Parks and recreation facilities
  - Riverdale Community Pool; within 2 miles
  - Manatee Park; within 3 miles
  - Buckingham Community Park; within 5 miles
  - Lee Civic Center; within 6 miles
  - Hickey Creek Mitigation Park; within 6 miles

- Urban levels of police, fire and emergency services
  - Fort Myers Shores Fire Department; within 4 miles
  - Lee Memorial Hospital; within 14 miles
  - Fort Myers Police Department; within 13 miles
  - Lee County Sheriff's Department; within 16 miles

- Schools
  - Buckingham Exceptional Student Center; within 1 mile
  - Riverdale High School; within 2 miles
  - River Hall Elementary School; within 2 miles
  - Oak Hammock Middle School; within 4 miles

- Employment, industrial, and commercial centers
  - Winn-Dixie; within 2 miles
  - Riverdale High School; within 2 miles
  - Florida Power and Light; within 5 miles
  - Shops at Verandah; within 4 miles
  - The Forum at Fort Myers; within 11 miles
  - Jet Blue Pak; within 19 miles
  - Southwest International Airport; within 19 miles

- Community facilities such as senior citizens' centers, libraries, and community centers
  - Buckingham Community Center; within 2 miles
  - Riverdale Branch Library; within 2 miles

Compliance with LDC Section 34-377(a)(2)

Section 34-377(a)(2) states, The recommendation made to the Board of County Commissioners must be supported by formal findings that address the guidelines set forth in Section 34-145(d)(3) of this chapter. In addition, the findings must address whether the following criteria can be satisfied:

a) *The proposed use or mix of uses is appropriate at the subject location;*

While findings have not yet been established, the applicant contends that the proposed residential use is appropriate for the subject site. Proposed single-family and two-family uses are compatible with the existing residential uses in Verandah and permitted and existing residential uses on the east side of Buckingham Road at Portico, Villages of Buckingham and further east at River Hall.

Adequate infrastructure exists to serve the proposed development, including access to Buckingham Rd. and SR 80. As outlined in the LDC compliance with section 34-377, the project is near shopping and commercial services.

b) *The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest;*

Conditions have not yet been established.

c) *The recommended conditions are reasonably related to the impacts on the public's interest created*

Conditions have not yet been established.

Compliance with LDC Section 34-377(a)(4)

Section 34-377(a)(2) states, If the application includes a schedule of deviations pursuant to Section 34-373(a)(9), the Hearing Examiner's recommendation must approve, approve with modification or reject each requested deviation based upon a finding that each item:

a) *Enhances the achievement of the objectives of the planned development;*
b) *Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.*

The Hearing Examiner's recommendation is yet to be determined. Provided within this application are deviation requests along with justifications which outline how each request enhances the planned development and how each request is not a detriment to public health, safety, and welfare.

Policy 1.1.5: Suburban

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

The proposed rezoning application requests a residential development with a maximum of 60 dwelling units. Residential uses are intended as single family detached and two-family attached

units with a maximum density of 3.8 dwelling units per acre. Therefore, the residential development program and densities outlined in this application meet the description of the Suburban Land Use category maximum threshold of 6 du/ac and the intent of the Policy.

Lee Plan Policy 1.7.6: Acreage Allocations

Acreage totals are provided for land in each Planning Community in unincorporated County. No final development orders or extensions to final development orders will be issued or approved by Lee County which would allow the acreage for residential, commercial or industrial uses contained in Table 1(b) to be exceeded.

Urban Community Acreage Allocations

Land Use	Acreage Allocation for Year 2030
Residential	1,810 ac

The subject property is located within the Fort Myers Shores Community per Map 16 of the Lee Plan. As illustrated in the table above, there are 1810 available acres currently allocated towards residential land uses within the Suburban Community Future Land Use Category in this planning community. The RPD proposes +/- 16.2 acres of residential development which is within the allowable acreages set forth by the Lee Plan and therefore the proposed project is in compliance with this policy.

Lee Plan Policy 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, and prevent development patterns where large tracts of land are by-passed in favor of development *more distant from services and existing communities.*

Lee Plan Policy 2.1

Located in an area of growth in Lee County, the site utilizes existing services and infrastructure. As outlined in LDC Section 34-377compliance, residents will be afforded opportunities for services, employment, education near the site, lessoning traffic burden associated with sprawl development. Police and fire services are near the site and utility services are available. As shown in the Table below and demonstrated by the aerial location map, the site serves as an infill development and does not bypass larger tracts of land. Further, the Future Land Use designation of Suburban is characterized by land with readily available urban services. As such, the proposed development and rezoning request is compatible with this provision of the Lee Plan.

Abutting Land Use

DIRECTION	FUTURE LAND USE	LAND USE / ZONING
North	Suburban	Residential & Recreational / MPD
South	Suburban	Residential/ AG-2
East	Sub-Outlying Suburban	Vacant / RPD
West	Suburban	Residential / MPD

Lee Plan Objective 2.2: New Development to Provide Required Infrastructure

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 F.S. 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 Concurrency Management Ordinance.

Lee Plan Policy 2.2.1: New Development Proximity to Required Infrastructure

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.

Lee Plan Policy 5.1.3: Direct Higher Density Residential Development to Certain Areas

During the rezoning process, direct high density development to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities.

The proposed residential development is located within 2-4 miles of 3 levels of education: River Hall Elementary, Oak Hammock Middle and Riverdale High School. Park and recreation opportunities are near the project including Manatee Park (within 3 miles), Buckingham Community Park (within 5 miles), Hickey Creek Mitigation Park (within 6 miles) and Lee Civic Center (within 6 miles). As demonstrated by the Lee Plan Map 3D-1, Map 3D-2 and Map 22, biking and trail systems exist to some degree and are planned adjacent to the development..

Lee Tran route #100 travels near the site along Palm Beach Boulevard with the end of the bus line turning back west at Winn-Dixie Plaza on Old Olga Road at Cristobal Street. The closest stop on that route is at Palm Beach Boulevard and Cartagena Avenue approximately 2 miles from the site.

Shopping, employment and commercial services are available at the Publix and Winn-Dixie Plazas along with various commercial establishments along Palm Beach Boulevard. Other employment opportunities exist at the FP&L Plant on Palm Beach Boulevard and major employment hubs are a small drive away at places such as The Forum and S.W.FL

International Airport.

Lee Plan Policy 5.1.2: Prohibit Residential Development where Hazards Exist

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 imitations; aircraft noise; or other characteristics that may endanger the residential community.

The areas within the proposed development area range at existing site elevations of 15.3 to 18.3 NAVD which will not be a constraint to residential development. Site soil conditions consist of soils suitable for residential development and the site is not within an Airport Noise Zone. As such, the proposed development is not proposed where physical constraints or hazards exist.

Lee Plan Policy 5.1.4: Prohibit Residential Development Near Industrial Development and Airport Noise Zone

Prohibit residential development in all Industrial development areas and Airport Noise Zone B as indicated on the Future Land Use Map, except for residences in the Industrial Development area for a caretaker or security guard, and except as provided in Chapter XIII.

The site is not located within an industrial development area nor the Airport Noise Zone B.

Lee Plan Policy 5.2.4: Compatibility

The site design of the proposed development must be compatible with surrounding land uses to the maximum extent possible.

The proposed development is compatible with the surrounding community and consistent of the residential growth trends of the area. As demonstrated by the Density Comparison Table below, the proposed density of this rezoning request is nearly identical to many developments in the surrounding area.

Densities- Comparison Table

COMMUNITY	ACREAGE	# OF UNITS	DU/AC
Verandah	445	1,729	3.9
Villages of Buckingham	68.6	252	3.8
River Hall	712.5	1,999	2.8
Proposed		60	3.7
Oak View	16.2		

*Densities and Acreage based on Lee County Property Appraiser and Lee Spins Data.

Lee Plan Goal 11: Water, Sewer, Traffic and Environmental Review

To insure that appropriate water, sewer, traffic, and environmental review standards are considered in reviewing rezoning applications and are met prior to issuance of a county development order.

The proposed development is consistent with Goal 11 through the provision of letters of capacity and availability of service from Lee County Utilities, please see attached. A Traffic Impact Statement has been included within the application, indicating that the proposed development will not have a detrimental impact on the surrounding road system and an acceptable LOS will be maintained on all affected roadways. Lastly, the environmental review has also been included.

TR TRANSPORTATION CONSULTANTS, INC.

RECEIVED
MAY 16 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

TRAFFIC IMPACT STATEMENT

FOR

OAK VIEW

PROJECT NO. 1601.09

PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901
239-278-3090

March 2, 2016

TRANSPORTATION CONSULTANTS, INC.

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IV. TRIP GENERATION

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VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking approval for zoning. This report has been completed in compliance with guidelines established in the Lee County Traffic Impact Statement Guidelines. The development site is located on the west side of Buckingham Road south of State Road 80 in Lee County, Florida. The site location is illustrated on **Figure 1**.

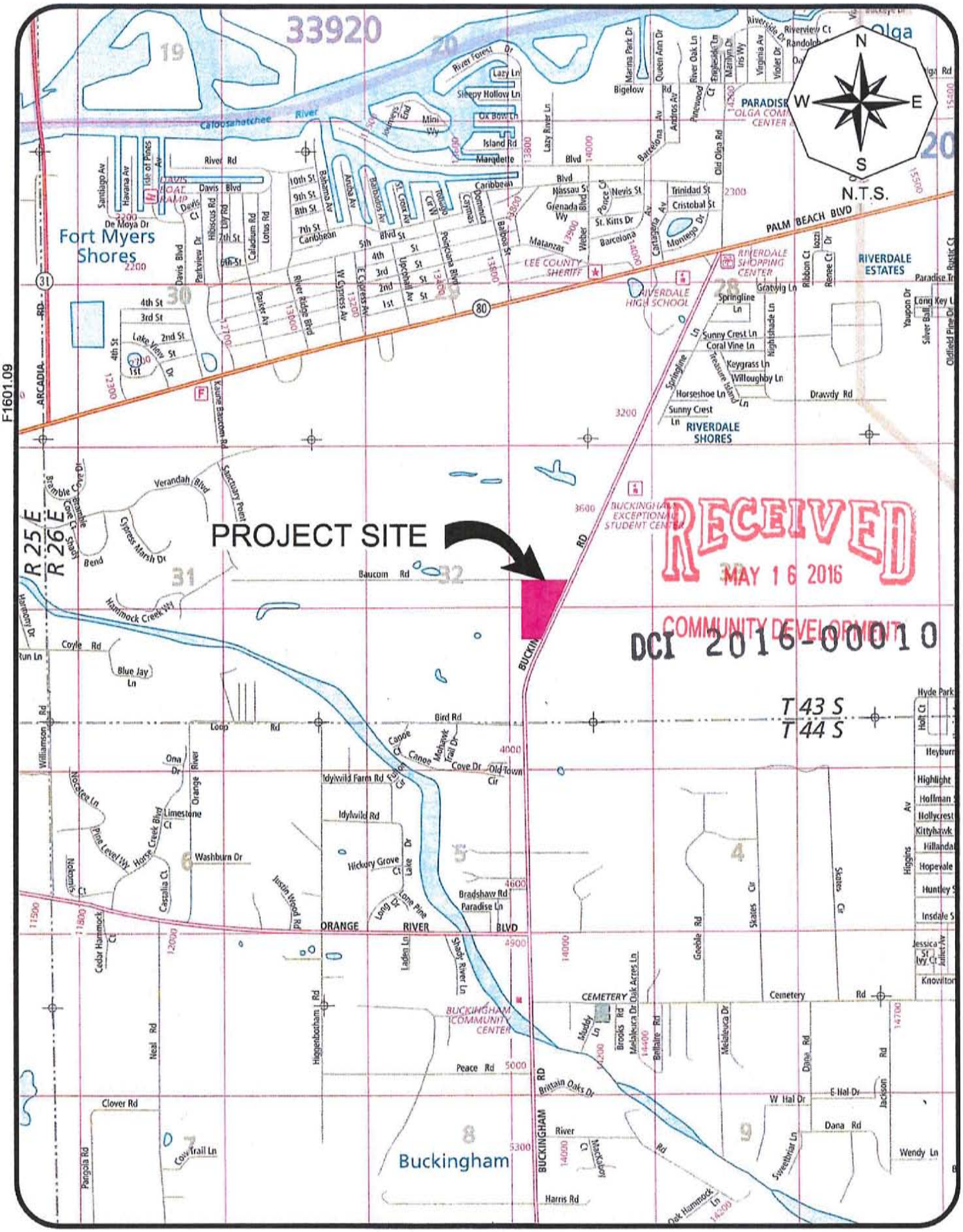
The Developer is proposing to re-zone the subject site from AG-2 to RPD to permit the development of up to 60 single family dwelling units on the approximately 16.84 acre site. Primary access to the development will be provided via a single access drive to Buckingham Road and an exit only will be provide to Buckingham Road north of the primary site access drive.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various surrounding intersections will be completed and analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

II. EXISTING CONDITIONS

The subject site is currently vacant. The site is bordered on the north by The Verandah residential golf course community, the west and south by residential uses, and to the east by Buckingham Road.

Buckingham Road is a two lane undivided arterial roadway that borders the site to the east. Buckingham Road extends south from S.R. 80 to S.R. 82. Buckingham Road, adjacent to the subject site, has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.


PROJECT SITE
RECEIVED
MAY 16 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010
N
S
E
W
N.T.S.
F1601.09
R 25 E
R 26 E
T 43 S
T 44 S
Fort Myers Shores
RIVERDALE SHORES
RIVERDALE ESTATES
Buckingham
PALM BEACH BLVD
ORANGE RIVER BLVD
BUCKINGHAM RD
Caloosahatchee River
Baucom Rd
Bird Rd
Peace Rd
Clover Rd
Harris Rd
Cemetery Rd
Drawdy Rd
Gratvig Ln
Springline Ln
Sunny Crest Ln
Coral Vine Ln
Keygrass Ln
Willoughby Ln
Horseshoe Ln
Verandah Blvd
Hammock Creek Way
Idylwild Farm Rd
Idylwild Rd
Hickory Grove Ct
Bradshaw Rd
Paradise Ln
Britain Oaks Dr
Dana Rd
Wendy Ln
Sweetbriar Ln
Oak Hammock Ln
Cow Trail Ln
Pangola Rd
Neal Rd
Higginbotham Rd
Buckingham Community Center
Lee County Sheriff
Riverdale High School
Riverdale Shopping Center
Paradise Olga Community Center
Buckingham Exceptional Student Center
Cemetery
Davis Boat Ramp
Caribbean
Nassau St
Grenada Wy
St. Kitts Dr
Barcelona
Nevis St
Trinidad St
Cristobal St
Ponce Cir
Matanzas
Weber
Cartagena Av
Montego Dr
Bigelow
Queen Ann Dr
Marina Park Dr
River Oak Ln
Engledale Ln
Marilyn Dr
Iris Wy
Virginia Av
Violet Dr
Riverside Dr
Riverview Ct
Randolph
Pinewood Ct
Old Olga Rd
Lazy River Ln
Island Rd
Marquette
Oak Bow Ln
Sleepy Hollow Ln
Lazy Ln
River Forest Dr
Mini Wy
Johnson Ln
Davis Blvd
Davis Ct
Hibiscus Rd
Lily Rd
Caladium Rd
Lotus Rd
Parkview Dr
Parker Av
River Ridge Blvd
W Cypress Av
E Cypress Av
Upchurch St
Poinciana Blvd
Bahama Av
Aruba Av
Barbados Av
St. Croix Av
Cayman Cir W
Dominica
Cayman
Bahama
Aruba
Barbados
St. Croix
Cayman Cir
Dominica
Bahama
Aruba
Barbados
St. Croix
Cayman

State Road 80 (Palm Beach Boulevard) is a four lane divided roadway near the Buckingham Road intersection. S.R. 80 has a posted speed limit of 45 mph near the Buckingham Road intersection and is under the jurisdiction of the Florida Department of Transportation (FDOT).

Orange River Boulevard is a two lane undivided arterial located approximately one mile south of the subject site. Orange River Boulevard has a posted speed limit of 35 mph . west of Buckingham Road and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED DEVELOPMENT

Oak View is an approximately 16.84 acre proposed residential planned community within Lee County. The proposed development intensity was taken from the Master Concept plan prepared by Barraco and Associates.

Table 1 summarizes the land uses utilized for trip generation purposes for the subject development.

Table 1
Oak View
Land Uses

Land Use	Size
Single Family	60 Dwelling Units

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 9th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for trip generation purposes. The equations for this land use are contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour trip

generation of the Oak View project as currently proposed. The daily trip generation is also indicated in the table.

Table 2
Gully Creek
Trip Generation

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	2-way
Single Family (60 Units)	13	39	52	42	24	66	656

V. TRIP DISTRIBUTION

The trips shown in Table 2 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. Also shown on Figure 2 is the assignment of project related trips to the site access drives on Buckingham Road.

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour – Peak Direction Level of Service "C" volumes, as defined by the Lee County Generalized Peak Hour Directional Service Volume Tables. A copy of the Generalized Service Volume Table is located in the Appendix of this report for reference.

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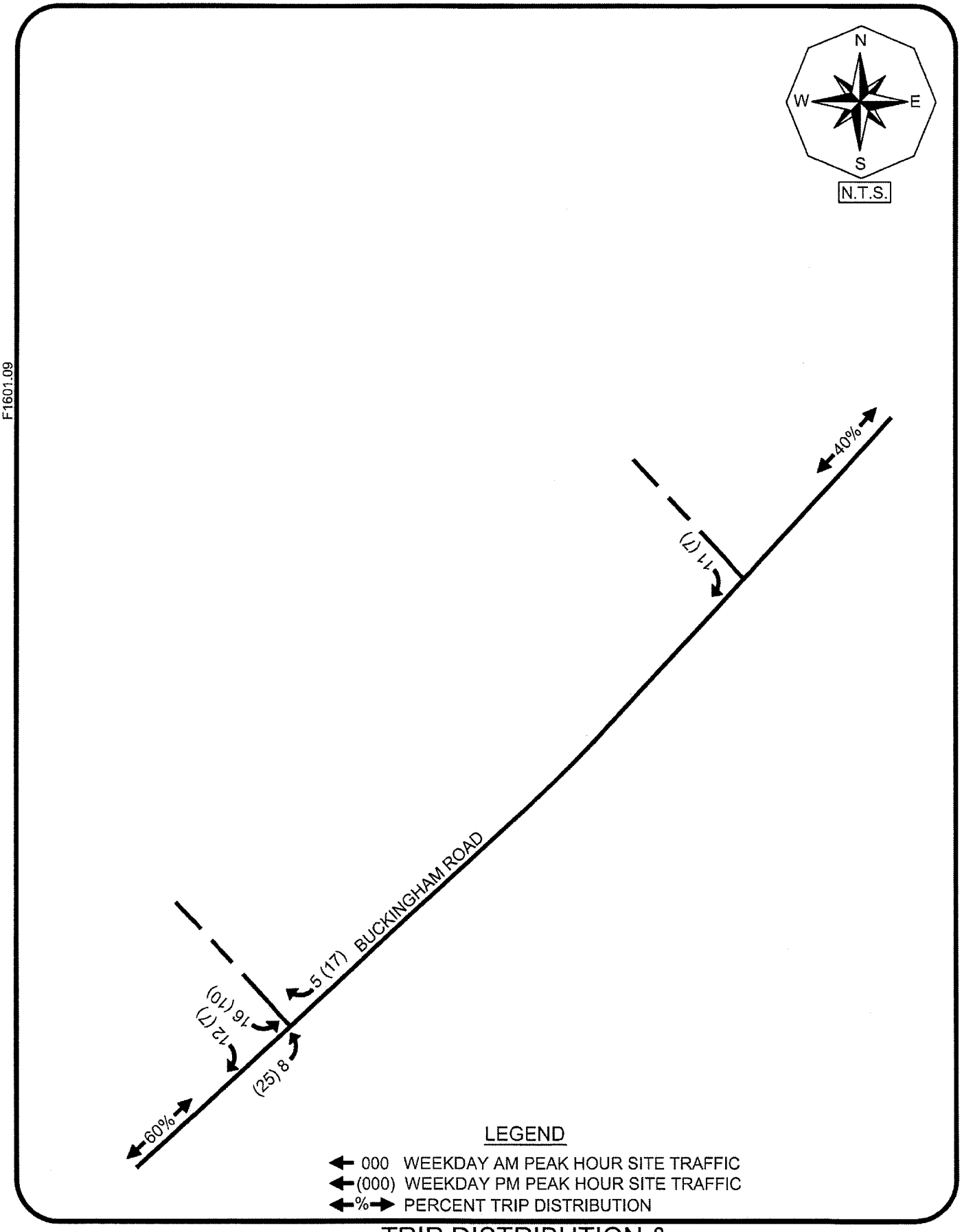

TRANSPORTATION CONSULTANTS, INC.

TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT OAK VIEW ZONING

Figure 2

VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2022 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links that could be significantly impacted by this development. The existing roadway volumes utilized to compute the historical growth rate were obtained from the ***2014 Lee County Traffic Count Report***. Based on the project distribution shown in Figure 2, the link data was analyzed for the year 2022 without the development and year 2022 with the development. The existing roadway link volumes were obtained from data contained in the ***2015 Lee County Concurrency Report.***

Figure 3 indicates the year 2022 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. These figures are also derived from **Table 2A** contained in the Appendix.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Figure 3 details the Levels of Service for all links inside the project's area of influence based on this analysis. In comparing the links' functional classification and calculated 2022 traffic volumes to the Service Volume Tables, it was determined that all roadway links analyzed will continue to operate at an acceptable Level of Service in 2022 both with and without the proposed development. Buckingham Road is shown to operate at LOS "C" both with and without the project in the year 2022. Therefore no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed development.

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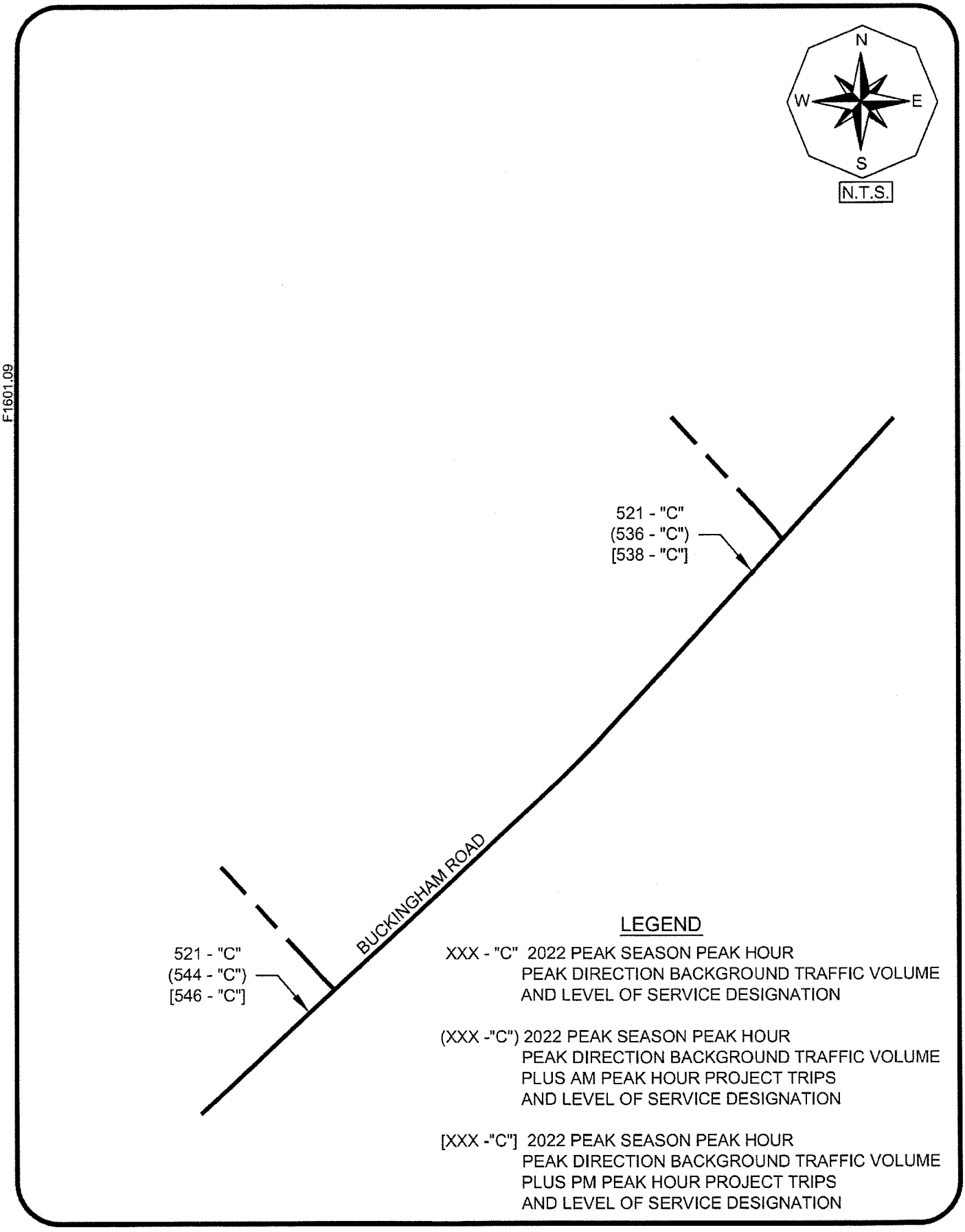


TR TRANSPORTATION CONSULTANTS, INC.

PROJECTED 2022 LEVEL OF SERVICE
OAK VIEW ZONING

Figure 3

VIII. CONCLUSION

The development of the subject property with approximately 60 single family residential dwelling units on the west side of Buckingham Road south of State Road 80 in Lee County, Florida will not degrade the Level of Service on the adjacent roadway links. The projected Level of Service on the roads is above the minimum recommended Level of Service as contained in the Lee County Comprehensive Plan. Buckingham Road is shown to operate at LOS "C" both with and without the project in the year 2022. The existing roadway network can accommodate the additional new vehicle trips the development is anticipated to generate. Site specific turn lane improvements will be warranted based on the Lee County Turn Lane Policy and will be further defined in the Development Order process.

APPENDIX

TABLES 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. LOS C LINK VOLUMES
OAK VIEW ZONING

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 52 VPH IN= 13 OUT= 39

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 66 VPH IN= 42 OUT= 24

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PROJECT TRAFFIC DISTRIBUTION	NEW PROJ TRAFFIC AM PEAK	NEW PROJ TRAFFIC PM PEAK	PROJ/ LOS C
Buckingham Rd.	South of SR 80	2LD	0	140	800	860	860	40%	16	17	2.10%
	North of Orange River Blvd.	2LD	0	140	800	860	860	60%	23	25	3.15%

* The Level of Service thresholds for all roadway segments were obtained from Lee County Generalized Peak Hour Directional Service Volumes (Sept. 2013)

TABLE 2A

HORIZON YEAR TRAFFIC VOLUMES AND 100TH HIGHEST HOUR LEVEL OF SERVICE ANALYSIS
OAK VIEW ZONING

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	52 VPH	IN=	13	OUT=	39
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	66 VPH	IN=	42	OUT=	24

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	2014 ADT	YRS OF GROWTH	ANNUAL RATE	2014 PK HR PK SEASON PEAK DIR.[1]	2022 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	PROJECT TRAFFIC DISTRIBUTION	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2022 BCKGRND + AM PROJ VOLUME	LOS	2022 BCKGRND + PM PROJ VOLUME	LOS
Buckingham Rd.	South of SR 80	11	8,700	9,000	9	1.00%	481	521	C	40%	16	17	536	C	538	C
	North of Orange River Blvd.	11	8,700	9,000	9	1.00%	481	521	C	60%	23	25	544	C	546	C

[1]The 2014 peak hour, peak season, peak direction traffic volumes were taken from the 2015 Lee County Concurrency Report

2015 LEE COUNTY CONCURRENCY REPORT

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BONITA BEACH RD	IMPERIAL ST	I-75	6LD	E	2,740	C	1,876	C	1,876	C	1,876		02800
BONITA BEACH RD	I-75	BONITA GRANDE DR	4LD	E	2,000	B	462	B	462	B	462		02900
BONITA BEACH RD	BONITA GRANDE DR	LOGAN BLVD EXT	4LD	E	2,000	B	462	B	462	B	462		02950
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,550	D	998	D	998	D	998		03200
BRANTLEY RD*	SUMMERLIN RD	US 41	2LU	E	860	C	116	C	116	C	116		03300
BRIARCLIFF DR*	US 41	TRIPLE CROWN CT	2LU	E	860	C	203	C	203	C	213		03400
BROADWAY (ALVA)*	PALM BEACH BL (SR 80)	NORTH RIVER RD	2LU	E	860	C	181	C	181	C	181		03500
BROADWAY (ESTERO)*	LOGAN AVE	US 41	2LU	E	860	C	239	C	242	C	262		03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	990	C	350	C	350	C	362		03700
BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BL	2LU	E	990	D	529	D	530	D	530		03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	990	D	481	D	482	F	1,162		03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,100	C	664	C	664	D	690	4 Ln construction in FY's 16/17 & 18/19	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,100	B	356	B	357	C	453	4 Ln construction up to Van Buren in FY 14/15	04000
BUS 41 (SR 739)	FORT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,740	C	2,051	C	2,051	C	2,148		04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD (SR 78)	6LD	D	2,740	C	1,414	C	1,414	C	1,414		04300
BUS 41 (SR 739)	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	D	1,820	B	824	B	824	B	836		04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	1,080	A	380	A	380	A	431		04500
CAPE CORAL BR RD	DEL PRADO BL	McGREGOR BL	4L	E	4,000	C	2,616	C	2,616	C	2,616		04600
CAPTIVA RD*	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	C	267	C	267	C	324	Constrained v/c = 0.31	04700
CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LU	E	860	C	285	C	291	C	291		04800
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LD	E	1,790	C	93	C	94	C	94	Port Authority maintained	04900
COCONUT RD*	SPRING CREEK RD	US 41	2LN	E	860	C	366	C	366	C	411	No count since 2007	05000
COCONUT RD*	US 41	THREE OAKS PKWY	4LD	E	1,790	C	588	C	651	C	805		05030
COLLEGE PKWY*	McGREGOR BL	WINKLER RD	6LD	E	2,980	D	1,831	C	1,837	C	1,878		05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,872	D	1,872	D	1,872		05200
COLLEGE PKWY*	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,371	C	2,455	C	2,486		05300
COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,456	D	1,456	D	1,479		05400
COLONIAL BL*	McGREGOR BL	SUMMERLIN RD	6LD	E	2,780	D	2,628	D	2,628	D	2,628		05500
COLONIAL BL	SUMMERLIN RD	US 41	6LD	E	2,780	F	2,836	F	2,836	F	2,836	Alternatives analysis in FY 18/19	05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,780	D	2,535	D	2,535	D	2,535		05700
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,780	F	3,125	F	3,125	F	3,125	N. Airport Rd. Ext. current funding for design & construction	05800

LEE COUNTY GENERALIZED SERVICE VOLUME TABLE

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

Sept. 2013 c:\input4

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	120	420	840	1,190	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	260	1,840	1,960	1,960
3	Divided	*	410	2,840	2,940	2,940
4	Divided	*	550	3,840	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	670	740
1	Divided	*	*	330	710	780
2	Undivided	*	*	740	1,460	1,460
2	Divided	*	*	780	1,530	1,530

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

TRAFFIC DATA FOR BUCKINGHAM ROAD

STREET	LOCATION	Station #	Daily Traffic Volume (AADT) 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	PCS
BRANTLEY RD	W OF US 41	230	3500	3900	3400	3600	3400	2700					9
BRIARCLIFF RD	E OF US 41	460	5900	5500	5600	4800	4700						9
BROADWAY (ESTERO)	W OF US 41	463	3400	3500	3600	4300	4400	5300	3500		5200		25
BROADWAY AVE	S OF M.L.K. BLVD (SR 82)	600	2600	3700	3700	3100	2700						29
BROADWAY AVE	N OF SOLOMON AVE	601	7700	8300	7700	7000	6300						29
BROADWAY RD	S OF ALVA BRIDGE	231	5200	5800	4900	5300	3800						11
BUCKINGHAM RD	S OF PALM BEACH BLVD	11	8700	9900	9600	8000	8200	8400	8400	8900	8800	9000	
BUCKINGHAM RD	S OF CEMETERY RD	227						2300				10600	11
BUCKINGHAM RD	E OF ALVIN AVE	232	5200	7400	7600	5900	5700	5700				7000	11
BURNT STORE RD	N OF PINE ISLAND RD	233	11800	12200	11800	12800	11300	11700	11100		12600	12600	12
BURNT STORE RD	S OF CHARLOTTE CO. LINE	12	5900	6100	5800	5400	5500	5600	5300	5000	5200	6300	
BUSINESS 41 (SR 739)	N OF EDISON BRIDGE	41	33600	34900	29300	25000	25900	26100	25500	24800	25100	27200	
BUSINESS 41 (SR 739)	N OF PONDELLA RD	397	27700	27900	24400	21600	22200						41
BUSINESS 41 (SR 739)	N OF POWELL DR	394	22100	19500	17400	14600	13300						41
BUSINESS 41 (SR 739)	N OF LAUREL DR	396	9300	8300	7700	8500	7300						41
CAPE CORAL PKWY	E OF SKYLINE BLVD	13	28800	30100	28200	25900	26800	26200	26700	25000	26400	27700	
CAPE CORAL PKWY	W OF PALM TREE	56	54200	54000	51000	31900	31800	38500	40800	40100	44800	44100	13
CAPE CORAL BRIDGE	W OF BRIDGE	234	47900	48400	47500			39700			45600	51600	13

TRIP GENERATION EQUATIONS

TRIP GENERATION EQUATIONS
OAK VIEW
ITE TRIP GENERATION REPORT, 9th EDITION

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
Single Family Detached Housing (LUC 210)	T = 0.70 (X) + 9.74 (25% In / 75% Out)	Ln (T) = 0.90 Ln (X) + 0.51 (63% In / 37% Out)	Ln (T) = 0.92 Ln (X) + 2.72
T = Number of Trips, X = Number of dwelling units			

REQUIRED INDIGENOUS PRESERVE

4.78 @ 50% = 2.39 AC

PROVIDED INDIGENOUS PRESERVE

EXISTING / PROVIDED = 1.03 AC*

*NOTE: PER LDC SECTION 10-415 (b) EXISTING INDIGENOUS VEGETATION HAS BEEN PRESERVED.

REQUIRED OPEN SPACE

PROJECT SIZE:	16.21 AC
R-1	- 4.25 AC
	11.96 AC
11.96 @ 40% =	4.78 AC
REQUIRED OPEN SPACE =	4.78 AC

PROVIDED OPEN SPACE

PRESERVE	1.03 AC
LAKE (4.78 X .25%)	1.20 AC
LAKE SLOPE	.55 AC
AMENITY	.30 AC
BUCKINGHAM BUFFER	.48 AC
REAR YARD DRAINAGE & PERIMETER BERM	1.27 AC
TOTAL	4.83 AC

LEGEND

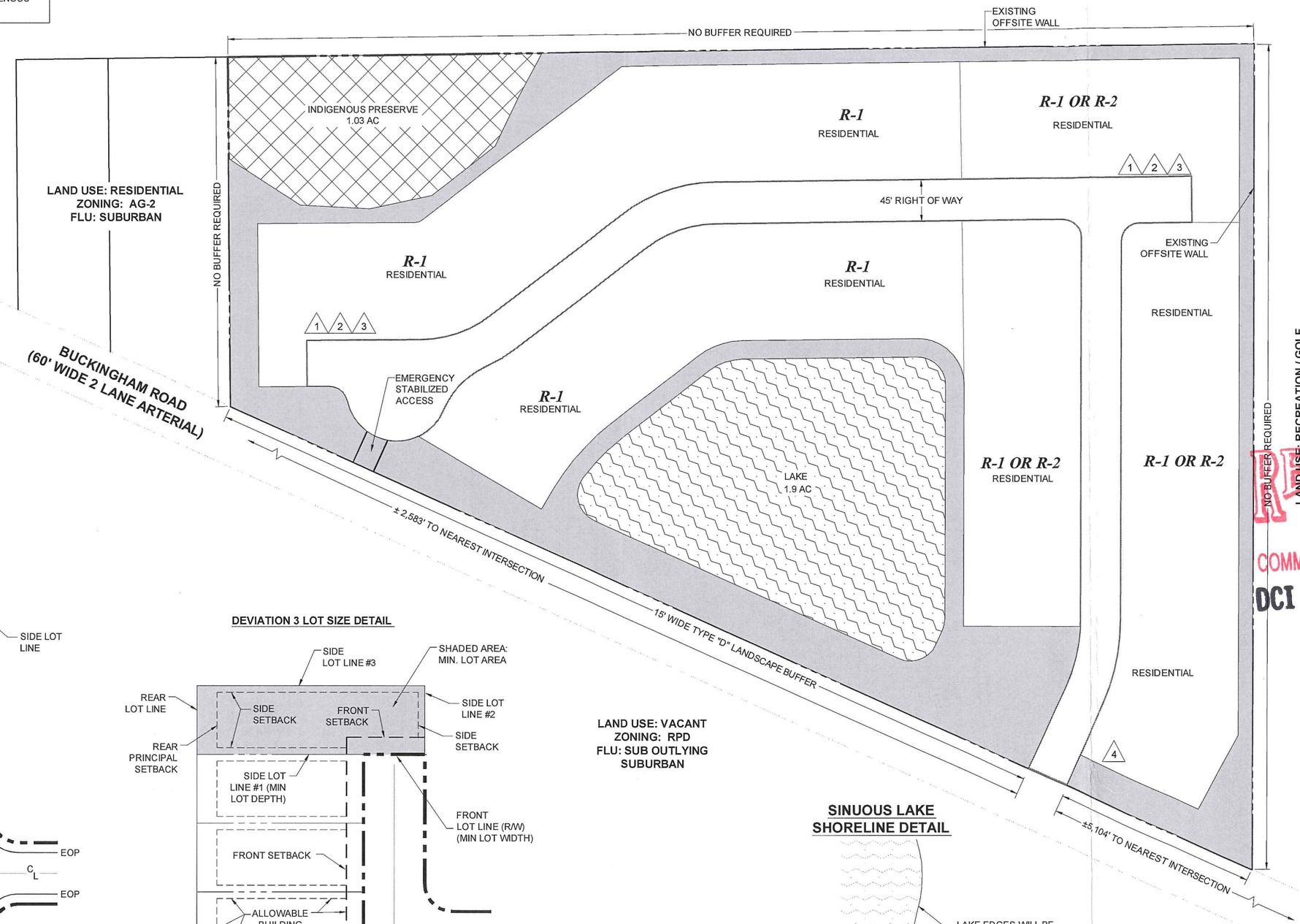
LAKE — OPEN SPACE

INDIGENOUS PRESERVE — DEVIATION REQUEST (#)

LAND USE: RESIDENTIAL
ZONING: MPD
FLU: SUBURBAN

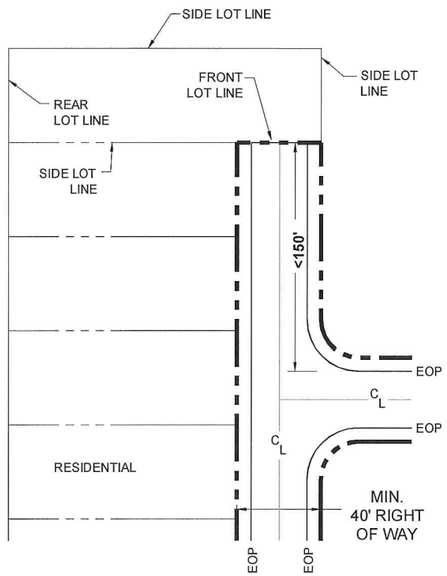
0 30 60 120
SCALE IN FEET

W S N E



LAND USE: VACANT
ZONING: RPD
FLU: SUB OUTLYING SUBURBAN

DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



DEVIATION 3 LOT SIZE DETAIL

SINUOUS LAKE SHORELINE DETAIL

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

WATERMEN DEVELOPMENT GROUP CORP
1415 DEAN STREET
SUITE 104
PHONE (239) 337-0629
FAX (239) 337-5080
WWW.WATERMENGROUP.COM

PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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COMMUNITY DEVELOPMENT
DCI 2016-00010

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FILE NAME	23354-Z02.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	MON. 5-16-2016 - 9:52 AM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23354-Z00.DWG

PLAN REVISIONS

PLAN STATUS

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
23354	1

Oak View RPD
Residential Planned Development
Schedule of Uses

Residential:

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Accessory Uses and structures
Administrative Offices
Club, Private
Dwelling Units:
- Single family
- Two-family attached

Entrance Gates and Gatehouse
Essential Services
Essential Services Facilities, Group 1
Excavation, Water Retention
Fences, Walls
Home Occupation
Models:
- Model Display Group
- Model Homes
- Model Units

Parking Lot:
- Accessory

Recreational Facilities, Private-On-Site
Sales:
- Real Estate Sales Office, Limited to sales of dwelling units within the development

Signs in accordance with LDC Chapter 30
Temporary Sales Center
Temporary Construction Trailer, during construction

Oak View RPD
Residential Planned Development
Property Development Regulations

DEVELOPMENT REGULATIONS	SINGLE FAMILY (R-1)	TWO FAMILY ATTACHED (R-2)
Minimum lot Width:	50'	30'
Minimum lot Depth:	130'	120'
Minimum lot Area:	6500 sf	3600 sf
Max. Building Height:	35'	35'
Maximum lot Coverage	45%	60%
Minimum Setbacks:		
Front (right of way)	20' (*)	20' (*)
Side Yard	5'	5'/0' (**)
Rear Yard (principal)	10'	10'
Rear Yard (accessory)	5'	5'
Preserve	20'	20'

NOTE:

* Setback shall be reduced to 15-feet for side entry garages.

** 0-foot setback to apply to internal lot line.

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Oak View RPD
Residential Planned Development
Schedule of Deviations

1) **Deviation from LDC Section 10-254, which requires side lot lines be, as nearly as practical, at right angles to straight street lines and radial to curve street lines, to allow the lot design shown on the Master Concept Plan in those areas where Deviation 1 is applied.**

Justification: This deviation request applies to the last lot at the terminal end of small dead end roadways where no cul de sac exists. This last lot is a continuation of a string of lots which are parallel to one another. The lot in question, and side lot lines of the string of lots, is perpendicular to the road as the LDC requires. The road right of way ends at the first side lot line of the terminal lot. This design provides adequate access to the last lot where a private drive will continue on the same trajectory as the road. The continued roadway is not needed to serve additional units further down the road so there is no public harm and a benefit is created because it allows the homeowner to utilize and maintain the land for private benefit.

This design creates a different, but adequate lot configuration. The front lot line becomes the termination of the right of way, at the width of the right of way. The first side lot line runs parallel with the string of lots along the road and connects to the end of the right of way. The other side lot line, and the purpose of this deviation request, is an extension of the right of way on the far side of the road. This side lot line, as an extension of the right of way, is parallel to the road and therefore does not meet the LDC requirement of being perpendicular to the road.

The intent of this LDC requirement is to provide a uniform lot pattern along roadways where adequate access is provided to all lots. This last lot and home will follow the pattern created by homes along the street and will have ample and reasonable access at the terminal end of the right of way.

As proposed, the lot described becomes a premium lot for the development. Homeowners are availed the opportunity to utilize land which would otherwise be dedicated unnecessarily to right of way. The proposed development plans show six locations where this request applies, which enhances the overall project appeal to a variety of prospective buyers.

According to the Florida Fire Prevention Code, Chapter 18.2.3.4.4 regarding dead-ends, only dead-end access roads in excess of 150 feet in length are required to provide approved provisions for fire apparatus to turnaround. In the instance of this request the

dead end roadway is less than 150' and as such, the proposed deviation will not create a detriment to the public health, safety, or welfare.

2) **Deviation from LDC Section 10-296(p)(1) to eliminate the requirement that a dead-end street be closed at one end by a circular turnaround, to allow an alternative turnaround.**

Justification: This deviation request applies to one location on the site plan. The proposed design results in land that can be more effectively and efficiently used for purposes to enhance the overall development such as project amenities, landscaping, open space and water management lakes which would otherwise be encumbered by a road right of way and only service a few residences.

According to the Florida Fire Prevention Code, Chapter 18.2.3.4.4 regarding dead-ends, only dead-end access roads in excess of 150 feet in length are required to provide approved provisions for fire apparatus to turnaround. In all instances of this request the dead end roadways are less than 150'.

Typically fire trucks pull to a fire hydrant and service the emergency by foot. As a condition of this deviation request, the applicant agrees to prohibit fire hydrants on the dead end streets. By locating fire hydrants only on the main streets the fire trucks will stop at the hydrant and not enter the dead end.

By limiting all dead end streets to a maximum of 150' and prohibiting fire hydrants on the dead ends the proposed deviation will not create a detriment to the public health, safety, or welfare.

3) **Deviation from LDC Section 10-703 to allow lot size to be measured as indicated on the Master Concept Plan.**

Justification: This deviation request applies to the last lot at the terminal end of small dead end roadways where no cul de sac exists. This last lot is a continuation of a string of lots which are consistent in width and depth which allow for the same line-up of model units to be constructed.

The road right of way ends at the first side lot line of the terminal lot. This design provides adequate access to the last lot where the private drive will continue on the same trajectory as the road. Since continued roadway is not necessary to serve units in this area it allows the homeowner to obtain this land for private benefit.

This design creates an unusual lot configuration consisting of three side lot lines. The front lot line becomes the termination of the right of way, at the width of the right of way. As detailed on page 3 of the MCP, line #1 runs parallel with the string of lots along the road and connects to the end of the right of way. The lot line #2 is an extension of the

right of way on the far side of the road. This second side lot line, while technically defined as a side lot line, is the length of the lot width typical throughout the development. Lot line #3 is 90 degrees to side lot line two. Lot line three is the length of lot line one plus the width of the right of way. Using the criteria for measuring lot depth as illustrated in LDC Section 10-703, side lot line #2 would cause this end lot to fail to meet minimum lot depth. To assist in future compliance review and to clarify this request additional notes have been added to Deviation 3 detail on the plans.

As proposed, the lot described becomes a premium lot for the development. Homeowners are availed the opportunity to utilize land which would otherwise be dedicated right of way for unique driveway entries and private uses such as small recreational areas or enhanced landscape features. The proposed development plan shows one location where this request applies, which enhance the overall project appeal to a variety of prospective buyers. The lot and home in question will be a continuation of the lot pattern throughout the development and as such will not create a detriment to the public interest.

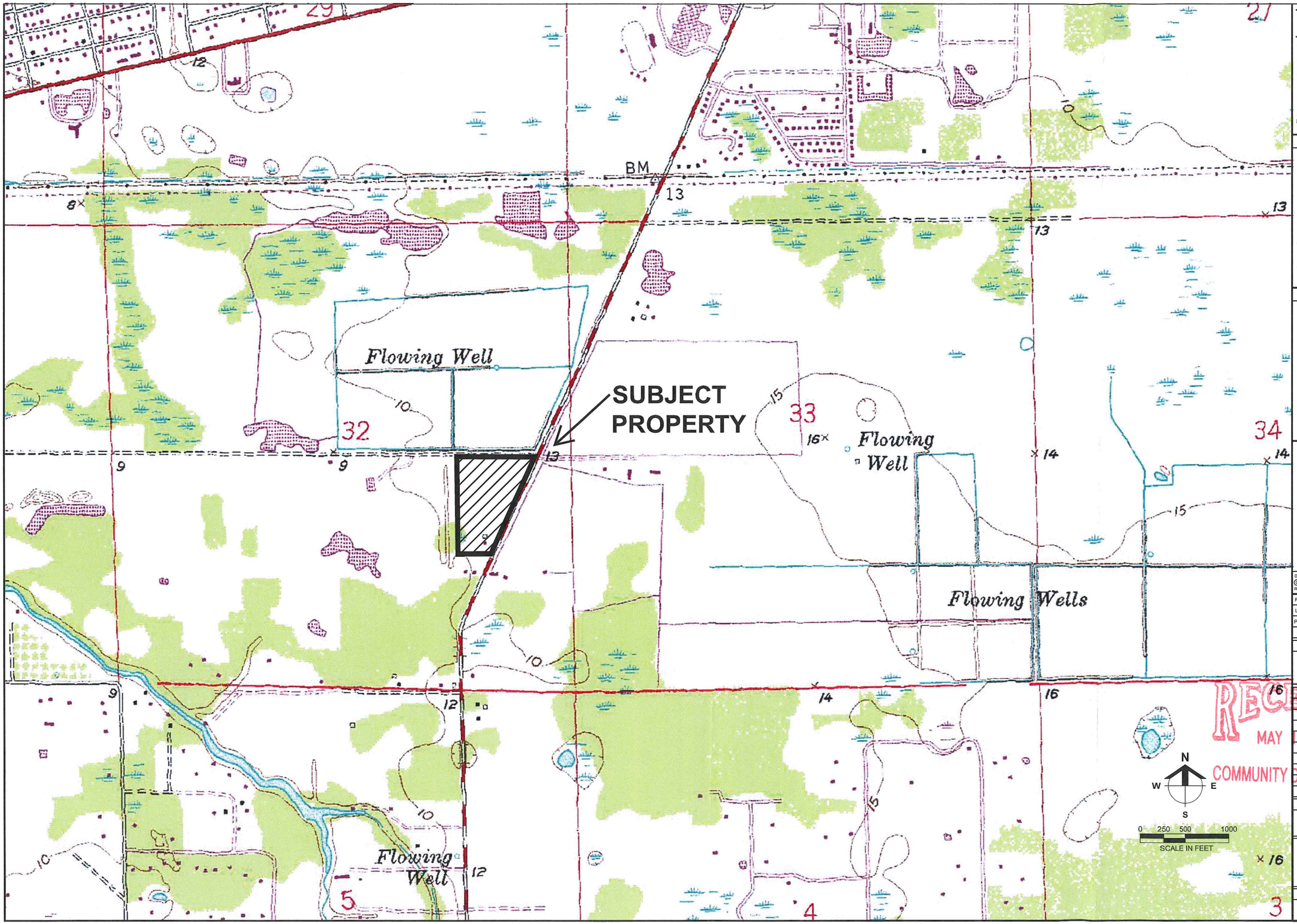
4) **Deviation from LDC Section 10-291(3) which requires developments of more than five acres to provide more than one means of ingress or egress to allow one primary access and one emergency stabilized access.**

Justification: The proposed project access aligns with the approved access for Buckingham 345 RPD on the east side of Buckingham Road. Due to the low density proposed by Oak View, traffic from this 80-unit development is not expected to be high. However, Buckingham 345 RPD anticipates much higher traffic generation with 690 single family units with access at only one location.

Locating the only access point for Oak View at the same location as Buckingham 345 creates a cross roads and dual residential entries where drivers along Buckingham Road will expect turning movements. An additional secondary access for Oak View would create non-typical and unexpected turning movements for a small handful of cars.

A single access at the same location as Buckingham 345 aesthetically enhances the proposed development by aligning Oak View's access with a another residential entry with enhanced landscaping and residential planned development flavor. Additionally, by creating only one access point with a cul de sac at the southern end of the site the southern lots are lower traffic areas of the small development, thereby increasing the value of these lots. One access point allows the developer to focus enhanced landscaping at one location, lessening overall project costs while still providing the required buffers along Buckingham Road.

To ensure the public safety, health and welfare for the residents of Oak View, a second emergency stabilized access is proposed at the northeast corner of the site.



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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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FILE NAME	23354-QUAD.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	FRI. 5-13-2016 - 10:49 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

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PLAN STATUS

QUADRANGLE MAP

PROJECT / FILE NO.	SHEET NUMBER
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OAK VIEW RPD

Surface Water Management Plan

A. Run-off characteristics of the property in its existing state.

Existing rainfall runoff sheet flows east to the existing roadside swale along Buckingham Road.

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.

Storm water runoff will be directed via storm pipe to onsite lakes which will provide treatment and attenuation for the system. The control structures will discharge into a roadside swale along Buckingham Road and ultimately Orange River via the Buckingham Road swale system.

C. The retention features (including existing natural features) that will be incorporated into the drainage system and legal mechanisms, which will guarantee their maintenance.

Water quality for the system will be provided through wet detention lakes. Control structures will provide water quality and quantity attenuation within the wet detention lake system. Onsite surface water management systems will be maintained in perpetuity by the Community Development District or Property Owner's Association.

D. How will existing natural features be preserved? Include an estimate of the ranges of the existing post development water table elevations, where appropriate.

The existing natural features preserved will have proposed buffers surrounding them to protect preserves from proposed hardscape areas. Control elevations for the site will comply with the future SFWMD permit requirements.

E. If the property is subject to seasonal inundation or is subject to inundation by extreme swollen, by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the affects of expected flooding.

Measures that will be taken to mitigate the effects of expected flooding by rains of a 100-year storm event will be the construction of finished floors of buildings at or above the maximum 100-year storm stage elevation. Review and approval by South Florida Water Management District will be required.

2271 McGregor Boulevard • Fort Myers, Florida 33901
Phone (239) 461-3170 • Fax (239) 461-3169

OAK VIEW

ENVIRONMENTAL ASSESSMENT & PROTECTED SPECIES SURVEY REPORT

RECEIVED
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February 2016

DCI 2016-00010

Prepared For:

Oak View – Buckingham 16, LLC
c/o: Randy Thibaut – Land Solutions
10471 Six Mile Cypress Parkway
Phone: 239-489-4066
Email: rthibaut@landsolutions.net

Prepared By:

BearPaws Environmental Consulting, Inc.
1327 Walden Drive Fort Myers, FL 33901
Phone: (239) 340-0678
Email: BearPaws.Env.Consulting@GMail.com

Introduction

An environmental assessment and protected species survey was conducted on the Oak View property on January 25, 2016. The 17.19± acre site is located in Section 32, Township 43S, and Range 26E, of Lee County, Florida. More specifically; the site is located immediately west of Buckingham Road, about a mile and a half south of Palm Beach Boulevard (SR 80), and about a mile north of Orange River Road, in Fort Myers, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this survey was to inspect the property for potential listed species that could inhabit the site. These listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Particular attention was towards locating any potential gopher tortoise (*Gopherus polyphemus*) burrows within the uplands on-site.

The project's surrounding land uses are a mixture of single-family and multi-family residential developments, undeveloped vacant land, and forested land. The survey was conducted in the morning; the temperatures were in the upper 60's, with a light breeze, and partly cloudy skies.

Methodology

The species survey was conducted utilizing combined methodologies from Lee County's Land Development Code (LDC, Chapter 10, Article III, Division 8 - Protection of Habitat) and also encompassed the Lee County Endangered Species Ordinance No. 89-34. Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the minimum updated coverage requirement. Following the Lee County Endangered Species Ordinance No. 89-34, the specific methodology included pedestrian surveys of parallel transects. The survey was conducted according to the previously approved Lee County methodology, submitted by Kevin L. Erwin Consulting Ecologist, Inc.

These methods are comprised of a several step process. The vegetation communities or land-uses on the study area are delineated on an aerial photograph using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, these FLUCFCS codes are cross-referenced with the Lee County Protected Species List. With a list of the potential listed plants and animals, each FLUCFCS community is searched in the field for these species. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for protected plants and animals. Signs or sightings of these species are then recorded.

Existing Site Conditions

Boundary – The surveyed site boundary is 17.19± acres; this boundary survey was obtained from Barraco & Associates on February 23, 2016.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature, but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Boca fine sand (NRCS #13; non-hydric), Valkaria fine sand (NRCS #14; hydric),

Immokalee sand (NRCS #28; non-hydric), Oldsmar sand (NRCS #33; non-hydric), and Copeland sandy loam, depressional (NRCS #45; hydric). Both the Valkaria fine sand and Copeland sandy loam (depressional), are the only soils considered to be hydric. Please see the attached NRCS Soils Map (Exhibit C).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. During this initial site assessment, we identified approximately 1.18± acres of wetland communities on-site during the site assessment.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes and Community Descriptions

> *Uplands*
> *The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.*

Residential (FLUCFCS Code 110)
This upland community type occupies approximately 1.61± acres of the property and is comprised of single-family home sites. This community would be considered uplands by the regulatory agencies.

Improved Pasture (FLUCFCS Code 211)
This upland community type occupies approximately 13.45± acres of the property. The canopy and sub-canopy are open. This ground cover vegetation is dominated by bahia grass *(Paspalum notatum),* with smutgrass *(Sporobolus indicus),* broomsedge (*Andropogon virginicus*), water pennywort *(Hydrocotyle umbellata),* three-awn grass (*Aristida stricta*), greenbriar *(Smilax auriculata),* and other opportunistic weedy species. This community would be considered uplands by the regulatory agencies.

Disturbed Land (FLUCFCS Code 740)
This upland community type occupies approximately 0.95± acres and is located along the northern and western edges of the site. The canopy is open; the sub-canopy is dominated by Brazilian pepper (*Schinus terebinthifolius*). The ground cover vegetation includes common ragweed *(Ambrosla* sp.), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens pilosa*), sandspur (*Cenchrus* sp.), smutgrass *(Sporobolus indicus)*, bahia grass *(Paspalum notatum)*, and other opportunistic weedy species. This community would be considered uplands by the regulatory agencies.

Wetlands
The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydrophytic vegetation, hydric soils, and wetland hydrology.

FLUCFCS Code 621 E2 Cypress Wetland – 1.18± Ac.

This wetland community type occupies approximately 1.18± acres of the property. The canopy is dominated by bald cypress (*Taxodium distichum*), with scattered melaleuca (*Melaleuca quinquenervia*), laurel oak (*Quercus laurifolia*), and java plum (*Syzygium cumini*). The sub-canopy vegetation includes Brazilian pepper (*Schinus terebinthifolius*), buttonbush (*Cephalanthus occidentalis*), and dahoon holy (*Ilex cassine*). The ground cover is dominated by swamp fern (*Blechnum serrulatum*), swamp lily (*Crinum americanum*), and royal fern (*Osmunda regalis*). Commonly observed vines include greenbriar (*Smilax spp.*) and Japanese climbing fern (*Lygodium japonicum*). This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Legend			
FLUCFCS Code	**Community Description**	**Acreage**	**Percent Total**
110	Residential	1.61± Ac.	9.37%
211	Improved Pasture	13.45± Ac.	78.24
621	Cypress Wetlands	1.18± Ac.	6.86%
740	Disturbed Land	0.95± Ac.	5.53%
Total		**17.19± Ac.**	**100.00%**

Results & Discussion

A protected species survey was conducted on the Oak View property to identify any potential listed species that could inhabit the site. During this field survey for protected species, we did not identify any protected species or signs thereof observed during the protected species survey. There were several small stick-nests observed in some of the cypress; however, they were believed to be a nest of one of the numerous grey squirrels (*Sciurus carolinensis*) observed on-site.

There were several non-listed species identified while conducting the protected species survey, among those were numerous eastern grey squirrels (*Sciurus carolinensis*), eastern cottontail rabbits (*Sylvilagus floridanus*), blue jays (*Cyanocitta cristata*), mourning doves (*Zenaida macroura*), pine warblers (*Setophaga pinus*), northern cardinals (*Cardinalis cardinalis*), catbirds (*Dumetella carolinensis*), and red-bellied woodpeckers (*Melanerpes carolinus*). Please see the Protected Species Survey Map, attached as Exhibit E.

Due to the previous agricultural activities, surrounding land uses, and adjacent roadways, it is unlikely that this site supports or would provide habitat for any other protected species. Generalized community locations were estimated and hand-drawn on a non-rectified aerial with approximate habitat boundaries, hence their location and aerial extent is approximate.

Table 2: Listed Species by Habitat with Current Status

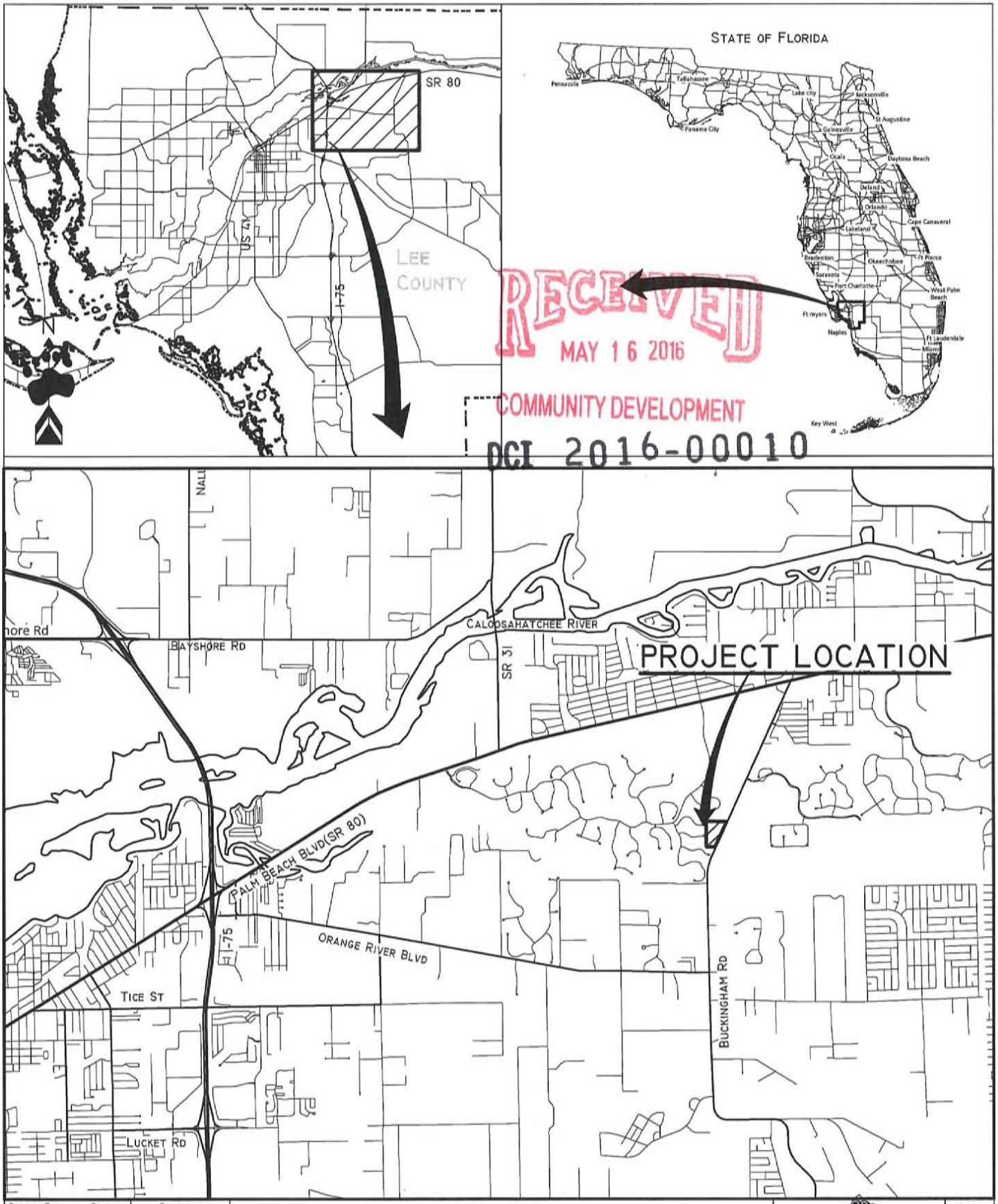
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA&CS	FWS	FWC
110	Residential	N/A	N/A	90	N/A	--	--	--	--
211	Improved Pasture	Florida Sandhill crane	*Grus canadensis pratensis*	90	N/A	--	--	--	T
621	Wetland Forest Mixed	Everglades mink	*Mustela vison evergladensis*	90	N/A	--	--	--	T
		Florida black bear	*Ursus americanus floridanus*	90	N/A	--	--	SAT	T
		Gopher frog	*Rana areolata*	90	N/A	--	--	--	SSC
		Limpkin	*Aramus guarauna*	90	N/A	--	--	--	SSC
		Little blue heron	*Egretta caerulea*	90	N/A	--	--	--	SSC
		Snowy egret	*Egretta thula*	90	N/A	--	--	--	SSC
		Tricolored heron	*Egretta tricolor*	90	N/A	--	--	--	SSC
		Wood stork	*Mycteria americana*	90	N/A	--	--	E	E
740	Disturbed Lands	Gopher tortoise	*Gopherus polyphemus*	90	N/A	--	--	T	T

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community as listed in Appendix H of the Lee County Land Development Code.

Exhibit A

Project Location Map



DRAWN BY: BWS	DATE: 1/27/16
JOB NUMBER	
S/T/R	32/43S/26E
CATEGORY	LOCATION
SCALE:	NTS
COUNTY	LEE

Oak View

Location Map

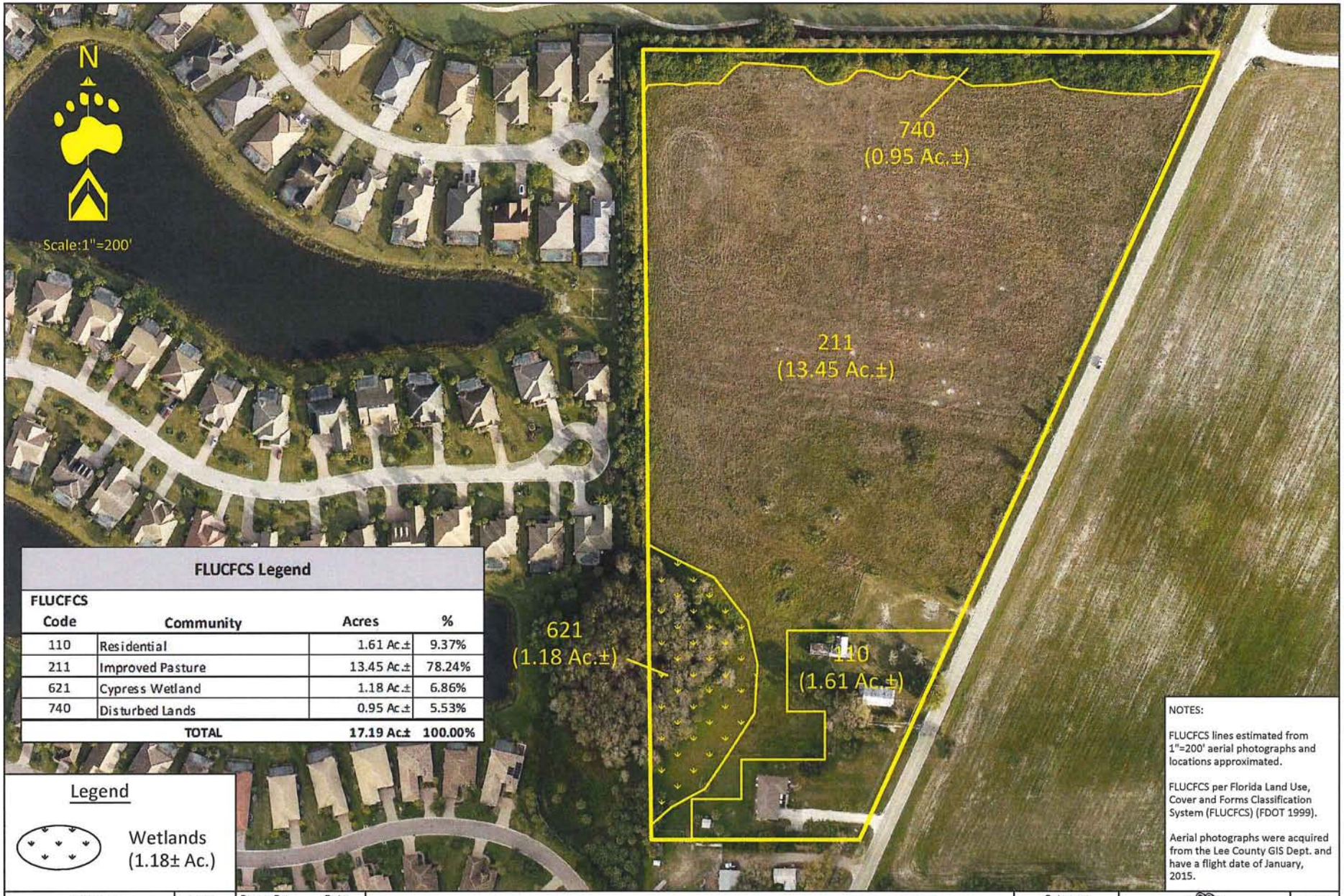
BEARPAWS ENVIRONMENTAL CONSULTING, INC.
1527 Walden Drive, Fort Myers, FL. 33901
(239) 340-0678 BEARPAWS.ENV.CONSULTING@GMAIL.COM

PAGE

EXHIBIT

Exhibit B

FLUCFCS Map with Aerial



FLUCFCS Legend

FLUCFCS Code	Community	Acres	%
110	Residential	1.61 Ac.±	9.37%
211	Improved Pasture	13.45 Ac.±	78.24%
621	Cypress Wetland	1.18 Ac.±	6.86%
740	Disturbed Lands	0.95 Ac.±	5.53%
	TOTAL	**17.19 Ac.±**	**100.00%**

Legend

Wetlands (1.18± Ac.)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2015.

Revisions	Date:

Drawn By: BWS Date: 2/23/16

Job Number

S/T/R 32/43S/26E

Oak View

Aerial FLUCFCS Map

Category: FLUCFCS

Scale: 1" = 200'

County: Lee

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Exhibit -

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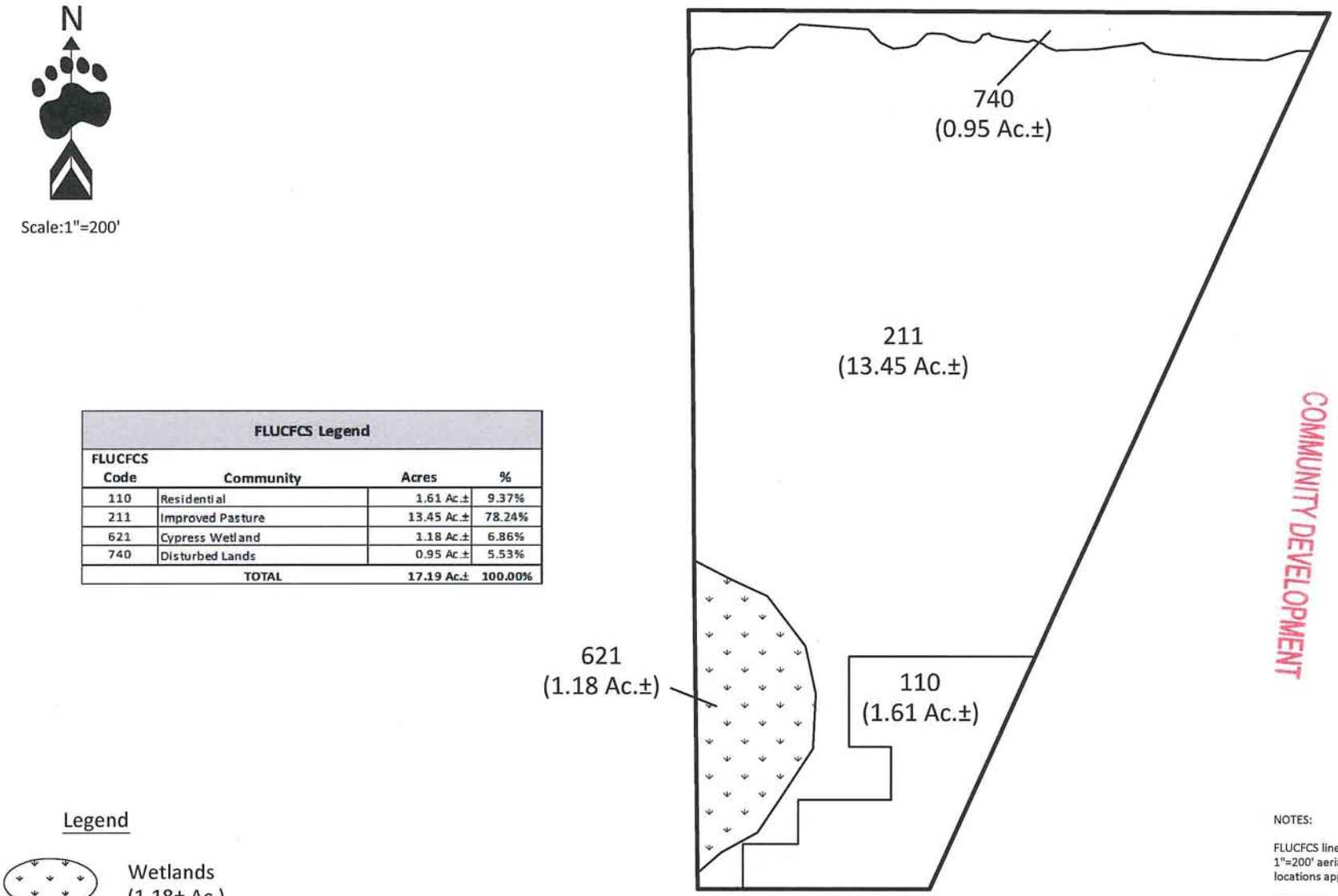
Exhibit C

FLUCFCS Map



FLUCFCS Legend			
FLUCFCS Code	Community	Acres	%
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621	Cypress Wetland	1.18 Ac.±	6.86%
740	Disturbed Lands	0.95 Ac.±	5.53%
	TOTAL	17.19 Ac.±	100.00%

Legend

Wetlands
(1.18± Ac.)

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NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date:	Drawn By:	Date:
		BWS	2/23/16
		Job Number	
		S/T/R	
		32/43S/26E	

Oak View

FLUCFCS Map

Category	Scale:	County
FLUCFCS	1" = 200'	Lee

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Page -

Exhibit -

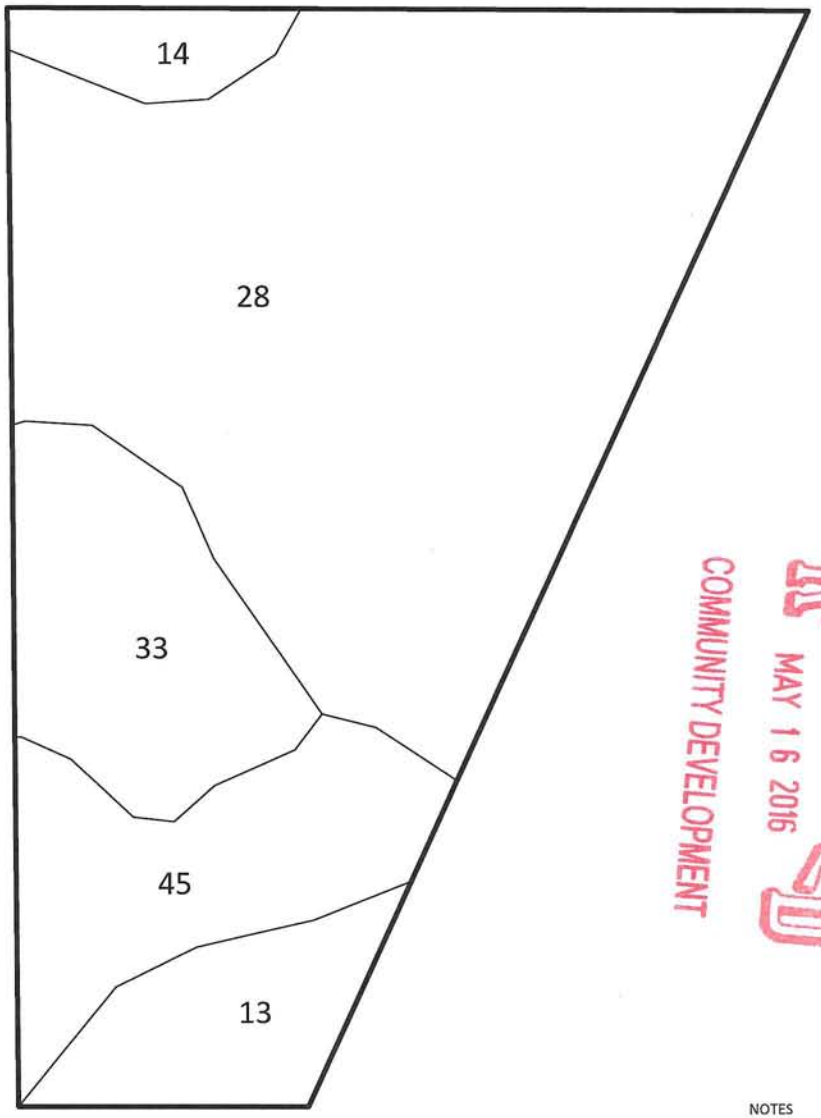
DCI 2016-00010

Exhibit D

NRCS Soils Map

N

Scale:1"=200'



NRCS Soils Legend		
Soil No	Description	Status
13	Boca Fine Sand	Non-Hydric
14	Valkaria Fine Sand	Hydric
28	Immokalee Sand	Non-Hydric
33	Oldsmar Sand	Non-Hydric
45	Copeland Sandy Loam, Depressional	Hydric

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NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:
		BWS	1/27/16
		Job Number	
		S/T/R	
		32/43S/26E	

Oak View

Soils Map

Category	Scale:	County
Soils	1" = 200'	Lee

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Exhibit -

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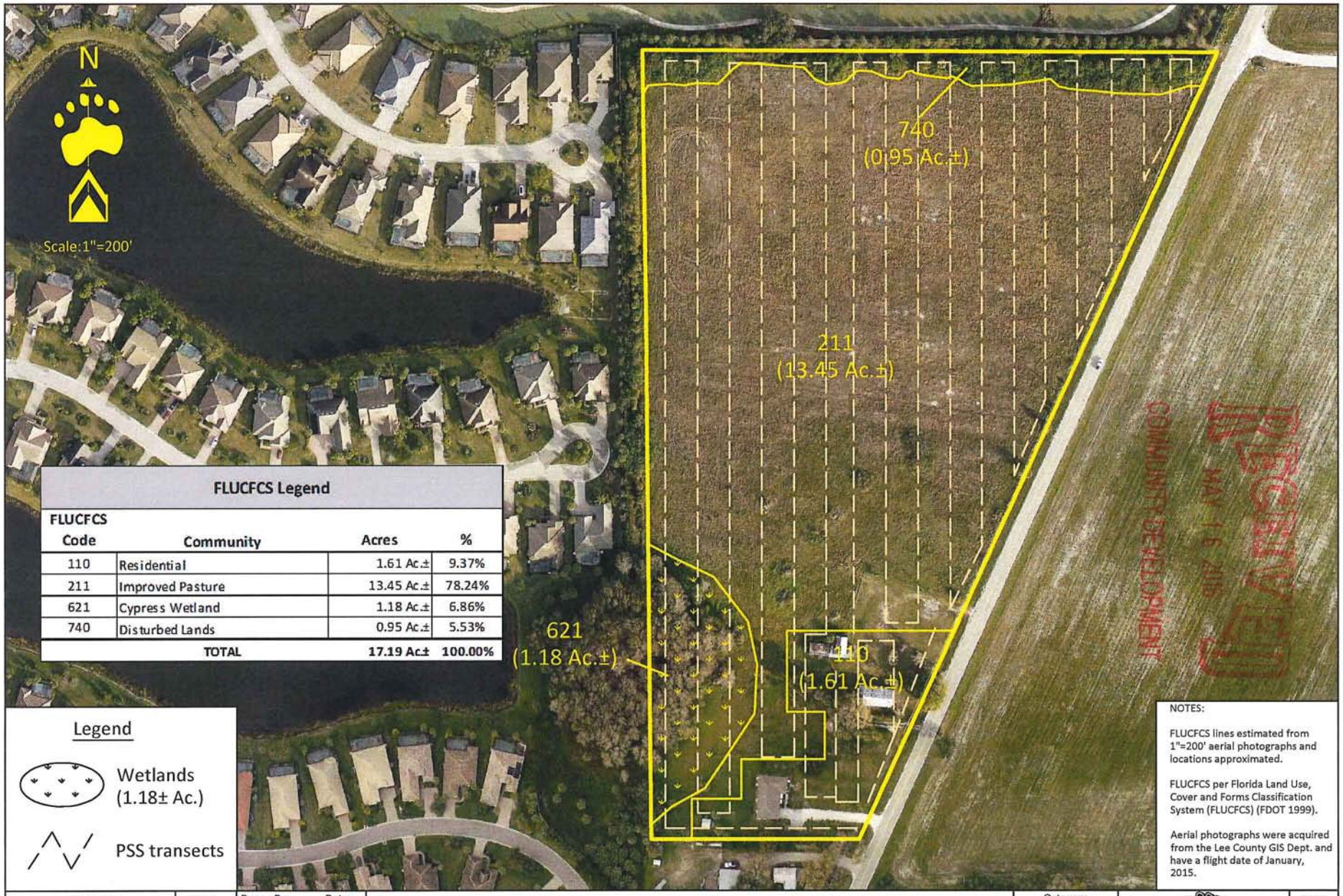
Exhibit E

Protected Species Survey Map



FLUCFCS Legend			
FLUCFCS Code	Community	Acres	%
110	Residential	1.61 Ac.±	9.37%
211	Improved Pasture	13.45 Ac.±	78.24%
621	Cypress Wetland	1.18 Ac.±	6.86%
740	Disturbed Lands	0.95 Ac.±	5.53%
TOTAL		17.19 Ac±	100.00%

Legend

Wetlands (1.18± Ac.)

PSS transects

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of January, 2015.

Revisions	Date:

Drawn By: BWS Date: 2/23/16

Job Number

S/T/R 32/43S/26E

Oak View

Aerial PSS Map

Category: PSS

Scale: 1" = 200'

County: Lee

BEARPAWS ENVIRONMENTAL CONSULTING, INC.
1327 Walden Drive, Fort Myers, FL. 33901
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page -

Exhibit -

DCI 2016-00010

Lee County
Southwest Florida
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Writer's Direct Dial Number: (239) 533-8532

August 11, 2015

RECEIVED
MAY 16 2016
COMMUNITY DEVELOPMENT

DCI 2016-00010

Steve Coleman
Barroco and Associates, Inc.
2271 McGregor Blvd, Suite 100
Fort Myers, FL 33901

RE: Potable Water and Wastewater Availability
3600 Buckingham Road
STRAP # 32-43-26-00-00002.0000

Dear Mr. Coleman:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 60 single family residential units with an estimated flow demand of approximately 15,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Olga Water Treatment Plant.

Sanitary sewer service will be provided by the City of Fort Myers North Wastewater Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please schedule a meeting with Thom Osterhout to determine the best point of connection and discuss requirements for construction.

This letter is not a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of Water and Wastewater service to be utilized for request for general purposes for this project Only. Individual letters of availability will be required to obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Technician Senior
UTILITIES ENGINEERING

VIA EMAIL

DCI 2016-00010

RECEIVED
MAY 16 2016
COMMUNITY DEVELOPMENT

Lee County
Southwest Florida

LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: AUGUST 11, 2015

TO: Mary McCormic
Utilities' Senior Engineering Technician

FROM: STEVE COLEMAN
FIRM: BARRACO AND ASSOCIATES, INC.
ADDRESS: 2271 MCGREGOR BLVD., SUITE 100
ADDRESS: FORT MYERS, FL 33901 -
PHONE#: (239)461-3170 **FAX:** (239)461-3169
E-MAIL ADDRESS: STEVEC@BARRACO.NET

PROJECT NAME:

PROJECT ID (IF APPLICABLE):

STRAP #: 32-43-26-00-00002.0000

LOCATION/SITE ADDRESS: 3600 BUCKINGHAM ROAD, FORT MYERS, FL 33905

PURPOSE OF LETTER:

☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE

☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)

☒ OTHER: (PLEASE SPECIFY) PURCHASE

PLANNED USE:

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL - (☒ SINGLE-FAMILY ☐ MULTI-FAMILY)

☐ OTHER: (PLEASE SPECIFY) _____

PLANNED # OF UNITS/BUILDINGS: 60

TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUSTRIAL)_____

AVERAGE ESTIMATED DAILY FLOW (GPD): _____ (☐ WATER ☐ WASTE-WATER ☐ REUSE)

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES OPERATIONS MANUAL, SECTION 5.2: _____

_____

_____

_____

Please e-mail the completed form at mccormmm@leegov.com . If you are unable to e-mail the completed form, please fax to (239) 485-8311. If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.

Mccormic, Mary

From: Colleen Harris [ColleenH@barraco.net]
Sent: Monday, August 10, 2015 4:32 PM
To: Mccormic, Mary
Subject: Letter of Availability Request
Attachments: LCU Request for Letter of Availability - form.doc

Good afternoon, Mary:

Steve Coleman asked me to forward the attached Letter of Availability Request form to your attention.

Thank you!

Colleen Harris
Barraco and Associates, Inc.
Civil Engineers ~ Surveyors ~ Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
P 239.461.3170 F 239.461.3169
www.barraco.net

File:

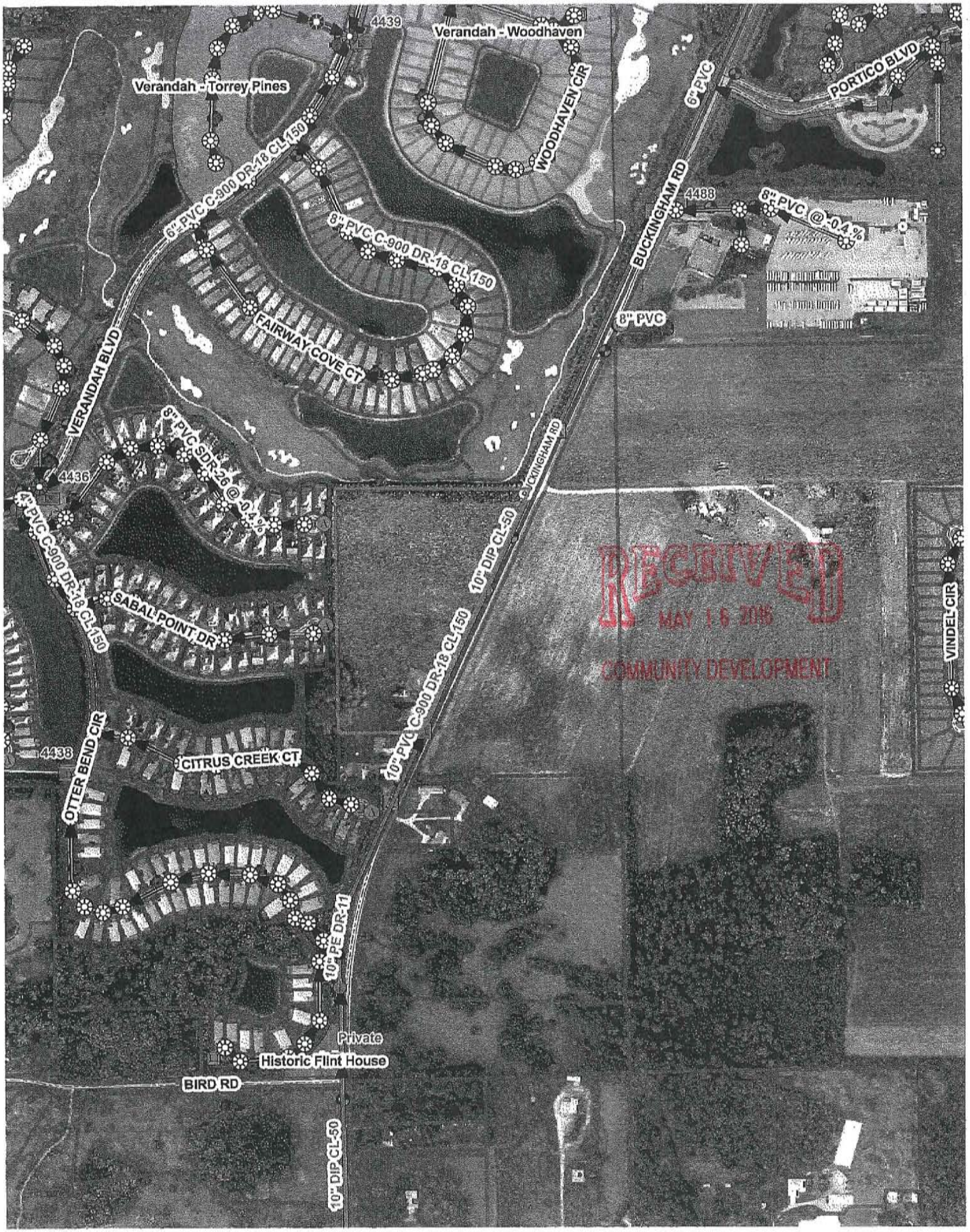
In order to use electronic files provided by Barraco and Associates, Inc. you must agree to the following:

In accepting and utilizing any drawings or other electronic data provided by Barraco and Associates, Inc., the recipient agrees that all such drawings and data are instruments of service of Barraco and Associates, Inc., who shall be deemed the author of the drawings and data, and shall retain all common law, statutory and other rights, including copyrights. Any inconsistencies the recipient discovers will be reported to Barraco and Associates, Inc. and will be corrected by Barraco and Associates, Inc.

The recipient accepts responsibility for confirming with Barraco and Associates, Inc. that the electronic file is current at the time of use by the recipient. The recipient also agrees to hold Barraco and Associates, Inc. harmless for any cost or damages incurred due to the recipient's use of an outdated electronic file and for any costs associated with updating the recipient's electronic files in the event of future revisions by Barraco and Associates, Inc.

The recipient agrees not to use these drawings and data, in whole or in part, for any purpose or project other than the project which is the subject of this agreement, nor shall the recipient provide that attached data to any other party not indicated as a recipient in the "To" field of this message. The recipient agrees to waive all claims against Barraco and Associates, Inc. resulting in any way from any unauthorized changes or reuse of the drawings and data for any other project by anyone other than Barraco and Associates, Inc.

In addition, the recipient agrees, to the fullest extent permitted by law, to indemnify and hold Barraco and Associates, Inc. harmless from any damage, liability or costs, including reasonable attorney fees and costs of defense, arising from any changes made by anyone other than Barraco and Associates, Inc. or from any reuse of the drawings and data without the prior written consent of Barraco and Associates, Inc.



RECEIVED
MAY 16 2016
COMMUNITY DEVELOPMENT

DCI 2016-00010

Mccormic, Mary

From: Osterhout, Thom
Sent: Tuesday, August 11, 2015 3:08 PM
To: Mccormic, Mary
Subject: RE: Letter of Availability Request - 3600 BUCKINGHAM ROAD

Okay

Thom Osterhout
Senior Manager
Development
Lee County Utilities
1500 Monroe Street
Fort Myers, Florida 33901
(239) 533-8165
tosterhout@leegov.com

From: Mccormic, Mary
Sent: Tuesday, August 11, 2015 8:35 AM
To: Osterhout, Thom
Subject: Letter of Availability Request - 3600 BUCKINGHAM ROAD

Thom,
I have a Letter of Availability Request for **WATER AND WASTEWATER**
Purpose of Letter – **PURCHASE**
Project Name – **3600 BUCKINGHAM ROAD**
Location – **3600 BUCKINGHAM ROAD – this parcel is located on the east side of Buckingham about ¼ mile NORTH of Bird Road.**
Proposed – **60 SINGLE-FAMILY UNITS**
Estimated Daily Flows – **15,000 GPD**
This request is from Barraco & Associates, Inc.
Is it okay to write this letter?

Thank you!
Mary McCormic
Technician Senior
Engineering Development
Lee County Utilities
1500 Monroe Street
Fort Myers, Fl. 33901
mccormmm@leegov.com
Phone 239-533-8532
Fax 239-485-8385

EXISTING AGRICULTURAL USE AFFIDAVIT

DCI 2016-00010

RECEIVED
MAY 16 2016
COMMUNITY DEVELOPMENT

STATE OF Florida
COUNTY OF Lee

BEFORE ME, the undersigned authority, on this 3rd day of March, 2016, personally appeared _____, who is the _____ of 32-43-26-00-00002.0000, and who is personally known to me or who produced _____ _____ as identification and who did take an oath, who deposes and says as follows:

1. That I am the Buckingham 16, LLC/Managing Member of the property more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

2. The agricultural uses that currently exist on the referenced property include hay production and/or cattle grazing. The location of this use is depicted on Exhibit "B" (entitled the "Agricultural Uses at Time of Zoning Application Map").

3. The existing agricultural activities will remain active until approval of a local Development Order affecting the property described in Exhibit "A" and depicted on Exhibit "B".

FURTHER AFFIANT SAYETH NAUGHT.

_____
Randy Thibaut
Managing Member

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

(Notary Seal)

SUSAN JANEEN JONES
Notary Public - State of Florida
My Comm. Expires Nov 19, 2016
Commission # EE 852905

_____
Signature of Notary Public

Susan J. Jones
(Print, type or stamp commissioned name and Commission Number of Notary Public)

DCI 2016-00010

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MAY 16 2016
COMMUNITY DEVELOPMENT



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land Solutions inc.
10471 BEN C. PRATT / SIX MILE
CYPRESS PKWY. #402
FORT MYERS, FL 33966
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

OAK
VIEW

LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2016, BARRACO AND ASSOCIATES, INC.
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FILE NAME	23354-OWNERSHIP.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	FRI, 3-12-2016 - 10:41 AM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS
BASEPLAN = 23354-2(B).DWG

PLAN REVISIONS

PLAN STATUS

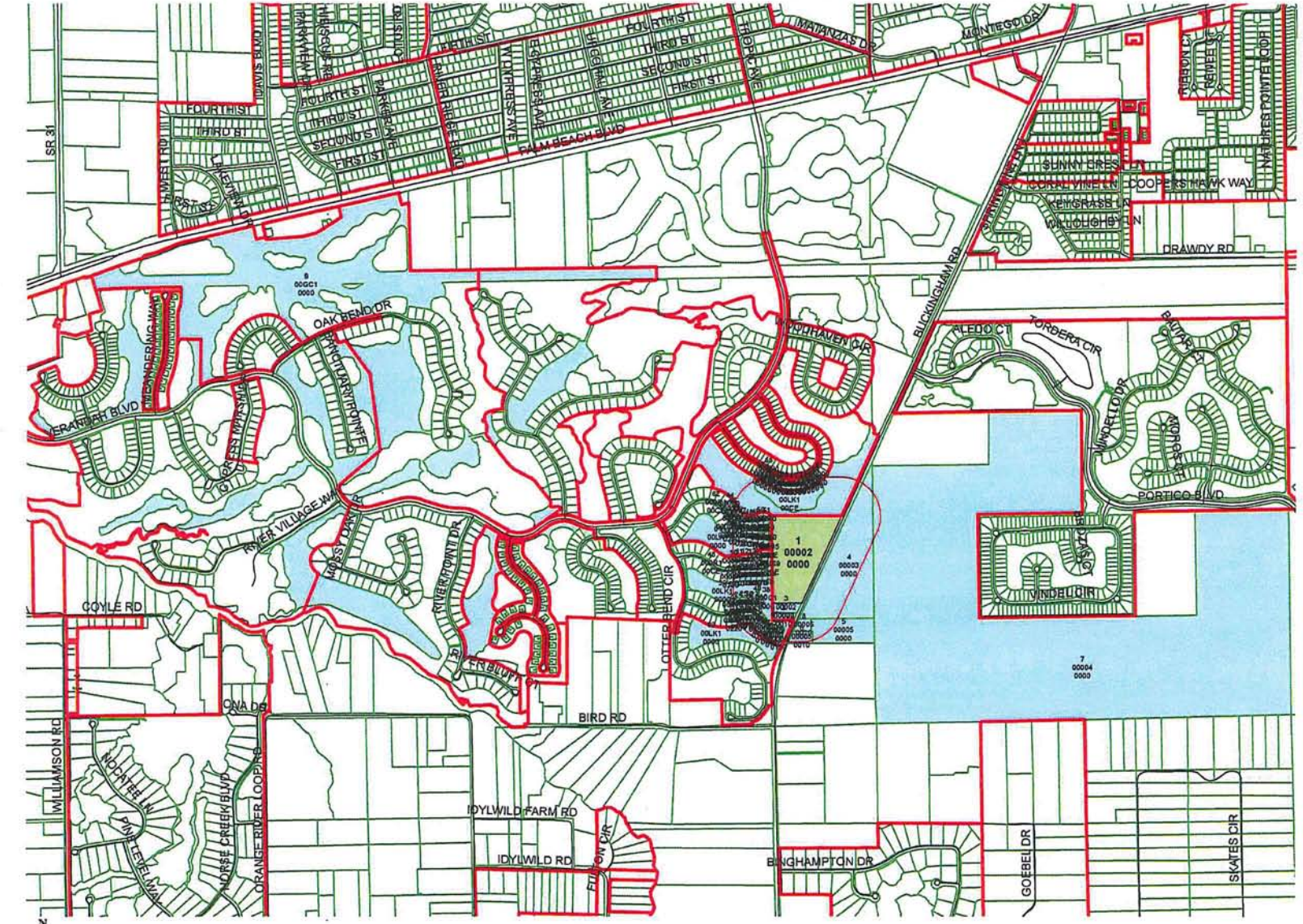
OWNERSHIP
MAP

PROJECT / FILE NO.	SHEET NUMBER
23354	2

VARIANCE REPORT

9/23/2015

Subject Parcels: 1 Affected Parcels: 80 Buffer Distance: 500 ft



32-43-26-00-00002.0000

2,1601,6201,080 540 0 2,160 Feet

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DCI 2016-00010

RECEIVED
MAY 16 2016
COMMUNITY DEVELOPMENT

Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

RECEIVED
MAY 16 2016
COMMUNITY DEVELOPMENT

VARIANCE REPORT

Date of Report: 9/23/2015 4:37:31 PM
Buffer Distance: 500 ft
Parcels Affected: 80
Subject Parcels: 32-43-26-00-00002.0000

DCI 2016-00010

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SAPP HILTON 3750 BUCKINGHAM RD FORT MYERS, FL 33905	32-43-26-00-00002.0010 3750 BUCKINGHAM RD FORT MYERS FL 33905	S 100 FT OF NE 1/4 OF SE 1/4 LYING W OF BLVD	2
SANTIN MARION L + RUBY W 3720 BUCKINGHAM RD FORT MYERS, FL 33905	32-43-26-00-00002.0020 3720 BUCKINGHAM RD FORT MYERS FL 33905	N 130 FT OF S 230 FT OF NE 1/4 OF SE 1/4 WLY OF BUCKINGHAM RD	3
LEE COUNTY HOMES ASSOCIATES STE 400 1600 SAWGRASS CORPORATE PKWY SUNRISE, FL 33323	32-43-26-00-00003.0000 ACCESS UNDETERMINED FORT MYERS FL	SE 1/4 OF NE 1/4 E OF PALM BEACH BLVD + NE 1/4 OF SE 1/4 E OF BLVD	4
HENLEY RICKY + MARYLEE PO BOX 50593 FORT MYERS, FL 33994	32-43-26-00-00005.0000 3771 BUCKINGHAM RD FORT MYERS FL 33905	PARL IN S E 1/4 OF S E 1/4 DESC IN OR 1251 PG 1893 LESS PAR 5.001 + 5.0020 OR 2900/401	5
STAHL STEPHEN A JR + NANCY J 3791 BUCKINGHAM RD FORT MYERS, FL 33905	32-43-26-00-00005.0010 3791 BUCKINGHAM RD FORT MYERS FL 33905	PARL IN N E 1/4 OF S E 1/4 SEC 32 TWP 43 RGE 26 DESC IN OR 1394 PG 0601	6
LEE COUNTY HOMES ASSOCIATES STE 400 1600 SAWGRASS CORPORATE PKWY SUNRISE, FL 33323	33-43-26-00-00004.0000 ACCESS UNDETERMINED FORT MYERS FL	S 1/2 OF NW 1/4 + NW 1/4 OF SW 1/4 + NE 1/4 OF SE 1/4 + S 1/2 OF S 1/2 OF SEC 33 LESS E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4 OF NW 1/4	7
CANTRELL RALPH E L/E PO BOX 50593 FORT MYERS, FL 33994	32-43-26-00-00005.0020 3763 BUCKINGHAM RD FORT MYERS FL 33905	PARL IN THE SE 1/4 OF THE SE 1/4 DESC OR 2900/399	8
VERANDAH DEVELOPMENT LLC 701 S OLIVE AVE STE 104 WEST PALM BEACH, FL 33401	36-43-25-04-00GC1.0000 VERANDAH BLVD FORT MYERS FL 33905	VERANDAH GOLF COURSE LOCATED IN SECTIONS 36 TWN 43 RGE 25 + SECS 29 + 30 + 31 + 32 OF TWN 43 RGE 26 LESS PAR # 102 IN INST# 2012000232172 + LESS PAR 5 IN 2012000240826+LESS SUBDIV	9
MCVETY CHRISTOPHER TR 13491 SABAL POINT DR FORT MYERS, FL 33905	32-43-26-14-0000A.0100 13491 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 10	10
STEIN RON ALLEN TR 9228 MENARD AVE MORTON GROVE, IL 60053	32-43-26-14-0000A.0110 13501 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 11	11
BRENZA THEODORE F + 13511 SABAL POINT DR FORT MYERS, FL 33905	32-43-26-14-0000A.0120 13511 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 12	12
ROBINSON RANDY C + NIKI 42 CUMMING DR BARRIE, ON L4N 0C5 CANADA	32-43-26-14-0000A.0130 13521 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 13	13
KEELEY DAVID H + SUSAN P 13531 SABAL POINT DR FORT MYERS, FL 33905	32-43-26-14-0000A.0140 13531 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 14	14
HOWARD LINK III + MARTHA A 49653 CRANBERRY CREEK MACOMB, MI 48042	32-43-26-14-0000A.0150 13541 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 15	15

All data is current at time of printing and subject to change without notice.
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OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
OLTMAN JOHN R 2311 COUNTY ROAD 2100 N MINONK, IL 61760	32-43-26-14-0000A.0160 13540 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 16	16
CIFOLELLI JUDITH M TR 13530 SABAL POINT DR FORT MYERS, FL 33905	32-43-26-14-0000A.0170 13530 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 17	17
GARRY JUNE 49 PUTTNAM ST BEVERLY, MA 01915	32-43-26-14-0000A.0180 13520 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 18	18
KENNEDY MARGARET E 13514 SABAL POINT DR FORT MYERS, FL 33905	32-43-26-14-0000A.0190 13514 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 19	19
GIBSON CHARLES + JENNIFER 13500 SABAL POINT DR FORT MYERS, FL 33905	32-43-26-14-0000A.0200 13500 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 20	20
GRAFF SALLY A TR 3300 SANCTUARY PPOINT FORT MYERS, FL 33905	32-43-26-14-0000A.0210 13494 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 21	21
WATSON BARBARA + WALLACE 13490 SABAL POINT DR FORT MYERS, FL 33905	32-43-26-14-0000A.0220 13490 SABAL POINT DR FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK A LOT 22	22
CARTER KENNETH W + MARY E TR 13515 CITRUS CREEK CT FORT MYERS, FL 33905	32-43-26-14-0000B.0080 13515 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 8	23
LAMISON JAMES D + BARBARA 114 MAIN ST PROSPECT, PA 16052	32-43-26-14-0000B.0090 13525 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 9	24
COSTIGAN ALBERT B + JOAN S 13535 CITRUS CREEK CT FORT MYERS, FL 33905	32-43-26-14-0000B.0100 13535 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 10	25
VESKIMETS MATT + 34 TULIP TREE COMMON ST CATHARINES, ON L2S 4C8 CANADA	32-43-26-14-0000B.0110 13545 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 11	26
HAVERON WILLIAM E + JEANNE 13555 CITRUS CREEK CT FORT MYERS, FL 33905	32-43-26-14-0000B.0120 13555 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 12	27
WASHAM STEVARL M + DEBORAH PO BOX 156 DOWELL, MD 20629	32-43-26-14-0000B.0130 13616 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 13	28
JACKSON PATRICIA A TR + 5960 S MERIDIAN ST MARION, IN 46953	32-43-26-14-0000B.0140 13606 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 14	29
SMITH KENNETH R + KATHRYN M 442 GILES CT BARTLETT, IL 60103	32-43-26-14-0000B.0150 13596 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 15	30
SHABAZ WAYNE W + CYNTHIA D 53 W 29TH ST HOLLAND, MI 49423	32-43-26-14-0000B.0160 13586 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 16	31
KINGHORN GREGORY + ARLETTE K 13576 CITRUS CREEK CT FORT MYERS, FL 33905	32-43-26-14-0000B.0170 13576 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 17	32
MAHONEY MICHAEL J + 13566 CITRUS CREEK CT FORT MYERS, FL 33905	32-43-26-14-0000B.0180 13566 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 18	33
GROVES GLENN A TR 10804 LOCKLAND RD POTOMAC, MD 20854	32-43-26-14-0000B.0190 13546 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 19	34
BRENNEMAN ROBERT + MARIA 13526 CITRUS CREEK CT FORT MYERS, FL 33905	32-43-26-14-0000B.0200 13526 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 20	35

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(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
BIEDERMANN HORST H + ALICE A CESARUS AVENUE DE LA CHASSE 20G 37E4 1050 BRUSSELS, BELGIUM	32-43-26-14-0000B.0210 13516 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 21	36
MAURER STEVEN P + MARCEE J 137 JONES ST WELLINGTON, OH 44090	32-43-26-14-0000B.0220 13506 CITRUS CREEK CT FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 BLK B LOT 22	37
VERANDAH WEST CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON, FL 33431	32-43-26-14-000C1.0000 VERANDAH C/E FORT MYERS FL	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 TRACT C-1	38
VERANDAH WEST CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON, FL 33431	32-43-26-14-00LK1.0000 SUBMERGED FORT MYERS FL 33905	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 TRACT LK-1	39
VERANDAH DEVELOPMENT LLC 701 S OLIVE AVE STE 104 WEST PALM BEACH, FL 33401	32-43-26-14-0LS10.00CE VERANDAH C/E FORT MYERS FL	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 TRACT LS-10	40
CITRUS CREEK AT VERANDAH 12951 METRO PKWY STE 8 FORT MYERS, FL 33966	32-43-26-14-0LS11.00CE VERANDAH C/E FORT MYERS FL	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 TRACT LS-11	41
SABAL POINT AT VERANDAH 9240 MARKET PLACE RD STE 1 FORT MYERS, FL 33912	32-43-26-14-00LS9.00CE VERANDAH C/E FORT MYERS FL	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 TRACT LS-9	42
VERANDAH DEVELOPMENT LLC 701 S OLIVE AVE STE 104 WEST PALM BEACH, FL 33401	32-43-26-14-000R1.00CE RIGHT OF WAY FORT MYERS FL	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 TRACTS R-1 + R-2	43
LUCCHESE GAETANO + GIUSEPPINA 15 AUTUMN WIND CRT KLEINBERG, ON L0J 1C0 CANADA	32-43-26-17-00000.0080 13521 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 8	44
REICH JENNIFER S TR 13531 PALMETTO GROVE DR FORT MYERS, FL 33905	32-43-26-17-00000.0090 13531 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 9	45
DEVRIES FRANK + PATRICIA 1332 WHITE CEDAR TRAIL BURLINGTON, ON L7P 4T2 CANADA	32-43-26-17-00000.0100 13541 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 10	46
HOUSE KENDALL L + VICKIE L 13551 PALMETTO GROVE DR FORT MYERS, FL 33905	32-43-26-17-00000.0110 13551 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 11	47
ARENSTEIN LISA 13561 PALMETTO GROVE DR FORT MYERS, FL 33905	32-43-26-17-00000.0120 13561 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 12	48
COONS DENIS J 13571 PALMETTO GROVE DR FORT MYERS, FL 33905	32-43-26-17-00000.0130 13571 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 13	49
SCHERFF SCOTT A + 13581 PALMETTO GROVE DR FORT MYERS, FL 33905	32-43-26-17-00000.0140 13581 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 14	50
EGGERS RONALD LOUIS + MARY K 13591 PALMETTO GROVE DR FORT MYERS, FL 33905	32-43-26-17-00000.0150 13591 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 15	51
LAZZARINO ROCCO + 13590 PALMETTO GROVE DR FORT MYERS, FL 33905	32-43-26-17-00000.0160 13590 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 16	52
MUMA LARRY R + 13580 PALMETTO GROVE DR FORT MYERS, FL 33905	32-43-26-17-00000.0170 13580 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 17	53
ALEXANDER JEFFREY C + TAMMY L 502 MUSTANG LN FOND DU LAC, WI 54935	32-43-26-17-00000.0180 13570 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 18	54

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OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
GRONFORS GARY E + 3 EVERGREEN LN NIAGARA ON THE LAKE, ON L0S 1J0 CANADA	32-43-26-17-00000.0190 13566 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 19	55
KULBICK ROBERT R + DONNA L 13560 PALMETTO GROVE DR FORT MYERS, FL 33905	32-43-26-17-00000.0200 13560 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 20	56
MICHNO DRAKE + JAYNE M 9 GREEN PINE LN WEBSTER, NY 14580	32-43-26-17-00000.0210 13556 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 21	57
BARRON JACQUELINE L TR 13550 PALMETTO GROVE DR FORT MYERS, FL 33905	32-43-26-17-00000.0220 13550 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 22	58
SCHAFER WILLIAM L JR + DEBORAH 13542 PALMETTO GROVE DR FORT MYERS, FL 33905	32-43-26-17-00000.0230 13542 PALMETTO GROVE DR FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 LOT 23	59
PALMETTO GROVE AT VERANDAH 23421 WALDEN CENTER DR STE 300 BONITA SPRINGS, FL 34134	32-43-26-17-00LS5.00CE VERANDAH C/E FORT MYERS FL 33905	VERANDAH UNIT 13 DESC IN INST#2005-156455 TRACT LS-5	60
VERANDAH EAST CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON, FL 33431	32-43-26-17-00LK1.0000 SUBMERGED FORT MYERS FL	VERANDAH UNIT 13 DESC IN INST#2005-156455 TRACT LK-1	61
PALMETTO GROVE AT VERANDAH 23421 WALDEN CENTER DR STE 300 BONITA SPRINGS, FL 34134	32-43-26-17-000R1.00CE RIGHT OF WAY FORT MYERS FL	VERANDAH UNIT 13 DESC IN INST#2005-156455 TRACT R-1	62
VERANDAH EAST CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON, FL 33431	32-43-26-19-00LK1.0000 SUBMERGED FORT MYERS FL	VERANDAH UNIT 14 AS DESC IN INST #2006-144796 TRACT LK-1	63
VERANDAH EAST CDD WRATHELL HUNT & ASSOCIATES LLC 2300 GLADES RD STE 410W BOCA RATON, FL 33431	32-43-26-21-00LK1.0000 SUBMERGED FORT MYERS FL	VERANDAH UNIT 16 DESC INST 2006-287645 LAKE TRACT LK1	64
VERANDAH DEVELOPMENT LLC 701 S OLIVE AVE STE 104 WEST PALM BEACH, FL 33401	32-43-26-21-000R1.00CE RIGHT OF WAY FORT MYERS FL	VERANDAH UNIT 16 DESC INST 2006-287645 ROW TRACT R1	65
CITRUS CREEK AT VERANDAH 12951 METRO PKWY STE 8 FORT MYERS, FL 33966	32-43-26-14-000R3.00CE RIGHT OF WAY FORT MYERS FL	VERANDAH UNIT ELEVEN DESC IN INST#2005-42225 TRACT R-3	66
KH VERANDAH LLC 701 S OLIVE AVE STE 104 WEST PALM BEACH, FL 33401	32-43-26-24-00000.0650 12715 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 65	67
STECK DALE C + ANNETTE M 12709 FAIRWAY COVE CT FORT MYERS, FL 33905	32-43-26-24-00000.0660 12709 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 66	68
MAHLER STEVEN K + BARBARA E 12705 FAIRWAY COVE CT FORT MYERS, FL 33905	32-43-26-24-00000.0670 12705 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 67	69
JAROSS JAMES + CHRISTINE E 12701 FAIRWAY COVE CT FORT MYERS, FL 33905	32-43-26-24-00000.0680 12701 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 68	70
KALIGIAN PENNY K + 12697 FAIRWAY COVE CT FORT MYERS, FL 33905	32-43-26-24-00000.0690 12697 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 69	71
EALMKP LLC 3791 RIVER POINT DR FORT MYERS, FL 33905	32-43-26-24-00000.0700 12693 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 70	72
SUDOL THOMAS W + MAUREEN E TR 12689 FAIRWAY COVE CT FORT MYERS, FL 33905	32-43-26-24-00000.0710 12689 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 71	73
LIGON TIMOTHY G + 12685 FAIRWAY COVE CT FORT MYERS, FL 33905	32-43-26-24-00000.0720 12685 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 72	74

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OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
CARSON A SCOTT + MIRIAM A 1331 CHANNELVIEW RD KINGSTON, ON K7L 4V1 CANADA	32-43-26-24-00000.0730 12681 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 73	75
GRAHAM DAVID G 12677 FAIRWAY COVE CT FORT MYERS, FL 33905	32-43-26-24-00000.0740 12677 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 74	76
WATTLES NANCY + DAVID 12673 FAIRWAY COVE CT FORT MYERS, FL 33905	32-43-26-24-00000.0750 12673 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 75	77
HARTLEY PETER W + LORI A 12669 FAIRWAY COVE CT FORT MYERS, FL 33905	32-43-26-24-00000.0760 12669 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 76	78
KRINKE THOMAS F + JACQUELYN L 12665 FAIRWAY COVE CT FORT MYERS, FL 33905	32-43-26-24-00000.0770 12665 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 77	79
REEVES ANNE J + JAMES W TR 12661 FAIRWAY COVE CT FORT MYERS, FL 33905	32-43-26-24-00000.0780 12661 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 78	80
WARK WILLIAM J + PAMELA L 12657 FAIRWAY COVE CT FORT MYERS, FL 33905	32-43-26-24-00000.0790 12657 FAIRWAY COVE CT FORT MYERS FL 33905	FAIRWAY COVE PARCEL 125 AS DESC IN INST #2013000065134 LOT 79	81

80 RECORDS PRINTED

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32-43-26-00-00002.0010
SAPP HILTON
3750 BUCKINGHAM RD
FORT MYERS, FL 33905

32-43-26-00-00002.0020
SANTIN MARION L + RUBY W
3720 BUCKINGHAM RD
FORT MYERS, FL 33905

32-43-26-00-00003.0000
LEE COUNTY HOMES ASSOCIATES
STE 400
1600 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323

32-43-26-00-00005.0000
HENLEY RICKY + MARYLEE
PO BOX 50593
FORT MYERS, FL 33994

32-43-26-00-00005.0010
STAHL STEPHEN A JR + NANCY J
3791 BUCKINGHAM RD
FORT MYERS, FL 33905

33-43-26-00-00004.0000
LEE COUNTY HOMES ASSOCIATES
STE 400
1600 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323

32-43-26-00-00005.0020
CANTRELL RALPH E L/E
PO BOX 50593
FORT MYERS, FL 33994

36-43-25-04-00GC1.0000
VERANDAH DEVELOPMENT LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH, FL 33401

32-43-26-14-0000A.0100
MCVETY CHRISTOPHER TR
13491 SABAL POINT DR
FORT MYERS, FL 33905

32-43-26-14-0000A.0110
STEIN RON ALLEN TR
9228 MENARD AVE
MORTON GROVE, IL 60053

32-43-26-14-0000A.0120
BRENZA THEODORE F +
13511 SABAL POINT DR
FORT MYERS, FL 33905

32-43-26-14-0000A.0130
ROBINSON RANDY C + NIKI
42 CUMMING DR
BARRIE, ON L4N 0C5
CANADA

32-43-26-14-0000A.0140
KEELEY DAVID H + SUSAN P
13531 SABAL POINT DR
FORT MYERS, FL 33905

32-43-26-14-0000A.0150
HOWARD LINK III + MARTHA A
49653 CRANBERRY CREEK
MACOMB, MI 48042

32-43-26-14-0000A.0160
OLTMAN JOHN R
2311 COUNTY ROAD 2100 N
MINONK, IL 61760

32-43-26-14-0000A.0170
CIFOLELLI JUDITH M TR
13530 SABAL POINT DR
FORT MYERS, FL 33905

32-43-26-14-0000A.0180
GARRY JUNE
49 PUTTNAM ST
BEVERLY, MA 01915

32-43-26-14-0000A.0190
KENNEDY MARGARET E
13514 SABAL POINT DR
FORT MYERS, FL 33905

32-43-26-14-0000A.0200
GIBSON CHARLES + JENNIFER
13500 SABAL POINT DR
FORT MYERS, FL 33905

32-43-26-14-0000A.0210
GRAFF SALLY A TR
3300 SANCTUARY PPOINT
FORT MYERS, FL 33905

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32-43-26-14-0000A.0220
WATSON BARBARA + WALLACE
13490 SABAL POINT DR
FORT MYERS, FL 33905

32-43-26-14-0000B.0080
CARTER KENNETH W + MARY E TR
13515 CITRUS CREEK CT
FORT MYERS, FL 33905

32-43-26-14-0000B.0090
LAMISON JAMES D + BARBARA
114 MAIN ST
PROSPECT, PA 16052

32-43-26-14-0000B.0100
COSTIGAN ALBERT B + JOAN S
13535 CITRUS CREEK CT
FORT MYERS, FL 33905

32-43-26-14-0000B.0110
VESKIMETS MATT +
34 TULIP TREE COMMON
ST CATHARINES, ON L2S 4C8
CANADA

32-43-26-14-0000B.0120
HAVERON WILLIAM E + JEANNE
13555 CITRUS CREEK CT
FORT MYERS, FL 33905

32-43-26-14-0000B.0130
WASHAM STEVARL M + DEBORAH
PO BOX 156
DOWELL, MD 20629

32-43-26-14-0000B.0140
JACKSON PATRICIA A TR +
5960 S MERIDIAN ST
MARION, IN 46953

32-43-26-14-0000B.0150
SMITH KENNETH R + KATHRYN M
442 GILES CT
BARTLETT, IL 60103

32-43-26-14-0000B.0160
SHABAZ WAYNE W + CYNTHIA D
53 W 29TH ST
HOLLAND, MI 49423

32-43-26-14-0000B.0170
KINGHORN GREGORY + ARLETTE K
13576 CITRUS CREEK CT
FORT MYERS, FL 33905

32-43-26-14-0000B.0180
MAHONEY MICHAEL J +
13566 CITRUS CREEK CT
FORT MYERS, FL 33905

32-43-26-14-0000B.0190
GROVES GLENN A TR
10804 LOCKLAND RD
POTOMAC, MD 20854

32-43-26-14-0000B.0200
BRENNEMAN ROBERT + MARIA
13526 CITRUS CREEK CT
FORT MYERS, FL 33905

32-43-26-14-0000B.0210
BIEDERMANN HORST H + ALICE A
CESARUS
AVENUE DE LA CHASSE 20G 37E4
1050 BRUSSELS,
BELGIUM

32-43-26-14-0000B.0220
MAURER STEVEN P + MARCEE J
137 JONES ST
WELLINGTON, OH 44090

32-43-26-14-000C1.0000
VERANDAH WEST CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

32-43-26-14-00LK1.0000
VERANDAH WEST CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

32-43-26-14-0LS10.00CE
VERANDAH DEVELOPMENT LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH, FL 33401

32-43-26-14-0LS11.00CE
CITRUS CREEK AT VERANDAH
12951 METRO PKWY STE 8
FORT MYERS, FL 33966

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32-43-26-14-00LS9.00CE
SABAL POINT AT VERANDAH
9240 MARKET PLACE RD STE 1
FORT MYERS, FL 33912

32-43-26-14-000R1.00CE
VERANDAH DEVELOPMENT LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH, FL 33401

32-43-26-17-00000.0080
LUCCHESE GAETANO + GIUSEPPINA
15 AUTUMN WIND CRT
KLEINBERG, ON L0J 1C0
CANADA

32-43-26-17-00000.0090
REICH JENNIFER S TR
13531 PALMETTO GROVE DR
FORT MYERS, FL 33905

32-43-26-17-00000.0100
DEVRIES FRANK + PATRICIA
1332 WHITE CEDAR TRAIL
BURLINGTON, ON L7P 4T2
CANADA

32-43-26-17-00000.0110
HOUSE KENDALL L + VICKIE L
13551 PALMETTO GROVE DR
FORT MYERS, FL 33905

32-43-26-17-00000.0120
ARENSTEIN LISA
13561 PALMETTO GROVE DR
FORT MYERS, FL 33905

32-43-26-17-00000.0130
COONS DENIS J
13571 PALMETTO GROVE DR
FORT MYERS, FL 33905

32-43-26-17-00000.0140
SCHERFF SCOTT A +
13581 PALMETTO GROVE DR
FORT MYERS, FL 33905

32-43-26-17-00000.0150
EGGERS RONALD LOUIS + MARY K
13591 PALMETTO GROVE DR
FORT MYERS, FL 33905

32-43-26-17-00000.0160
LAZZARINO ROCCO +
13590 PALMETTO GROVE DR
FORT MYERS, FL 33905

32-43-26-17-00000.0170
MUMA LARRY R +
13580 PALMETTO GROVE DR
FORT MYERS, FL 33905

32-43-26-17-00000.0180
ALEXANDER JEFFREY C + TAMMY L
502 MUSTANG LN
FOND DU LAC, WI 54935

32-43-26-17-00000.0190
GRONFORS GARY E +
3 EVERGREEN LN
NIAGARA ON THE LAKE, ON L0S 1J0
CANADA

32-43-26-17-00000.0200
KULBICK ROBERT R + DONNA L
13560 PALMETTO GROVE DR
FORT MYERS, FL 33905

32-43-26-17-00000.0210
MICHNO DRAKE + JAYNE M
9 GREEN PINE LN
WEBSTER, NY 14580

32-43-26-17-00000.0220
BARRON JACQUELINE L TR
13550 PALMETTO GROVE DR
FORT MYERS, FL 33905

32-43-26-17-00000.0230
SCHAFER WILLIAM L JR + DEBORAH
13542 PALMETTO GROVE DR
FORT MYERS, FL 33905

32-43-26-17-00LS5.00CE
PALMETTO GROVE AT VERANDAH
23421 WALDEN CENTER DR STE 300
BONITA SPRINGS, FL 34134

32-43-26-17-00LK1.0000
VERANDAH EAST CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

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32-43-26-17-000R1.00CE
PALMETTO GROVE AT VERANDAH
23421 WALDEN CENTER DR STE 300
BONITA SPRINGS, FL 34134

32-43-26-19-00LK1.0000
VERANDAH EAST CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

32-43-26-21-00LK1.0000
VERANDAH EAST CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

32-43-26-21-000R1.00CE
VERANDAH DEVELOPMENT LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH, FL 33401

32-43-26-14-000R3.00CE
CITRUS CREEK AT VERANDAH
12951 METRO PKWY STE 8
FORT MYERS, FL 33966

32-43-26-24-00000.0650
KH VERANDAH LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH, FL 33401

32-43-26-24-00000.0660
STECK DALE C + ANNETTE M
12709 FAIRWAY COVE CT
FORT MYERS, FL 33905

32-43-26-24-00000.0670
MAHLER STEVEN K + BARBARA E
12705 FAIRWAY COVE CT
FORT MYERS, FL 33905

32-43-26-24-00000.0680
JAROSS JAMES + CHRISTINE E
12701 FAIRWAY COVE CT
FORT MYERS, FL 33905

32-43-26-24-00000.0690
KALIGIAN PENNY K +
12697 FAIRWAY COVE CT
FORT MYERS, FL 33905

32-43-26-24-00000.0700
EALMKP LLC
3791 RIVER POINT DR
FORT MYERS, FL 33905

32-43-26-24-00000.0710
SUDOL THOMAS W + MAUREEN E TR
12689 FAIRWAY COVE CT
FORT MYERS, FL 33905

32-43-26-24-00000.0720
LIGON TIMOTHY G +
12685 FAIRWAY COVE CT
FORT MYERS, FL 33905

32-43-26-24-00000.0730
CARSON A SCOTT + MIRIAM A
1331 CHANNELVIEW RD
KINGSTON, ON K7L 4V1
CANADA

32-43-26-24-00000.0740
GRAHAM DAVID G
12677 FAIRWAY COVE CT
FORT MYERS, FL 33905

32-43-26-24-00000.0750
WATTLES NANCY + DAVID
12673 FAIRWAY COVE CT
FORT MYERS, FL 33905

32-43-26-24-00000.0760
HARTLEY PETER W + LORI A
12669 FAIRWAY COVE CT
FORT MYERS, FL 33905

32-43-26-24-00000.0770
KRINKE THOMAS F + JACQUELYN L
12665 FAIRWAY COVE CT
FORT MYERS, FL 33905

32-43-26-24-00000.0780
REEVES ANNE J + JAMES W TR
12661 FAIRWAY COVE CT
FORT MYERS, FL 33905

32-43-26-24-00000.0790
WARK WILLIAM J + PAMELA L
12657 FAIRWAY COVE CT
FORT MYERS, FL 33905

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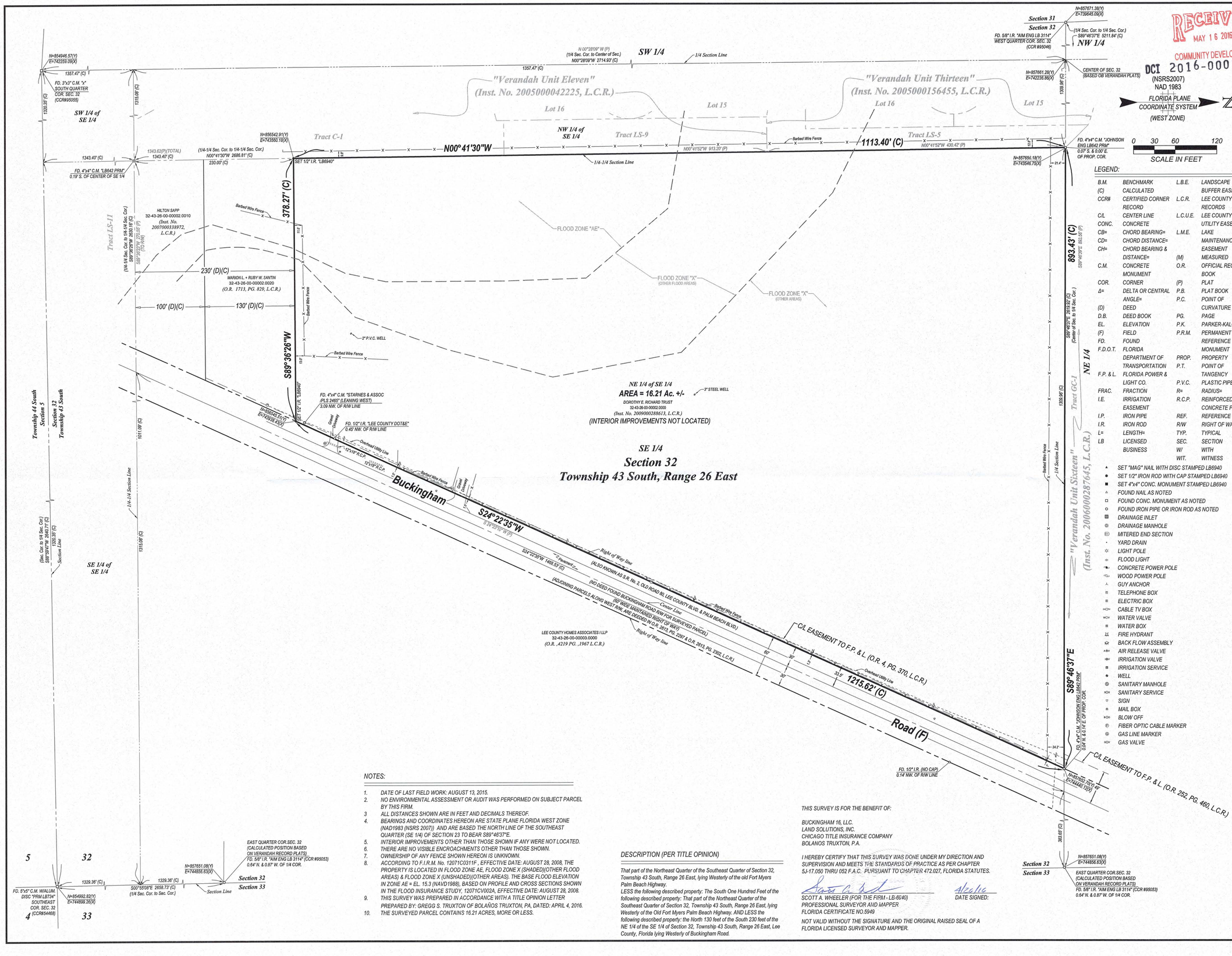

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MAY 16 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

LEGEND:

B.M.	BENCHMARK	L.B.E.	LANDSCAPE BUFFER EASEMENT
(C)	CALCULATED	L.C.R.	LEE COUNTY RECORDS
CCR#	CERTIFIED CORNER RECORD	L.C.U.E.	LEE COUNTY UTILITY EASEMENT
C/L	CENTER LINE	L.M.E.	LAKE MAINTENANCE EASEMENT
CONC.	CONCRETE	(M)	MEASURED
CB=	CHORD BEARING=	O.R.	OFFICIAL RECORD BOOK
CD=	CHORD DISTANCE=	(P)	PLAT
CH=	CHORD BEARING & DISTANCE=	P.B.	PLAT BOOK
C.M.	CONCRETE MONUMENT	P.C.	POINT OF CURVATURE
COR.	CORNER	P.G.	PAGE
Δ=	DELTA OR CENTRAL ANGLE=	P.K.	PARKER-KALON
(D)	DEED	P.R.M.	PERMANENT REFERENCE MONUMENT
D.B.	DEED BOOK	PROP.	PROPERTY
EL.	ELEVATION	P.T.	POINT OF TANGENCY
(F)	FIELD	P.V.C.	PLASTIC PIPE
FD.	FOUND	R=	RADIUS=
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	R.C.P.	REINFORCED CONCRETE PIPE
F.P. & L.	FLORIDA POWER & LIGHT CO.	REF.	REFERENCE
FRAC.	FRACTION	R/W	RIGHT OF WAY
I.E.	IRRIGATION EASEMENT	TYP.	TYPICAL
I.P.	IRON PIPE	SEC.	SECTION
I.R.	IRON ROD	W/	WITH
L=	LENGTH=	WIT.	WITNESS
LB	LICENSED BUSINESS		

- ▲ SET "MAG" NAIL WITH DISC STAMPED LB6940
- ● SET 1/2" IRON ROD WITH CAP STAMPED LB6940
- ■ SET 4"x4" CONC. MONUMENT STAMPED LB6940
- △ FOUND NAIL AS NOTED
- □ FOUND CONC. MONUMENT AS NOTED
- ○ FOUND IRON PIPE OR IRON ROD AS NOTED
- DRAINAGE INLET
- DRAINAGE MANHOLE
- MITERED END SECTION
- YARD DRAIN
- LIGHT POLE
- FLOOD LIGHT
- CONCRETE POWER POLE
- WOOD POWER POLE
- GUY ANCHOR
- TELEPHONE BOX
- ELECTRIC BOX
- CABLE TV BOX
- WATER VALVE
- WATER BOX
- FIRE HYDRANT
- BACK FLOW ASSEMBLY
- AIR RELEASE VALVE
- IRRIGATION VALVE
- IRRIGATION SERVICE
- WELL
- SANITARY MANHOLE
- SANITARY SERVICE
- SIGN
- MAIL BOX
- BLOW OFF
- FIBER OPTIC CABLE MARKER
- GAS LINE MARKER
- GAS VALVE

NOTES:

1. DATE OF LAST FIELD WORK: AUGUST 13, 2015.
2. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
3. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23 TO BEAR S89°46'37"E.
5. INTERIOR IMPROVEMENTS OTHER THAN THOSE SHOWN IF ANY WERE NOT LOCATED.
6. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
7. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
8. ACCORDING TO F.I.R.M. No. 12071C0311F , EFFECTIVE DATE: AUGUST 28, 2008. THE PROPERTY IS LOCATED IN FLOOD ZONE AE, FLOOD ZONE X (SHADED)(OTHER FLOOD AREAS) & FLOOD ZONE X (UNSHADED)(OTHER AREAS). THE BASE FLOOD ELEVATION IN ZONE AE = EL. 15.3 (NAVD1988), BASED ON PROFILE AND CROSS SECTIONS SHOWN IN THE FLOOD INSURANCE STUDY, 12071CV002A, EFFECTIVE DATE: AUGUST 28, 2008.
9. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A TITLE OPINION LETTER PREPARED BY: GREGG S. TRUXTON OF BOLAÑOS TRUXTON, PA, DATED: APRIL 4, 2016.
10. THE SURVEYED PARCEL CONTAINS 16.21 ACRES, MORE OR LESS.

DESCRIPTION (PER TITLE OPINION)

That part of the Northeast Quarter of the Southeast Quarter of Section 32, Township 43 South, Range 26 East, lying Westerly of the old Fort Myers Palm Beach Highway.
LESS the following described property: The South One Hundred Feet of the following described property: That part of the Northeast Quarter of the Southeast Quarter of Section 32, Township 43 South, Range 26 East, lying Westerly of the Old Fort Myers Palm Beach Highway. AND LESS the following described property: the North 130 feet of the South 230 feet of the NE 1/4 of the SE 1/4 of Section 32, Township 43 South, Range 26 East, Lee County, Florida lying Westerly of Buckingham Road.

THIS SURVEY IS FOR THE BENEFIT OF:

BUCKINGHAM 16, LLC.
LAND SOLUTIONS, INC.
CHICAGO TITLE INSURANCE COMPANY
BOLANOS TRUXTON, P.A.

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

SCOTT A. WHEELER (FOR THE FIRM - LB-6540) — DATE SIGNED: 4/26/16
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.5949

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

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land Solutions inc.
10471 BEN C. PRATT / SIX MILE CYPRESS PKWY. #402
FORT MYERS, FL 33966
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

A Parcel of Land in Section 32, Township 43 South, Range 26 East, Lee County, Florida

PROJECT SURVEYOR

SCOTT A. WHEELER CERTIFICATE NO. 5949 STATE OF FLORIDA SURVEYOR & MAPPER REGISTERED

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23354S02.DWG
LAYOUT	1
LOCATION	J:\23354\DWG\SURVEYING\
PLOT DATE	THU. 4-7-2016 - 11:55 AM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	08-13-2015
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=60'
FIELD BOOK	345/10, 343/73

PLAN REVISIONS	
04-06-2016	ADD TITLE OPINION LETTER.

STRAP NUMBERS

32-43-26-00-00002.0000

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
23354 32-43-26	1 OF 1

RECEIVED
MAY 16 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

REQUIRED INDIGENOUS PRESERVE

4.78 @ 50% = 2.39 AC

PROVIDED INDIGENOUS PRESERVE

EXISTING / PROVIDED = 1.03 AC*

*NOTE: PER LDC SECTION 10-415 (b) EXISTING INDIGENOUS VEGETATION HAS BEEN PRESERVED.

REQUIRED OPEN SPACE

PROJECT SIZE:	16.21 AC
R-1	- 4.25 AC
	11.96 AC
11.96 @ 40% =	4.78 AC
REQUIRED OPEN SPACE =	4.78 AC

PROVIDED OPEN SPACE

PRESERVE	1.03 AC
LAKE (4.78 X .25%)	1.20 AC
LAKE SLOPE	.55 AC
AMENITY	.30 AC
BUCKINGHAM BUFFER	.48 AC
REAR YARD DRAINAGE & PERIMETER BERM	1.27 AC
TOTAL	4.83 AC

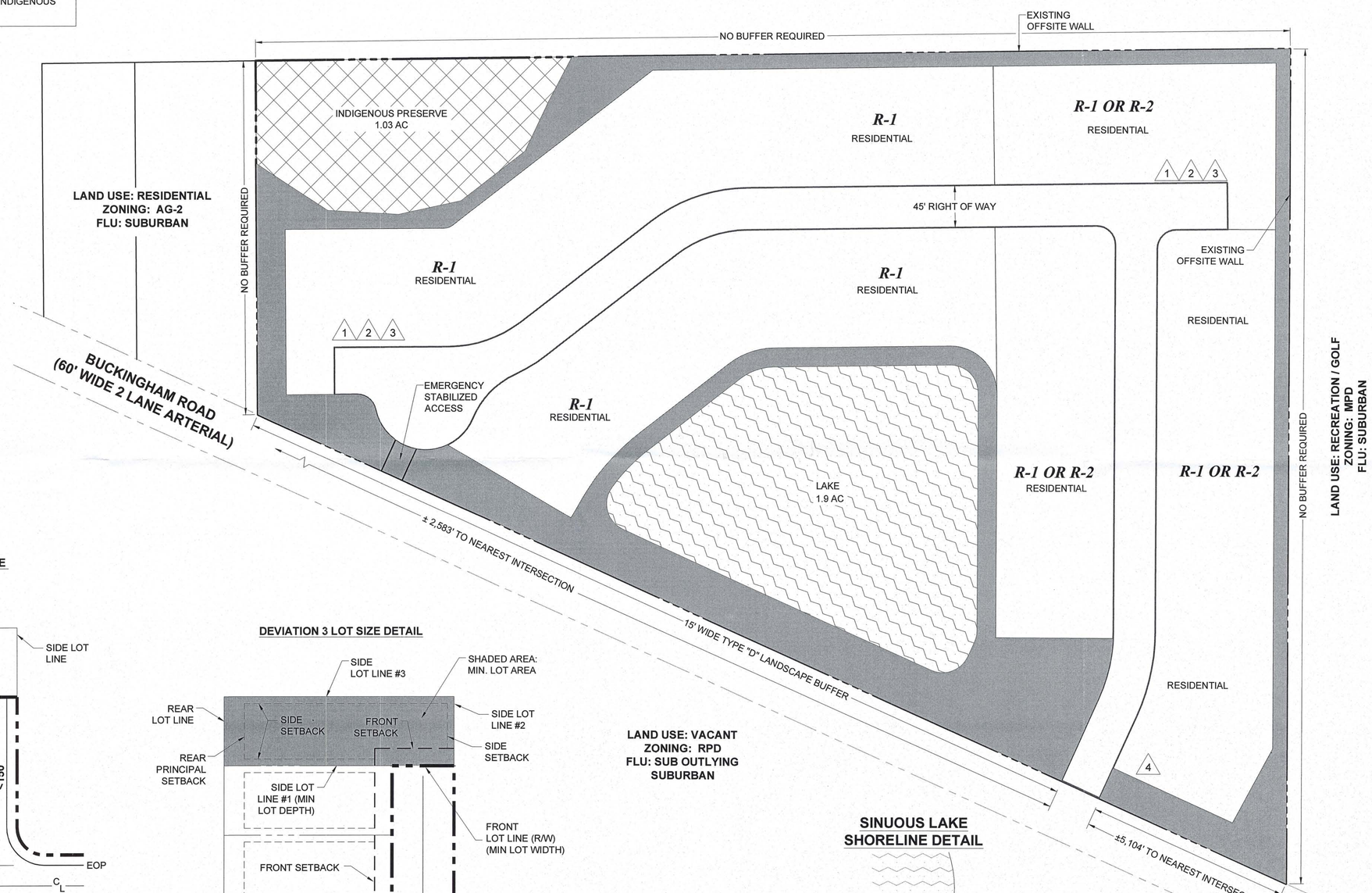
LEGEND

LAKE
INDIGENOUS PRESERVE
OPEN SPACE
DEVIATION REQUEST (#)

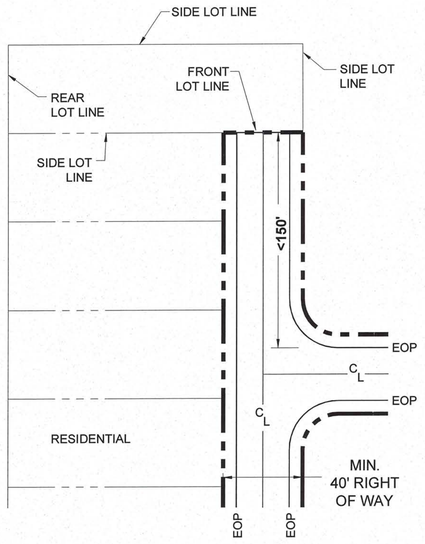
LAND USE: RESIDENTIAL
ZONING: MPD
FLU: SUBURBAN

0 30 60 120
SCALE IN FEET

W S N E



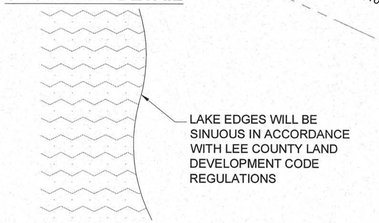
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



DEVIATION 3 LOT SIZE DETAIL

LAND USE: VACANT
ZONING: RPD
FLU: SUB OUTLYING SUBURBAN

SINUOUS LAKE SHORELINE DETAIL



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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

WATERMEN DEVELOPMENT GROUP CORP
1415 DEAN STREET
SUITE 104
PHONE (239) 337-0629
FAX (239) 337-5080
WWW.WATERMENGROUP.COM

PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME	23354-Z02.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	MON. 5-16-2016 - 9:53 AM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS
BASEPLAN = 23354-Z00.DWG

PLAN REVISIONS

PLAN STATUS

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
23354	1