ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst County Attorney
DS Reviewer - Ohdet H. Kleinmann
Marcus Evans, TIS Reviewer
Brandon Dunn, 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: Alvin Block, AICP

DATE: 07/14/2016

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

PROJECT NAME: BLASINGIM ROAD RPD

CASE #: DCI2016-00011

INFORMATION SUMMARY:

NEW SUBMITTAL

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

RESPONSE REQUIRED BY: **08/01/2016**

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: Tracy L Toussaint

Date: 07/15/2016

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

July 13, 2016

Mr. Alvin Block, AICP
Principal Planner
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

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Re: Blasingim Road RPD
DCI2016-00011 – Major Plan Dev Application

Dear Mr. Block:

Please accept the following information in response to your June 27, 2016 correspondence regarding the above referenced project.

LC ZTIS PD Application Sufficiency Checklist (Ord 12-01)

Comment 3:

Site Plan. The TIS must contain a drawing showing the proposed project access point(s) & location of all other access points on both sides of all streets being accessed within 660 feet for project entrances on arterial streets, within 330 feet for project entrances on collector streets & within 125 feet for project entrances on local streets. [AC-13-17]

The TIS [or master concept plan] does not appear to contain a drawing that shows the location of site access points in relation to non-site access points on both sides of the street within proximity of the site. Please review and revise the TIS accordingly. (6/6/2016 ME)

Response 3:

Please see revised TIS from TR Transportation Consultants, Inc. and revised MCP, attached.

Comment 7:

Level of Service Analysis. The TIS for projects generating more than 100 net new trips during the AM or PM peak hour of the adjacent street must contain an analysis of the Level of Service for all links within the area of influence. [AC-13-17]

Response 7:

Please see revised TIS from TR Transportation Consultants, Inc. attached.

Comment 7a:

The TIS must contain an analysis of the Level of Service for each of the projects access points and all intersections within one-quarter mile of the project. The analysis must follow the methods established in the most current edition of the HIGHWAY CAPACITY MANUAL for either signalized or unsignalized intersections. [AC-13-17]

The TIS does not appear to contain a LOS analysis for the project's access point and all intersections within one-quarter mile of the project. Please review and revise the TIS accordingly. (6/6/2016)

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Response 7a:

The analysis is based on a recent turning movement count conducted by TR Transportation Consultants. The traffic volumes projections are illustrated in the attached TR Transportation Consultants spreadsheet titled Development of Future Background Turning Volumes. Please see revised TIS from TR Transportation Consultants, Inc. attached.

Comment 10:

Miscellaneous Items.

The TIS review is not complete. Review comments are based upon information presented in the TIS in its present form. The TIS reviewer reserves the right to comment and/or require revisions to any portion of the TIS, whether or not it was part of the original submittal or subsequent revisions, until the TIS has been fully approved. (6/6/2016)

Response 10:

Please see revised TIS from TR Transportation Consultants, Inc. attached.

LC Environmental Sciences PD Application Sufficiency Checklist (Ord 12-01)

Comment 10:

Environmental Issues. Certain property and environmental issues must be addressed and information provided (see Supplement D Form, Part 5.A. – 5.D)

What is the width of the proposed preserve? The LDC 10-415(c) states that projects over 10 acres in size requires the indigenous open space to be a minimum width of 40 feet and a minimum area of 1500 square feet.

Will there be a berm proposed around the perimeter of the property? If so, how will the preserve be protected from the impacts of the berm construction? The limits of construction to preserve pines is a full dripline and to preserve oaks is ¾ dripline. The limits of the berm may require a full dripline of no impacts outside of the preserve line depending on the location of the species.

Please provide more detail of how the 0.20 acres will be protected from construction without minimizing the size of the proposed residential lots.

Will the preserve be utilized for surface water management? The Surface Water Management Plan (D) did not address the indigenous preserve. If it will be utilized, please provide the levels of water or conveyance that the future preserve area serves pre-development and how the preserve will function (water levels, species survivability) after development. The preserve is meeting a LDC requirement and the use of this area for water storage/pre-treatment must be addressed to ensure that the current indigenous FLUCCS can handle the water inundation.

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The Surface Water Management Plan states that the current conveyance swale that runs west to east will remain to move water from the property. Please show and state how the indigenous preserve fits into this plan. If impacts occur to the indigenous preserve (ie grade change, water level change) it could adversely affect the plant material thus affecting the indigenous preserve acreage to meet the LDC. Please provide more information in the Surface Water Management Plan regarding protection of the indigenous preserve.

Response 10:

Deviation 6 has been added to allow a minimum preserve width of 8 feet. Please note the area of the preserve well exceeds the minimum size criteria required by LDC.

A perimeter water management berm will be placed on the east side of the indigenous preserve. A cross section has been added on page 4 of the MCP to detail deviation 6 which shows the perimeter berm in relation to the preserve and residential lots and notes the dripline criteria. Because the indigenous preserve will be outside the water management system the vegetation will maintain the same hydrology and characteristics as exists today.

Further information has been added to the surface water management plan which elaborates on the conveyance ditch and water management lake.

Comment 12i:

Open Space Percentage. The percentage of open space must be shown on the Master Concept Plan unless the proposed development consists solely of conventional single-family dwelling units on lots of of no less than 6,500 square feet. [34-373(a)(6)h.]

The MCP states that 0.99 acres of open space will be from the lake slope areas. Is this above control, within LME, or within the lake? The lake is bound by 25% of the required open space. So if the slope is within the lake it cannot be claimed twice. Show where the open space area from slopes is located on the MCP.

Provide a detail showing the rear yard drainage that is being claimed as open space. Is this in a common element open space tract? If not, please include it as a common element as part of the perimeter berm system.

Does the 3.74 acre rear yard drainage and perimeter berm exclude the 0.20 acres of indigenous preserve? These two must be separate and not claimed twice.

Please provide two cross sections on a separate sheet to the MCP showing Residential lots and rear yard perimeter berm interface. One cross section must show the residential lots, perimeter berm, rear yard drainage area and indigenous preserve. The other must show the 15 foot wide Type D buffer (or 50 foot if deviation not sought) and perimeter berm.

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Response 12i:

All areas being counted towards open space are common areas under HOA ownership. The legend on the MCP has been revised accordingly by indicating the solid shaded areas as "common open space". "Lake" area is measured to the proposed lake control elevation, with the area counted towards lake slope being above control elevation and outside single family lot ownership.

The shaded area shown on the MCP between the rear lot line and the project boundary is counted towards "rear yard drainage & perimeter berm" in the Open Space Table and does not include 0.20 indigenous preserve.

A cross section has been added to page 4 of the MCP (Deviation 6 detail) showing the rear lot line in relation to common open space and preserve area.

Comment 12j:

Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses if the types of proposed uses require buffer separations, must be shown on the Master Concept Plan. [34-373(a)(6)i.]

Per LDC 10-415(b)(5) projects greater than 5 acres in size that abut an arterial or collector road and have existing native trees within 50 feet of the ROW must be designed to provide a 50 foot ROW buffer for tree preservation. The MCP shows a 15 foot Type D buffer with open space areas encompassing the proposed entry road. The FLUCCS for this area provided by Passarella and Associates indicates a 110-Residential, Low Density FLUCCS. However, the aerials indicate pine overstory and grass understory with white picket fences criss crossing the property. Please provide the 50 foot wide tree preservation buffer on the MCP. If not, provide a deviation from the LDC with a justification. ES zoning staff encourage the applicant to keep the entry natural and construct the perimeter berm outside of the natural buffer. The existing vegetation may be used to meet code requirements for the ROW buffer as well as the indigenous open space.

Will there be a fence or wall around the entire perimeter of the property? If so, please show at least a 7.5 foot setback from the property line to meet the LDC 34-1743

Is the entry road 125 feet from the residential property to the northwest? If so, provide a 25 foot wide buffer with a wall setback at least 15 foot or a 30 foot buffer on the MCP.

Response 12j:

At this time a perimeter project fence/wall is not expected, however, if it is deemed necessary by the applicant due to market conditions or neighbor concerns LDC requirements will be maintained and established during Development Order review.

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A Type C/F Buffer has been added to both MCP alternatives. Also, deviation 8 has been requested for Right of Way Buffer.

Comment 14:

Schedule of Deviations & Written Justification. A schedule of deviation and written justification for each deviation request as part of the Master Concept Plan must be submitted. [34-373(a)(9)] {See Supplement D, Part7}

Deviation #5- requesting to use 100% of the lake for open space instead of 25% of the required space.

Will the lake on the MCP B be a deep lake?

How will the 100% of the open space being claimed from the lake (4.20ac) enhance the overall project? The justification stated there would be more littorals which isn't an enhancement it is code unless the applicant is proposing more littorals above and beyond code.

Allowing this would also provide aesthetic enhancement for drivers along Blasingim Road and neighboring roads properties. How is this lake going to provide aesthetic enhancements for the public? The MCP B isn't providing anything out of the ordinary. Will there be sidewalks added to Blasingim Road so the public may enjoy the view of the lake? Will there be additional shade trees added along the eastern property line to provide shade and green space for the scenic view? Will there be a nature trail associated with the amenity center with benches for viewing the scenic open space lake? How about the addition of a small park associated with the amenity center?

Response 14:

It is unknown at this time if the lakes will be deep lakes, however, the applicant is agreeable to a condition which would place deep lake trees to be planted on the eastern shoreline along Blasingim Road. Should a deep lake not be sought, a condition regarding a percentage of the required General Trees to be planted along the eastern lake shoreline may be appropriate.

A sidewalk is not proposed around the lake, however, the amenity facility will be oriented for a scenic views of the lake. External views of the lake will be visible to the traveling public along Blasingim Road as well as the residences on the east side of Blasingim Road. The lake, along with 50' of open space on the eastern shoreline and 20' open space on the western shoreline provides over 250' of separation between the proposed residential lots and Blasingim Road, and subsequent separation to the estate lots on the eastern side of Blasingim Road.

Further information regarding Deviation 5 has been provided in the Deviations and Justifications narrative.

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Comment 16a:

Surface Water Management Plan Description. A written description of the surface water management plan must be submitted that includes (see item#16a1 thru #16a5 below): [34-373(b)(1)]

Please label the 20 foot LME on the MCP.

Response 16a:

Please see revised MCP.

Comment 17:

Protected Species Survey. A protected species survey, as specified in LCLDC Section 10-473, is required for large developments (as defined in LCLDC Section 10-1 {more than 10 acres in size or more than 2 acres of impervious area}) . [34-373(b)(2)] {see Supplement D, Part 7)

SPECIES SURVEY: Were any heritage trees found on the site? Heritage trees are native species with a dbh of 20 inches or greater. The LDC requires them to be preserved in place or replaced with a 20 foot in height comparable native species. Please provide heritage tree information in the Species Survey.

Response 17:

A heritage tree survey was conducted for the Project on March 8, 2016. A total of 24 heritage trees were located within the Project site. The attached Aerial with Heritage Tree Locations depicts the location, species, and diameter at breast height (DBH) of each heritage tree identified within the Project site. Please see revised attached environmental exhibits prepared by Passarella and Associates.

LC Zoning Action Legal Requirements Checklist (Ord 12-01)

Miscellaneous items

A metes and bounds legal description prepared by a Florida Licensed Surveyor and Mapper unless the property consists of one or more undivided lots within a subdivision platted in accordance with Florida Statutes, Ch. 177. If the subject property is one contiguous parcel, the legal description must specifically describe the entire continuous perimeter boundary of the property subject to the zoning action with accurate bearings and distances for every line. If the application seeks to rezone undivided, platted lots, then a complete legal description (i.e. lot, block, subdivision name, public records recording information) of the platted subject property is required. Legal Description (34-202(a)(l))

Comment 1:

In order to be found sufficient a consolidation of metes and bounds legal description must be provided. Realizing one continuous legal cannot describe the perimeter being rezoned due to separation, a consolidation of contiguous parcels can be combined. Legals must be on 8 1/2 X 11" paper, See above for details.

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Response 1:

Please see enclosed legal description.

A sketch of the legal description, prepared by a Florida Licensed Surveyor and Mapper unless the property consists of one or more undivided lots within a subdivision platted in accordance with Florida Statutes, Ch. 177. Sketch to accompany legal description (34-202(a)(l)}

Comment 2:

Staff Comments: Please submit a sealed sketch of each legal description requested above, per the parameters listed above.

Response 2:

Please see enclosed sealed sketch of legal.

A boundary survey of the subject property must be submitted, unless the property consists of one or more undivided lots within a subdivision platted in accordance with F.S. Ch. 177. The survey must be based upon the title certification submitted in accord with section 34-202(a)(3) and certified to the present owner as reflected in the title documentation submitted in accordance with section 34-202(a)(3). The boundary survey must identify and depict all easements affecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection. Boundary survey (34-202(a)(2)}

All boundary surveys must meet the minimum technical standards for land surveying in the state, as set out in chapter SJ-17, F.A.C. The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. The perimeter boundary must be clearly marked with a heavy line and must include the entire area to be developed.

If the subject property consists of one or more undivided lots within a subdivision, then a copy of the subdivision plat may be submitted in lieu of the boundary survey. However, if the dimensions of the subject property differ from those in the original plat, then a boundary survey, including a metes and bounds legal description will be required.

Comment 3:

The boundary survey legal must show the same consolidation of parcels as requested in Legal Description LDC SEC 34-202(a)(l} comments above.

Response 3:

Please see revised boundary survey.

Comment 4:

The boundary survey is must be tied to the revised title certificating requested.

Response 4:

Please see revised boundary survey.

Comment 5:

The survey is not tied to the Florida West Zone state plane coordinates as required.

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Response 5:

Please see revised boundary survey.

Comment 6:

All easements and encumbrances must be shown on survey.

Response 6:

Please see revised boundary survey.

Comment 7:

The survey must be tied to requested revisions of the title work.

Response 7:

Please see revised title work and boundary survey.

Certification of title and encumbrances (34-202(a)(3}}:
Form. The certification of title must be in one of the following forms:

i. *Title certificate or title opinion, no greater than 90 days old at the time of the initial development order submittal. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards prepared by a licensed Florida attorney or a certification of title/title certification prepared by a title abstractor or company.*

ii. *Ownership and encumbrance report, no greater than 30 days old at the time of the initial development order submittal. NOT ACCEPTED BY COUNTY ATIORNEYS OFFICE.*

iii. *Title Insurance Policy with appropriate schedules, no greater than five years old at the time of the initial development order submittal and an affidavit of no change covering the period of time between issuance of the policy and the application date. If submission of a complete affidavit of no change is not possible, a title certificate, title opinion or ownership and encumbrance report must be submitted in the alternative.*

Content. The certification of title must include, at a minimum, the following:

i. *The name of the owner or owners of the fee title;*
ii. *All mortgages secured by the property;*
iii. *All easements encumbering the property;*
iv. *The legal description of the property; and*
v. *The certification of title documentation must be unequivocal.*

Comment 8:

The title work must be rewritten to show the same legal descriptions as request for consolidation in comments for LDC SEC 34-202(a)(l) above. And comply with LDC SEC 34-202(a)(3).

Response 8:

Please see revised title.

LC Public Hearing for Zoning Action Checklist (Ord. 12-01)

Comment 2:

Application Submittal and Official Receipt Procedure. The following application procedure and requirements apply to all public hearing applications for rezoning, special exceptions, and variances. [34-201 (b)J

Comment 2b:

No application for public hearing may be accepted unless it is presented on the official forms provided by the department, or on County approved computer-generated forms containing the same information. [34-201 (b)(2)]

Please review the Type of planned development application found on Page 1 of the application. Major PD has been marked, but please review LDC Section 34-341(b)(1). Review the application form and revise the form as may be needed.

Please review and revise as needed the Flood Hazard information on Page 9 of the application.

Response 2b:

Please see revised application.

Comment 9:

Legal Description & Sketch to Accompany Legal Description. A metes & bounds legal description along with a sketch of the legal description, prepared & sealed by a Florida Licensed Surveyor & Mapper, must be submitted unless the property consists of one or more undivided lots within a subdivision platted in accordance with FS, Ch. 177 {see LC Public Hearing Appl. Form, Part 3. C.}.£34-202(a)(1JI

Please refer to other comments found in this response.

Response 9:

Please see enclosed sketch and legal.

Comment 10j:

Boundary Survey. A boundary survey of the subject property must be submitted unless the property is a not a Planned Development Application & consists of platted lots (see Item 10d below). The survey must be based upon the title certification submitted in accord with LCLDC Section 34-202(a)(3). {see LC Public Hearing Application Form, Part 3.0.}. [34-202(a)(2)]

Please refer to other comments found in this response.

Response 10j:

Please see revised boundary survey.

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Comment 15a:

Structure Affidavit. If buildings or structures exist on the property, an affidavit, signed by the property owner or specified contract purchaser, must be submitted stating whether the buildings and structures will be removed {see LC Public Hearing Application Form, Part 3.1.2.}. [34-202(b)(3)]

A recent site visit and a review of current aerial photography finds existing buildings on the subject property. Please provide the required Structure Affidavit.

Response 15a:

Please see enclosed Structures Affidavit, with attached Exhibit, which includes a statement signed by the applicant committing to raze all existing structures prior to development.

Comment 41:

Potable Water & Sanitary Sewer Connection. A letter from the appropriate utility entity must be submitted indicating the utility entity's name and ability to provide service to support the proposed development. {see LC Public Hearing Application Form, Part 4.1.} [34-202(b)(8)]

The letter supplied from the Utility indicates the application is for single family and multiple family. This is inconsistent with the application seeking single family and two-family attached. Please review and revise the application, including the provision of a new letter (if needed) making sure the submittal is consistent.

Response 41:

Based on discussions with Lee County Utilities, no revision to the utility availability letter is necessary. The letters indicate 250 gpd for each unit, single-family, connected or not; which, at 120 units requires 30,000 gpd. As the letters indicate, there is availability for 30,000 gpd.

Miscellaneous items.

Comment 1:

The proposed Schedule of Uses should be supplemented with the addition of the use **Entrance Gates, Gatehouses,** insofar as the proposed MCP indicates an optional gated entry. This use is not currently included on the proposed Schedule of Uses.

Response 1:

The enclosed Schedule of Uses includes Entrance Gates and Gatehouses.

Comment 2:

With regard to the MCP, please remove the first sheet. The sheet is unnecessary since it includes a number of items not otherwise permitted to be on or a part of the MCP.

Response 2:

Sheet one serves as a plan index which is necessary to document the title and number of sheets which make up the MCP in its entirety.

Comment 3:

The title work submitted by the Gray Robinson Law Office is legally insufficient.

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Response 3:

Please see revised title, boundary survey, sketch and legal description.

Title work is required pursuant to LDC Section 34-202(a)(3) - as set out below, and it must be addressed to the Lee County Board of County Commissioners:
Certification of title and encumbrances. Certification of title and encumbrances submitted for property subject to zoning approval must meet the following criteria:

a. *Form. The certification of title must be in one of the following forms:*
   i. *Title certificate or title opinion, no greater than 90 days old at the time of the initial development order submittal. The title certification submittal must be either an opinion of title meeting the Florida Bar Standards pre pared by a licensed Florida attorney or a certification of title/title certification pre pared by a title abstractor or company.*
   ii. ~~*Ownership and encumbrance report, no greater than 30 days old at the time of the initial development order submittal.*~~
   iii. *Title Insurance Policy with appropriate schedules, no greater than five years old at the time of the initial development order submittal and an affidavit of no change covering the period of time between issuance of the policy and the application date. If submission of a complete affidavit of no change is not possible, a title certificate or title opinion* ~~*or ownership and encumbrance report*~~ *must be submitted in the alternative.*
b. *Content. The certification of title must include, at a minimum, the following:*
   i. *The name of the owner or owners of the fee title;*
   ii. *All mortgages secured by the property;*
   iii. *All easements encumbering the property;*
   iv. *The legal description of the property; and*
   v. *The certification of title documentation must be unequivocal.*

Comment 4:

The Survey is also legally insufficient for the following reasons (See also LDC Sec. 34-202(a)(2):

a. *There is nobody identified as the intended beneficiary of survey. As such, this will be construed to mean the survey may be utilized by Lee County in processing this zoning application.*
b. *The survey is incomplete since it is not signed or sealed.*
c. *Survey Note 2 must be removed. Such matters should be addressed as a component of Survey Note 11.*
d. *Survey Note 11 must be revised once appropriate title information is obtained.*
e. *The description of the subject property from LDC Sec. 34-202(a)(1) should also appear on the face of the survey.*
f. *Survey Related Items from Schedule B-2: This note will have to be revised to reference appropriate title information once it has been obtained/provided.*

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g. *A significant northerly portion of the property, abutting Penzance Boulevard, is shaded as being "as described in deed right-of-way D.B. 243, Pg. 60, and L.C.R." Is this property within the developable area of the proposed CPD? If this is actually road r-o-w, then it may be inappropriate to delineate this area on the MCP as satisfying required open space or as being the location for certain project buffers (such a use would be inconsistent with the use of the area as road r-o-w and would be an overburdening of rights previously given away be a predecessor in title).*

Response 4:

Please see revised title, boundary survey, sketch and legal description.

Comment 5:

A related title matter shown on both the survey and the MCP is the easement for FP&L towards the southerly end of the property, shown being just north of the proposed cul-de-sac. The note on the MCP indicates the easement will be "vacated." Insofar as the subject property is not platted, the easement may not be vacated using Florida Chapter 177 nor the County's companion AC-13-1. The property owner will most likely have to secure release of the easement directly from FP&L as the apparent current easement holder.

Response 5:

Please see revised title, boundary survey, sketch and legal description.

LC Public Hearing for Planned Development Application-Supplement D Checklist(Ord 12-01)

Comment 1:

Type of Planned Development Application. The type of application must be indicated on the Form (see Supplement D, Cover Sheet and appurtenant notes). Only one (1) type may be indicated. [34-202(a)(8)]

Please review and revise the first page of the application making sure the correct type of application has been noted.

Response 1:

Please see revised application.

Comment 7:

Environmental Issues. Certain property and environmental issues must be addressed and information provided (see Supplement D Form, Part 5.A. - 5.0.). [34-202(a)(B)J

Please refer to other comments found in this response.

Response 7:

Please refer to other responses found in this letter.

Comment 9:

Potable Water & Central Sewer. The applicant must indicate if the project will be connected to potable water and central sewer as part of any development of the property {see LC Public Hearing Application Form, Part 4.1.} [34-202(b)(8)]]

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Comment 9a:

Potable Water and Sanitary Sewer Connection. A letter from the appropriate utility entity indicating the utility entity's ability to provide service to support the proposed development must be submitted. [34-202(b)(8)]

The letter supplied from the Utility indicates the application is for single family and multiple family. This is inconsistent with the application seeking single family and two-family attached. Please review and revise the application, including the provision of a new letter (if needed) making sure the submittal is consistent.

Response 9a

Based on discussions with Lee County Utilities, no revision to the utility availability letter is necessary. The letters indicate 250 gpd for each unit, single-family, connected or not; which, at 120 units requires 30,000 gpd. As the letters indicate, there is availability for 30,000 gpd.

Submittal Requirements. The following items must be submitted as part of any planned development Zoning Application. {See Supplement D Form, Part 7 for number of copies and other detailed requirements.} [34-373(a)(4)]

Comment 10f:

Narrative Compliance Statements. Narrative explanations as to how the proposed development complies with several elements must be submitted {see Item 1011, Item 1012, & Item 10/3 below}. [34-373(a)(5)]

10/1) LEE Plan Compliance. A narrative explanation as to how the proposed development complies with the LEE Plan must be submitted. [34-373(a)(5)]

The applicant may want to consider expanding the discussion of compatibility found under Lee Plan Policy 5.2.4. There is significant discussion of surrounding and nearby developments but fails to discuss the compatibility with the immediately surrounding large lot single family residential.

Response 10f:

Please see revised request statement.

Comment 11:

Master Concept Plan, Non-PRFPD. A graphic illustration (Master Concept Plan) of the proposed development, clearly legible depicting the correct scale for the drawing showing & identifying the following information required by LCLDC Section 34-373(a)(6)a. through Section 34-373(a)(6)i. must be submitted in both 24" X 36" size and 11" X 17" size. [34-373(a)(6)] {See Item 11a - Item 11s below.}

Response 11:

MCPs enclosed as requested.

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Comment 11b:

Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development must be shown on the Master Concept Plan.[34-373(a)(6)b.].

Please provide the location of the proposed emergency access to Blasingim Road, in accordance with this Section.

Response 11b:

Please see revised MCP indicating the emergency access separation distances.

Comment 11c:

Lots. Where the subject property will be divided into lots or parcels, the plan must indicate the general location, configuration & approximate dimensions of the lots or parcels (including outparcels) as well as lot coverage, and the minimum proposed setbacks for principal structures must be shown on the Master Concept Plan. [34-373(a)(6)c.].

The application is indicating the proposal is to develop a subdivision. Please revise each version of the Master Concept Plan to provide the general location and configuration of the lots or parcels proposed within this development as required by this Section.

Please consider providing revised Property Development Regulations to address the regulations for the proposed Amenity Center.

Response 11c:

Detailed lot layouts have not yet been determined. Typical lot details have been added to both MCP alternatives.

Please see revised Property Development Regulations for proposed Amenity criteria.

Comment 11d:

Lots-Uses. The proposed use of the lots or parcels must be keyed to the list of proposed uses submitted with the application must be shown on the Master Concept Plan. If the property development regulations for a specific zoning district will be used, then reference to the specific district will be sufficient. [34-373(a)(6)c.].

Different residential unit types have been proposed. In accordance with this Section, please revise the Plan to provide the location of the different unit types within this development on both versions of the Master Concept Plans.

The Schedule of Uses notes various Model types. Please revise the Master Concept Plan to show the proposed general location(s) for these Models. Please consider the removal of Model Units since the proposed development does not include multiple-family or townhouse units.

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The Use of Sales is proposing a use not found within the Lee County LDC. If a temporary sales center is proposed, please note the location of this use on the Master Concept Plan.

Within the Schedule of Uses, why has Chapter 33 and Deviation 6 been included with the Use of Signs as part of this application?

Response 11d:

The placement and ratio of single family / two-family attached product is unknown at this time.

Model Units, Real Estate Sales and Real Estate Offices have been removed from the revised Schedule of Uses. The Master Concept Plan has been revised to indicate a Temporary Sales Center.

11e) *Individual Development Areas. Individual development areas (i.e. residential, retail, office, manufacturing, mixed use-listed, etc.) must be clearly identified on the Master Concept plan with detail showing the following information {see item 11e1 thru Item 11e6 below}. [34-373(a)(6)d.J*

Comment 11e2:

Building Heights. The maximum height, in feet and number of habitable stories for each building must be shown on the Master Concept Plan. If parking under the buildings is proposed, the number of stories proposed for parking must be indicated and included in the total maximum height of the building. [34-373(a)(6)d.ii.]

Please revise the Master Concept Plan to provide the information required by this Section.

Response 11e2:

Building height is indicated on the Property Development Regulations Table.

Comment 11e3:

Residential Dwelling Units. If residential, the maximum number of dwelling units by type must be shown on the Master Concept Plan.
[34-373(a)(6)d.iii.]

Please revise the Master Concept Plan to show the location of the different housing unit types and the proposed numbers by type in accordance with this Section.

Response 11e3:

The placement and ratio of single family / two-family attached product is unknown at this time.

Comment 11e6:

Commercial/Industrial Floor Area. If commercial or industrial, the type(s) of commercial and industrial and the total floor area of each type must be shown on the Master Concept Plan. [34-373(a)(6)d. vi.]

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The Schedule of Uses appears to imply that there are going to be proposed commercial uses and other non-residential uses. Please revise the application and the Master Concept Plan to provide the location of these uses and the proposed development intensity.

In addition, it is suggested the applicant consider providing the maximum proposed floor area for the Amenity Center so that it may be accounted for as part of any final zoning action.

Response 11e6:

The Schedule of Uses has been revised to indicate the Private Recreational Facilities uses as located at the Amenity site, with a maximum floor area of 7,000 sf.

Comment 11f:

Service Areas. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions must be shown on the Master Concept Plan. [34-373(a)(6)e.]

Please revise the Master Concept Plan to provide the general location of the service area(s) as required by this Section.

Response 11f:

The MCP has been revised to indicate limited loading areas near the amenity facility.

Comment 11g:

Parks, Recreation Areas, Indigenous Areas, Flow-Ways. The general location of proposed parks and recreation areas and facilities, as well as indigenous areas and flow-ways to be preserved, restored or created must be shown on the Master Concept Plan. [34-373(a)(6)f.J

Please note the Amenity parking design for Plan B cannot be achieved as it proposes insufficient maneuvering room to allow an existing vehicle to leave the parking lot in a forward motion (LDC Section 34-2015).

Response 11g:

Deviation 7 has been added to both MCP alternatives along with a detail on page 4 of the MCP. Deviation 7 justification has been added to the Deviations and Justifications.

Comment 11k:

Public Transit. Proposed access and facilities for public transit in accordance with LCLDC Sections 34-411(e) and Section 10-442 must be shown on the Master Concept Plan. [34-373(a)(6)j.J

Please advise if the development will be proposing access and facilities for public transit and show this information on the proposed Master Concept Plan.

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Response 11k:

At this time no connection to Lee Tran is proposed. The closest Lee Tran connection is at stop 1500 at Daniels Parkway and Six Mile Cypress Parkway, approximately 2.5 miles away.

Comment 11m:

Deviations. The location of any requested deviations must be shown on the Master Concept Plan, keyed to the schedule of deviations, including drawings demonstrating the effect the requested deviations will have on the site plan. [34-373(a)(6) 1.]

Deviation 1 appears to imply that more than one area will utilize this proposed Deviation, but the Justification appears to indicate the deviation will be applied in only one area. Please revise the Deviation as needed to clarify what is being requested.

In Deviation 2, although the Fire Prevention Code may address this request, individual fire protection districts may respond to an emergency with differing vehicles. Please contact the local fire protection district regarding this deviation to get their comments.

Deviation 3 proposes only one means of access to the development. Please revise the Master Concept Plan to better detail the proposed emergency access to further assist in how the deviation helps achieves the intent of the planned development while not adversely impacting the public health and safety. In addition, the Justification indicates a boulevard divided entry. The Master Concept Plan does not show this entry feature.

Response 11m:

Deviation 1 has been revised.

A letter of no objection from the fire department will be obtained prior to Development Order approval.

A boulevard entry typical detail has been added to page 4 of the MCP.

Comment 13:

Schedule of Uses. A schedule of uses keyed to the Master Concept Plan {see item #11d, above} as well as a summary for the entire property including the following information must be submitted {see Item #13a thru Item #13c below}. [34-373(a)(B)]

As part of individual responses within this checklist, staff has pointed out uses the applicant needs to address.

Response 13:

Please see revised Schedule of Uses.

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Comment 14:

Schedule of Deviations & Written Justification. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. The location of each requested deviation must be indicated on the Master Concept Plan {see Item #11m above}. [34-373(a)(9)]

Please refer to the comments found elsewhere within this response.

LC Public Works Short Checklist

Miscellaneous Items.

Comment 1:

There is a concern regarding flooding in the vicinity of this project.

Where will the proposed project outfall their stormwater?

There appears to be a ditch on the north side of property STRAP 17-45-25-01-00000.0010 (12030 BLASINGIM RD., FORT MYERS FL 33966), which takes water from the east and moves it to the west, what is the proposal for this ditch?

Response 1:

Please see revised Surface Water Management Plan.

If you should have any questions or require additional information, please advise.

Sincerely,

BARRACO AND ASSOCIATES, INC.

* *** Signed in her absence to avoid delay**

Jennifer Sapen, LEED AP, AICP
Planning Services Manager

JS/ab
23370

Enclosure

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APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Blasingim RPD

Request: Rezone from: AG-2 To: RPD

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

Summary of Project:

Request to rezone 24.11 acres from AG-2 to to RPD to allow the development of 120 single family and two-family attached units with a maximum height of 35 feet.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: Blasingim Road Property, LLC
Address: 4954 Royal Gulf Circle
City, State, Zip: Fort Myers, FL 33966
Phone Number: 239- 425-8662
E-mail Address: ncameratta@camerattacompanies.com

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.]**

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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: Nicholas R. Cameratta and Blasingim Road Property, LLC

Address: 4954 Royal Gulf Circle

City, State, Zip: Fort Myers, FL 33966

Phone Number: 239-425-8662 Email: ncameratta@camerattacompanies.com

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

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

C. **Multiple parcels:**

☒ 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): 3/27/14 and 5-18-16

PART 3
PROPERTY INFORMATION

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

See Attached.

B. **Street Address of Property:** 7030 Penzance Blvd

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:** AG-2

☐ 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 / Residential
2. Intended uses of property are: Residential Planned Development

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

Central Urban	24.11	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

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

1.	Width (average if irregular parcel):	628	Feet	
2.	Depth (average if irregular parcel):	2,027	Feet	
3.	Total area:	24.11	Acres or square feet	
4.	Frontage on road or street:	329	Feet on	Penzance Blvd
	2nd Frontage on road or street:	1,294	Feet on	Blasingim Rd
	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)]**

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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)**			**24.11**	**Acres**
1.	Submerged land subject to tidal influence				Acres
2.	a. Preserved freshwater wetlands	0	Acres		
	b. Impacted wetlands	0.76	Acres		
	c. Preserved saltwater wetlands		Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			0.76	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)			**23.35**	**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			23.35	Acres
	b. Central Urban – preserved freshwater wetlands			0	Acres
	c. Central Urban – impacted wetlands			0.76	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

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4.	a.	Suburban – upland		Acres
	b.	Suburban – preserved freshwater wetlands		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)	**24.11**	**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: Central Urban

		Lee Plan Table 1(a) Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 4, D.)	23.35	X 10 equals	233.5
b.	Total preserved freshwater wetlands acres (from Part 4, D.)		x ____ equals	
c.	Total impacted wetlands acres (from Part 4, D.)	0.76	x 1/20 equals	0.04
d.	**Total Allowed Standard Units** (1)			
2.	**Bonus Units** (2) (3)			
a.	Low-moderate-housing density			
b.	TDR units			
c.	Sub-total			
3.	**Total Permitted Units** (1)			233

(see notes on next page)

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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)]**

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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 topographic map prepared by Barraco and Associates, Inc.

B. ***Sensitive Lands:*** *Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flow-ways, 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].*

Vegetation mapping for the Project was conducted using January through February 2015 Lee County rectified color aerials (Scale: 1" = 100'). Groundtruthing to map the vegetative communities was initially conducted on July 7, 2015 and updated on February 22, 2016 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (Florida Department of Transportation 1999). The property consists of Residential, Low Density (FLUCFCS Code 110); Improved Pasture (FLUCFCS Code 211); Woodland Pasture (FLUCFCS Code 213); Low Pasture (FLUCFCS Code 262); Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1); Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2); Ditch (FLUCFCS Code 514); Cattle Pond (FLUCFCS Code 525); Spoil Areas (FLUCFCS Code 743); and Berm (FLUCFCS Code 747). The FLUCFCS and Wetlands Map is provided as Sheet 1. According to the FLUCFCS and Wetlands Map, there are 0.76± acres of South Florida Water Management District (SFWMD) wetlands and 1.80± acres of "other surface waters" (OSWs) on the property.

A Lee County protected species survey was conducted on the property on July 7, 2015 and February 22, 2016. One Lee County protected species was documented during the surveys, the little blue heron (*Egretta caerulea*). The little blue heron is listed as a species of special concern by the Florida Fish and Wildlife Conservation Commission (FWCC). Although not listed as a protected species by Lee County, one white ibis (*Eudocimus albus*) and seven cardinal airplants (*Tillandsia fasciculata*) were observed within the Project site during the surveys. The white ibis is listed as a species of special concern by the FWCC. The cardinal airplant is listed as endangered by the Florida Department of Agriculture and Consumer Services. Please refer to Appendix A in the attached Protected Species Survey report for the locations of protected species observed.

C. ***Preservation/Conservation of Natural Features:*** *Describe how the lands listed in PART 8.B. above will be protected by the completed project:*

Approximately 0.20 acre of upland habitat consisting of 0.10 acre of Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1) and 0.10 acre of Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2) will be preserved. The preserved uplands will be enhanced by the removal of exotic vegetation. The preserve areas will be maintained free of exotic vegetation in perpetuity.

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

Not applicable.

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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.]***

A soils map is attached as Sheet 2.

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.]***

A FLUCFCS and Wetlands Map is attached as Sheet 1. There are 0.76± acre of SFWMD wetlands and 1.80± acres of SFWMD OSWs on the property.

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.]***

There is no rare and unique upland habitat on the Project site.

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.]***

Not applicable.

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:

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4. Back-up system capacity:

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PART 10
ADDITIONAL REQUIREMENTS

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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 15.3' 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]**

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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)]

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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 Appl**ication (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]

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STRUCTURES AFFIDAVIT

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STATE OF Florida
COUNTY OF Lee

BEFORE ME, the undersigned authority, on this 13th day of July ,2016, personally appeared Nicholas Cameratta , who is the Managing Member of Cameratta Companies, LLC , who is personally known to me, who deposes and says as follows:

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

2. It is the landowner's intention to raze all existing structures, within the limits of the attached Exhibit "A", prior to any physical improvements to the project.

FURTHER AFFIANT SAYETH NAUGHT.

Nicholas Cameratta
Managing Member, Cameratta Companies, LLC

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

(Notary Seal)

Signature of Notary Public

(Print, type or stamp commissioned name and Commission Number of Notary Public)

CHERYL ANN YANO
MY COMMISSION # FF 028038
EXPIRES: October 17, 2017
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

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

DESCRIPTION

Parcel in
Sections 8 and 17, Township 45 South, Range 25 East
Lee County, Florida

A tract or parcel of land lying in Sections 8 and 17, Township 45 South, Range 25 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southwest Corner of said Section 8 run N01°12'02"W along the West line of the Southwest Quarter (SW 1/4) of said Section 8 for 745.78 feet to an intersection with Southerly right of way line of Penzance Boulevard (60 feet wide); thence run S87°12'17"E along said Southerly right of way line for 329.03 feet to an intersection with the East line of the West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 8; thence run S01°16'56"E along said East line for 722.81 feet to an intersection with the North line of said Section 17; thence run N88°47'29"E along said North line for 299.26 feet to an intersection with the West line of the East 30 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17, also being the West right of way line of Blasingim Road; thence run S00°56'24"E along said West line for 1,293.71 feet to an intersection with the North line of the South 30 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17; thence run S88°50'32"W along said North line for 621.99 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 17; thence run N01°13'44"W along said West line for 1,293.14 feet to the POINT OF BEGINNING.
Containing 24.11 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the West line of the Northwest Quarter (NW 1/4) of Section 17 to bear N01°13'44"W.

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

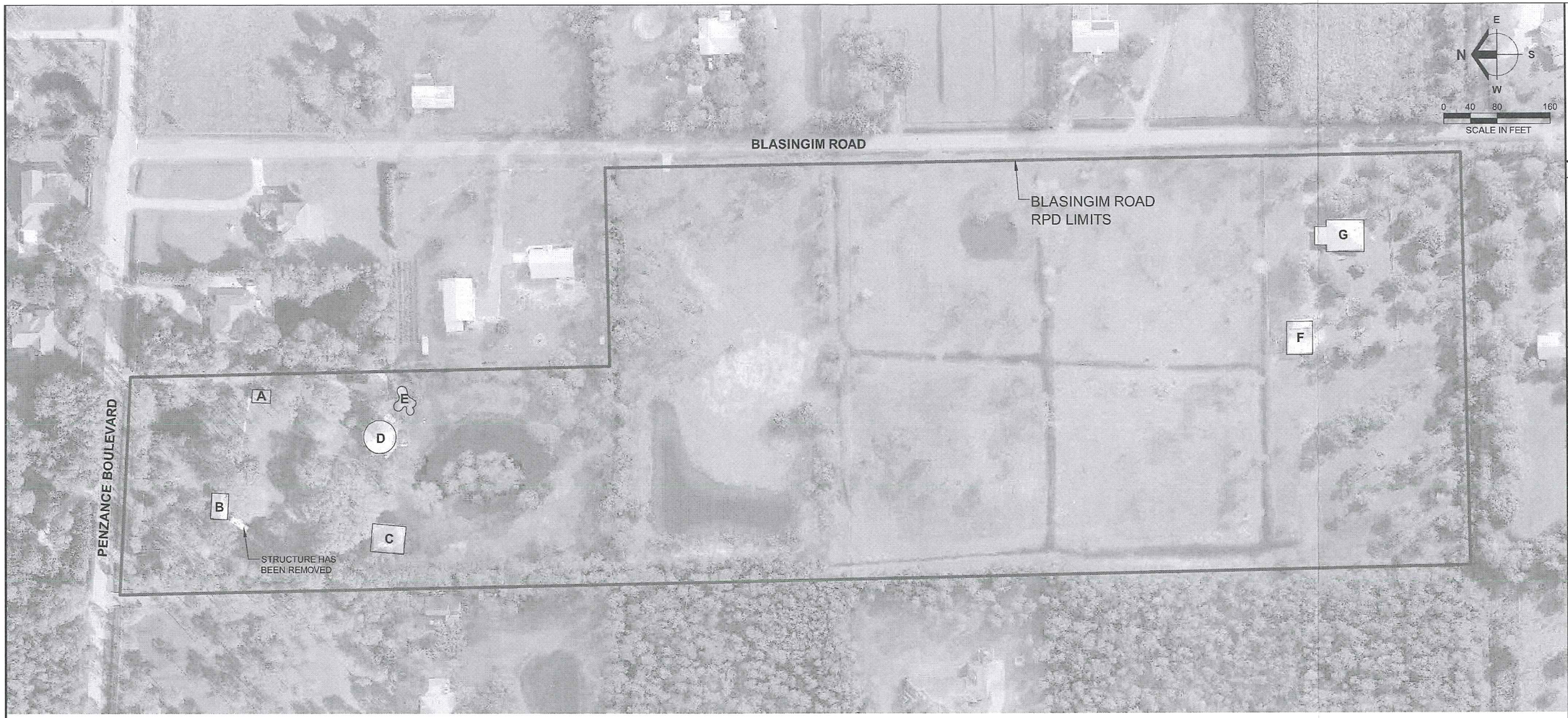

EXHIBIT AA-3.H.2

	DESCRIPTION	USE	SQ. FT. (APPROX.)	DEVELOPMENT STATUS
A	RESIDENTIAL STRUCTURE	RESIDENCE	500	TO BE REMOVED
B	RESIDENTIAL STRUCTURE	RESIDENCE	680	TO BE REMOVED
C	BUILDING W/ ALUMINUM ROOF	STORAGE	2,000	TO BE REMOVED
D	RESIDENTIAL STRUCTURE	RESIDENCE	2,248	TO BE REMOVED
E	CONCRETE POOL	POOL	800	TO BE REMOVED
F	WOOD BUILDING	STORAGE	2,000	TO BE REMOVED
G	RESIDENTIAL STRUCTURE	RESIDENCE	972	TO BE REMOVED

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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

BLASINGIM PROPERTY LLC.
7750 TOWN CENTRE DRIVE
SUITE 100
BROADVIEW HEIGHTS, OHIO 44147
PHONE (440) 838-1900 EXT. 103
FAX (440) 838-0588
WWW.CAMERATTAPROPERTIES.COM

PROJECT DESCRIPTION

BLASINGIM ROAD RPD

LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME	23370-ZD1.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	WED, 7-13-2016 - 10:06 AM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
7-12-16	PER LEE COUNTY

PLAN STATUS

EXISTING STRUCTURES EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
23370	1

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

Blasingim Road RPD
Residential Planned Development
Schedule of Uses

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

Parking Lot:
- Accessory

Residential:
- Single Family, Two-family attached

Residential Accessory Uses and Structures
Signs per LDC
Temporary Sales Center
Temporary Construction Trailer
Mail Kiosk

Recreational Facilities, Private (Located at Amenity Site, Max. Floor Area 7,000 sf)
- Accessory Uses and Structures Club (private)
- Community Gardens Clubhouse/Amenity Areas
- Administrative Offices
- Consumption on Premises
- Health Clubs or Spas, as part of the private club: volleyball, tennis, pickleball, bocce courts, swimming pool, piers, playground, fire pit.

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

TR TRANSPORTATION CONSULTANTS, INC.

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906
WWW.TRTRANS.NET

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

July 8, 2016

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Ms. Jennifer Sapen
Barraco & Associates, Inc.
2271 McGregor Blvd.
Suite 100
Fort Myers, FL 33901

RE: Blasingim Road RPD
DCI2016-00011

Dear Ms. Sapen:

TR Transportation Consultants, Inc. has reviewed the comments issued by the Lee County Department of Community Development for the proposed Blasingim Road RPD application. The comments and TR Transportation's response to those comments are listed below for reference.

LC ZTIS PD Application Sufficiency Checklist

3) Site Plan. The TIS must contain a drawing showing the proposed project access point(s) & location of all other access points on both sides of all streets being accessed within 660 feet for project entrances on arterial streets, within 330 feet for project entrances on collector streets & within 125 feet for project entrances on local streets.

See revised Master Concept Plan prepared by Barraco & Associates.

7a) The TIS must contain an analysis of the Level of Service for each of the projects access points and all intersections within one-quarter mile of the project. The analysis must follow the methods established in the most current edition of the HIGHWAY CAPACITY MANUAL for either signalized or unsignalized intersections.

This information is attached to this letter. The analysis is based on a recent turning movement count conducted by TR Transportation Consultants. The traffic volumes projections are illustrated in the attached spreadsheet titled Development of Future Background Turning Volumes.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Ted B. Treesh, PTP
President

Attachments

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K: 2015 12 December 09 Blasingim Road Rezoning sufficiency 7-8-2016 Blasingim RPD.doc

Movement	NBL	NBT	SBT	SBR	NEL	NER
Lane Configurations						
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Volume (veh/h)	11	104	147	6	3	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	113	160	7	3	8
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	166				300	163
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	166				300	163
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				100	99
cM capacity (veh/h)	1412				686	882

Direction, Lane #	NB 1	SB 1	NE 1
Volume Total	125	166	11
Volume Left	12	0	3
Volume Right	0	7	8
cSH	1412	1700	812
Volume to Capacity	0.01	0.10	0.01
Queue Length 95th (ft)	1	0	1
Control Delay (s)	0.8	0.0	9.5
Lane LOS	A		A
Approach Delay (s)	0.8	0.0	9.5
Approach LOS			A

Intersection Summary			
Average Delay	0.7		
Intersection Capacity Utilization	24.6%	ICU Level of Service	A
Analysis Period (min)	15		

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Movement	NBL	NBT	SBT	SBR	NEL	NER
Lane Configurations						
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Volume (veh/h)	11	122	178	6	3	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	133	193	7	3	8
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	200				353	197
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	200				353	197
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				99	99
cM capacity (veh/h)	1372				639	844

Direction, Lane #	NB 1	SB 1	NE 1
Volume Total	145	200	11
Volume Left	12	0	3
Volume Right	0	7	8
cSH	1372	1700	770
Volume to Capacity	0.01	0.12	0.01
Queue Length 95th (ft)	1	0	1
Control Delay (s)	0.7	0.0	9.7
Lane LOS	A		A
Approach Delay (s)	0.7	0.0	9.7
Approach LOS			A

Intersection Summary			
Average Delay	0.6		
Intersection Capacity Utilization	25.5%	ICU Level of Service	A
Analysis Period (min)	15		

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Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	154	31	47	86	18	28
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	167	34	51	93	20	30
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			201		380	184
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			201		380	184
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			96		97	96
cM capacity (veh/h)			1371		599	858

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	201	145	50
Volume Left	0	51	20
Volume Right	34	0	30
cSH	1700	1371	734
Volume to Capacity	0.12	0.04	0.07
Queue Length 95th (ft)	0	3	5
Control Delay (s)	0.0	2.9	10.3
Lane LOS		A	B
Approach Delay (s)	0.0	2.9	10.3
Approach LOS			B

Intersection Summary			
Average Delay	2.4		
Intersection Capacity Utilization	30.4%	ICU Level of Service	A
Analysis Period (min)	15		

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Development of Future Year Background Turning Volumes

Intersection	**Ranchette Rd & Penzance Blvd**
Count Date	July 5th, 2016
Build-Out Year	2022

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	2	2	110	4	1	1	4	1	8	1	78
Peak Season Correction Factor	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21
Current Peak Season Volumes	0	2	2	133	5	1	1	5	1	10	1	94
Growth Rate	0.00%	0.00%	0.00%	1.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.68%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2022 Background Turning Volumes	**0**	**2**	**2**	**147**	**5**	**1**	**1**	**5**	**1**	**10**	**1**	**104**
Project Turning Volumes	0	0	0	31	0	0	0	0	0	0	0	18
2022 Background + Project	**0**	**2**	**2**	**178**	**5**	**1**	**1**	**5**	**1**	**10**	**1**	**122**

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TRANSPORTATION CONSULTANTS, INC.

DATE: July 5, 2016
DAY: TUESDAY
COUNT TIME: 4:00 PM - 6:00 PM
TRAFFIC: ALL TRIPS

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

Ranchette Rd & Penzance Blvd

15 MIN BEGIN	Ranchette Rd								Penzance Blvd								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	0	0	1	1	18	1	0	19	0	0	0	0	1	0	10	11	31
4:15 PM	0	1	1	2	17	0	0	17	0	0	1	1	2	0	14	16	36
4:30 PM	0	0	2	2	19	1	0	20	0	1	0	1	0	1	22	23	46
4:45 PM	0	0	2	2	21	2	0	23	0	1	0	1	2	1	10	13	39
5:00 PM	0	1	0	1	29	0	0	29	1	2	0	3	0	0	20	20	53
5:15 PM	0	0	0	0	36	2	0	38	0	0	1	1	4	0	14	18	57
5:30 PM	0	1	1	2	26	1	0	27	0	1	0	1	4	0	27	31	61
5:45 PM	0	0	1	1	19	1	1	21	0	1	0	1	0	1	17	18	41
TOTAL:	0	3	8	11	185	8	1	194	1	6	2	9	13	3	134	150	364

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

Ranchette Rd & Penzance Blvd

HOUR BEGIN	Ranchette Rd								Penzance Blvd								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	0	1	6	7	75	4	0	79	0	2	1	3	5	2	56	63	152
4:15 PM	0	2	5	7	86	3	0	89	1	4	1	6	4	2	66	72	174
4:30 PM	0	1	4	5	105	5	0	110	1	4	1	6	6	2	66	74	195
4:45 PM	0	2	3	5	112	5	0	117	1	4	1	6	10	1	71	82	210
5:00 PM	0	2	2	4	110	4	1	115	1	4	1	6	8	1	78	87	212

PEAK HOUR SUMMARY

HOUR BEGIN	Ranchette Rd								Penzance Blvd								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	0	2	2	4	110	4	1	115	1	4	1	6	8	1	78	87	212

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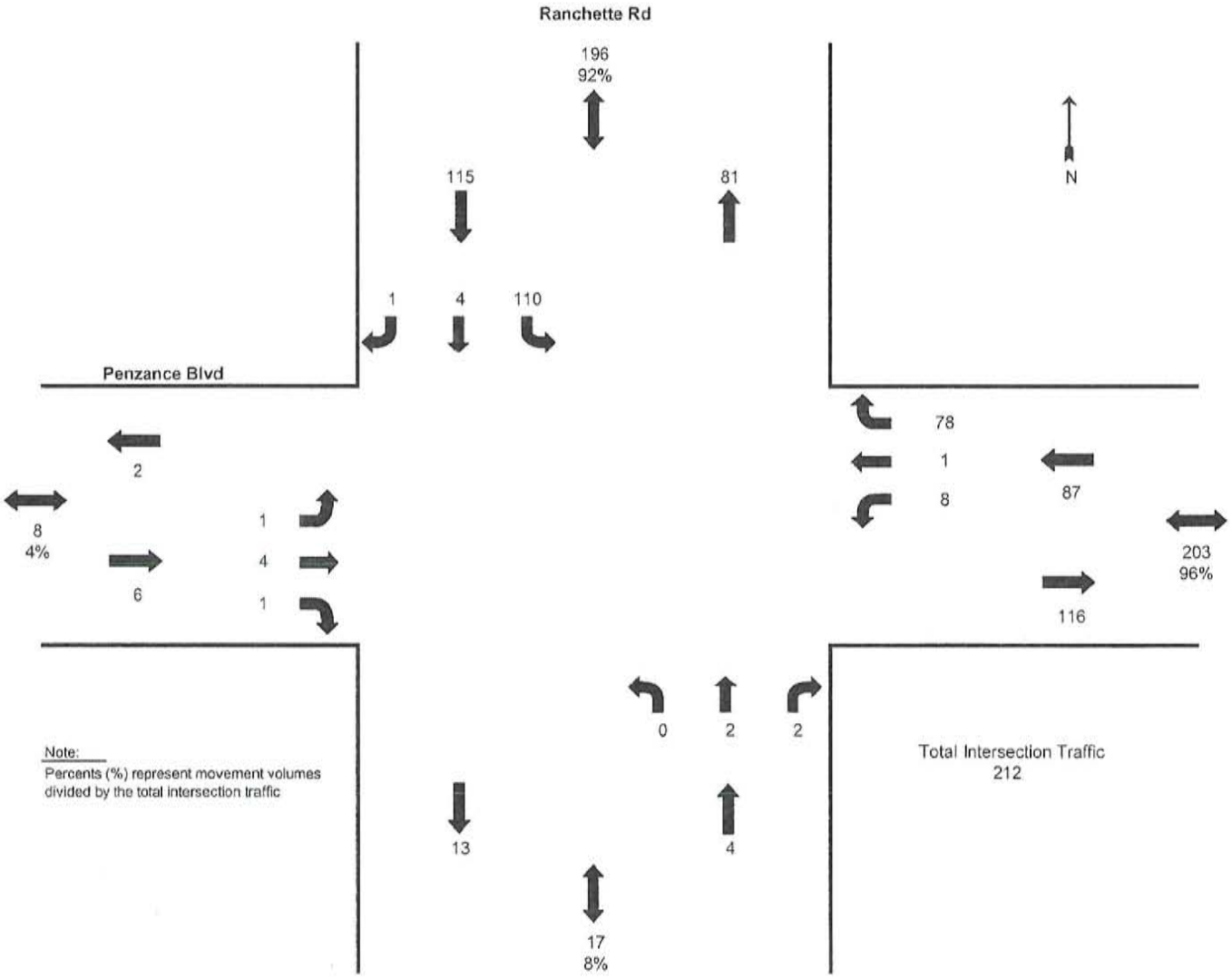
TRANSPORTATION CONSULTANTS, INC.

DATE: July 5, 2016
DAY: TUESDAY
COUNT TIME: 4:00 PM - 6:00 PM
PEAK HOUR: 5:00 PM - 6:00 PM
TRAFFIC: ALL TRIPS
INTERSECTION: Ranchette Rd & Penzance Blvd



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PCS 18 - Six Mile Cypress Pkwy north of Winkler Ave

2015 AADT = 18,000 VPD

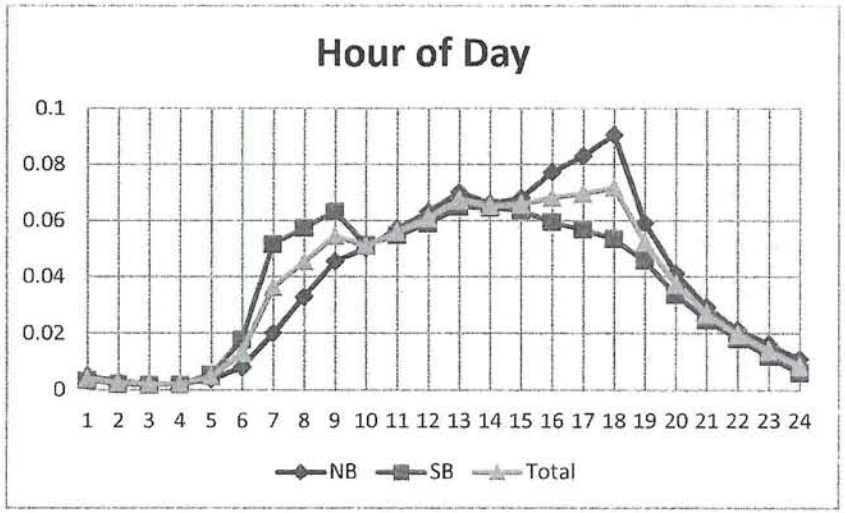
Hour	NB	SB	Total
0	0.50%	0.36%	0.43%
1	0.31%	0.23%	0.27%
2	0.25%	0.20%	0.23%
3	0.22%	0.21%	0.21%
4	0.39%	0.56%	0.48%
5	0.82%	1.79%	1.32%
6	2.01%	5.15%	3.61%
7	3.28%	5.74%	4.53%
8	4.54%	6.32%	5.44%
9	5.01%	5.13%	5.08%
10	5.70%	5.47%	5.58%
11	6.30%	5.89%	6.09%
12	7.00%	6.49%	6.73%
13	6.59%	6.45%	6.52%
14	6.79%	6.36%	6.57%
15	7.70%	5.94%	6.80%
16	8.28%	5.67%	6.94%
17	9.05%	5.33%	7.15%
18	5.90%	4.56%	5.21%
19	4.10%	3.35%	3.72%
20	2.92%	2.47%	2.69%
21	2.12%	1.81%	1.96%
22	1.61%	1.20%	1.40%
23	1.10%	0.62%	0.86%

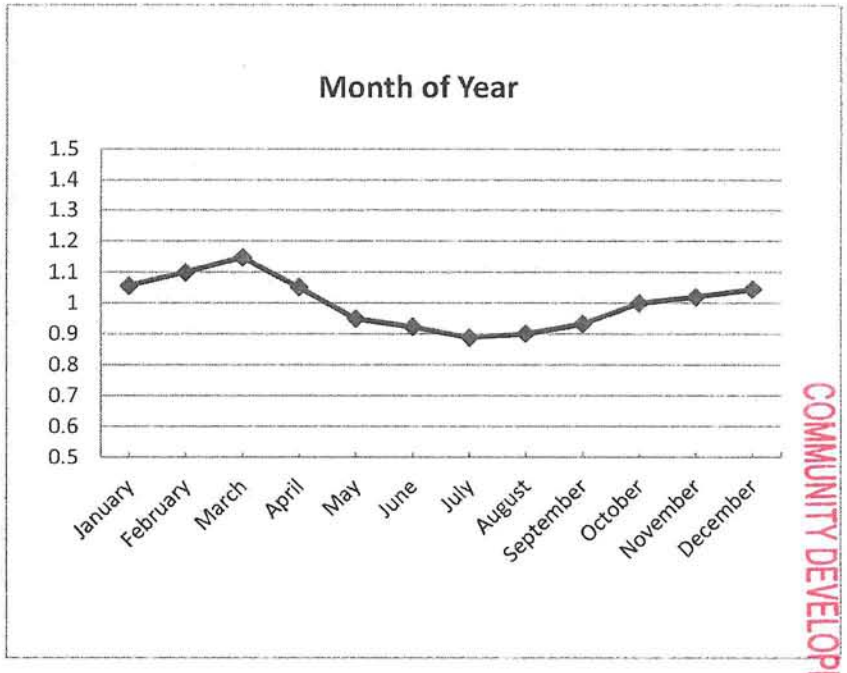
Month of Year	Fraction
January	1.06
February	1.10
March	1.15
April	1.05
May	0.95
June	0.92
July	0.89
August	0.90
September	0.93
October	1.00
November	1.02
December	1.04

Day of Week	Fraction
Sunday	0.63
Monday	0.97
Tuesday	1
Wednesday	1.64
Thursday	0.97
Friday	1.01
Saturday	0.79

Directional Factor		
AM	0.72	SB
PM	0.59	NB

Design Hour Volume		
#	Volume	Factor
5	1993	0.111
10	1861	0.103
20	1699	0.094
30	1664	0.092
50	1627	0.090
100	1577	0.088
150	1538	0.085
200	1511	0.084





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BLASINGIM RPD

Request and Compliance Statement

Blasingim Road Property, LLC is submitting this application for Residential Planned Development (RPD) approval of a +/- 24.11 acre site in Section 8 and 17, Township 45 South, Range 25 East, Lee County, Florida. The applicant is requesting a rezoning from Agricultural-2 (AG-2) to Residential Planned Development (RPD) to allow up to 120 single family and/or two-family attached homes or a combination of both. The proposed development will connect to Lee County Utilities for potable water and sanitary sewer.

The subject property is located in the South Fort Myers Planning Community on Penzance Boulevard. The property is located in the Central Urban Future Land Use Category and the property is currently primarily cleared pasture, with two single family residences.

Please see compliance with LDC Section 34-377 below.

a) *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: Lee County Utilities
  - Wastewater: Lee County Utilities

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:

b) *The applicant has provided entitlement to the rezoning or special exception by demonstrating compliance with the Lee Plan, this Land Development Code, and any other applicable code or regulation;*

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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.

c) *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 Penzance Blvd and an emergency-only stabilized access on Blasingim Road. Further information regarding access is outlined within the Deviations and Justifications provided with this application.

d) *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 1.1.3, the proposed density and residential land use is consistent with the Lee Plan. No TDR's or affordable bonus density units are proposed.

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

As outlined in compliance with Lee Plan Policy 2.1 and 5.2.4 within this report, the proposed request is compatible with the surrounding uses.

f) *Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development;*

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

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

As indicated in the enclosed environmental report there are no existing environmentally critical areas on site.

h) *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);*

- Paved streets and roads
  - Blasingim Road (two lane local)
  - Penzance Blvd (two lane minor collector)

- Parks and recreation facilities
  - Six Mile Cypress Slough Preserve; within 1 mile
  - Rutenberg Park; within 7 miles
  - Jetblue Park; within 8 miles

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  - Century Link Stadium; within 3 miles

- Urban levels of police, fire and emergency services
  - Lee County Sheriff's Station; within 5 miles
  - Lee County EMS; within 5 miles
  - South Trail Fire Department Station 1 (Lee County #61); within 5 miles

- Schools
  - Villas Elementary School; within 4 miles
  - Evangelical Christian School; within 5 miles
  - Florida Southwestern State College; within 6 miles

- Employment, industrial, and commercial centers
  - Page Field Airport; within 3 miles
  - Gulf Coast Medical Center; within 4 miles
  - Market Square Shopping Mall; within 5 miles
  - Lee Memorial Hospital; within 7 miles

- Community facilities such as senior citizens' centers, libraries, and community centers
  - Senior Citizen Friendship Center; within 5 miles
  - Pine Manor Community Center; within 5 miles
  - Riverside Community Center; within 8 miles
  - Lake Regional Library; within 9 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. The surrounding area consists of a combination of residential planned developments and agriculturally zoned residential property. Adequate infrastructure and services exists along the frontage to serve the proposed development. Additional information regarding the appropriateness of the request at this location is provided in compliance with Lee Plan Policy 2.1 included within this report.

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*

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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.

Lee Plan Policy 1.1.3: Central Urban

These areas can be best characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portion of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service—water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed-use, as described in Policy 2.12.3., where appropriate. This category has a standard density range from four dwelling units per acre (4 du/ac) to ten dwelling units per acre (10 du/ac) and a maximum density of fifteen dwelling units per acre (15 du/ac). (Amended by Ordinance No. 94-30, 02-02, 09-06)

The proposed rezoning application requests a residential development with a maximum of 120 dwelling units on 24.11 acres for a density of 5.0 dwelling units per acre which is half of the maximum standard density range for Central Urban Future Land Use. Therefore, the residential development program and densities outlined in this application meet the description 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.

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Central Urban Acreage Allocations

Land Use	Acreage Allocation for Year 2030
Residential	3,140

The subject property is located within the South Fort Myers Community per Map 16 of the Lee Plan. As illustrated on Table 1 above there are 3,140 available acres currently allocated towards residential land uses within the Central Urban Future Land Use Category in this planning community. The RPD proposes 24.11 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.*

Located in an area of growth in Lee County, the site utilizes existing services and infrastructure. As outlined in LDC Section 34-377 compliance, residents will be afforded opportunities for services, employment, education near the site, and since the development is located in ab infill area the proposed development does not promote urban sprawl. Police and fire services are near the site and utility services are available. As discussed in compliance with Policy 5.2.4, the surrounding area consists of many developed residential projects with this land serving as an infill development. Further, the Future Land Use designation of Central Urban 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.

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 surrounding area consists of varied residential types which include established communities and proposed/ zoning approved planned developments. As demonstrated in the table below, density approvals in the area range from 3.1 to 8.4 dwelling units per acre. The proposed density of 5.0 units per acre is in the middle of this range and therefor compatible with the neighboring approved densities. Additionally residential types approved and constructed in this area include a range of residential product types including single family and multifamily units.

COMMUNITY	ACREAGE	# OF UNITS	DU/AC
Coral Waters Apartments	10	84	8.4
Plantation Preserve RPD	40	190	4.7
Cypress Pointe RPD Cypress Woods/Portofino	58	236	4.4

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Plantation I RPD (Highland Pines)	46	107	2.3
Rookery PUD	38	280	7.4
Camden Square	39	130	3.3
Heritage Palms	519	1,600	3.1
Cobblestone RPD	50	216	4.3
The Reserve at Penzance	13	110	8.5
Blasingim RPD (Proposed)	24	120	5.0

The proposed development achieves compatibility with the abutting single family lots through site design, buffering and placement of the proposed uses. Keeping with the Florida native feel along Penzance Boulevard directly abutting the project, an open space area is provided at the project entry which will preserve the existing trees to the greatest extent possible. Trees which are not able to be preserved will be replanted with 10' tall native trees. The offsite lots abutting the western portion of the property contain large vegetated areas which provide significant screening and buffering, which will be enhanced by onsite indigenous preservation. The water management lake has been placed on the east side of the project near offsite homes which have less vegetation for separation and buffering to the proposed lots. Density has also been reduced to half of what is allowed in the Central Urban Future Land Use designation.

Please refer to the table below, which inventories the surrounding Future Land Use Categories and existing land uses.

Adjacent Land Use and Zoning

DIRECTION	FUTURE LAND USE	LAND USE / ZONING
North	Central Urban	Road Right-of-Way / Residential/AG-2
South	Central Urban	Road Right-of-Way /Residential /AG-2
East	Central Urban	Residential/AG-2
West	Central Urban	Residential/AG-2

Based on the tables above, the proposed use is consistent with the underlying and surrounding Future Land Use Categories as well as the surrounding uses. Single family and two-family attached development on this site will be contiguous and compact, is within an area where services are already available, and would effectively use the public investment of infrastructure within this area. Therefore, the uses and density proposed through this application are appropriate at this location and will continue the existing residential development trend along with the surrounding communities.

As further outlined, in compliance of Lee Plan Policies 2.2.1 and 5.1.3 and Goal 11, the proposed development location is in proximity to infrastructure, water, sewer and traffic. As such, the location minimizes costs and focuses density where appropriate.

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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.

As summarized in the Transportation Impact Statement provided within this submittal, the proposed rezoning will not have a detrimental impact on the surrounding roadway system. Based on the results of the analysis, Six Mile Cypress Parkway, Penzance Boulevard and Ranchette Road are shown to operate at a LOS "C" both with and without the project. No intersection improvements will be warranted by the proposed development.

Utility service is available along the frontage of the property through Lee County Utilities for potable water and waste water. The developer will undertake any improvements that may be required to connect the project to these existing services. Availability letters are enclosed as a supplement to the rezoning application. Please refer to additional services and facilities near the subject site outlined in LDC Compliance 34-145(d)(3)(h) previously on this report.

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 proposed development is within Flood Zones X and AE. The areas within the proposed development area range at existing site elevations of 14' to 15' NAVD88 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.

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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 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.

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

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Blasingim Road RPD
Residential Planned Development
Schedule of Deviations

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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 a small dead end roadway where no cul de sac is proposed. This last lot is a continuation of a string of lots which are parallel to one another. The lot in question, and the 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 that has been used in other recent Lee County Developments. 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 internal 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 shows one location 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 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.

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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 that has been used in other recent Lee County Developments applies to one location on the site plan. The right of way area for the proposed dead end is approximately 8300 square feet smaller than a cul de sac would be in the same situation. The proposed design can be more effectively and efficiently used 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 that has been used in other recent Lee County developments 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 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.

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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 plans show 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: This deviation request is to provide a single main access on Penzance Boulevard and an emergency stabilized access on Blasingim Road.

Providing an access onto Penzance Boulevard allows the applicant the opportunity to provide a landscaped area along Penzance Boulevard. The single access on Penzance Boulevard will direct residents to the single entrance with project themed branding. The single entrance is consistent with other developments along the road such as The Timbers, and Heritage Palms that have only one entrance on Penzance.

To ensure the public safety, health and welfare, a second emergency stabilized access is proposed at the southeast corner of the site onto Blasingim Road. In addition, the wide boulevard divided entry with two lanes in and two lanes out will allow two-way traffic on either side of the boulevard in the event that one side is blocked.

5) **Deviation from LDC Section 10-415(d)(2)c. which allows up to 25% of the required open space to be provided through water management lakes to allow 100% of the proposed lake to count towards open space requirements**

Justification: This deviation request applies only to Master Concept Plan B where the lake has been enlarged. Increasing the lake size, beyond that required to serve the project, creates many positive features which benefit the proposed development as well as the surrounding area.

First, this larger lake creates more onsite excavation material. This will lessen the need for inhaul material which will in turn create less construction traffic, such as dump trucks and other heavy machinery, in this residential area and less wear and tear on County roads.

Secondly, the expanded lake along Blasingim Road will create more separation and an additional buffer between the proposed development and existing single family estate lots on the east side of Blasingim Road. The expanded lake on Concept Plan B also creates an aesthetic enhancement for drivers along Blasingim Road and neighboring residential lots with 840 linear feet of lake frontage. The lots within the proposed development will also benefit through more and longer lake views.

An enlarged lake with more linear feet of shoreline will require more littoral plantings. Concept Plan B has 153% more shoreline than Concept Plan A which will provide better water quality and more nutrient removal. Additionally, the existing drainage in the area flows from east to west and conveys through a ditch on the north side of Blasingim RPD (south of Penzance Boulevard). Creating a modern water management system with an enlarged lake, allows the site to store additional stormwater during rain events and will decrease the discharge rate into the ditch below current conditions which will be a significant benefit to existing upstream and downstream properties.

Lastly, MCP Option A provides a 2.4 acre surface water management lake which is sufficient to serve the project's surface water management needs. MCP Option B expands the lake by utilizing 1.8 acres of open space resulting in a 4.2 acre lake in order to store additional stormwater runoff onsite, resulting in an overall benefit to the offsite stormwater conveyance to the Ten Mile Canal.

6) **Deviation from LDC Section 10-415(5) which requires minimum preservation width of 40' to allow a minimum preserve width of eight feet.**

Justification: This deviation request applies to the indigenous preserve strip along the site's western border. As cleared residential and agricultural land, the site contains only a small strip of vegetation that qualifies as indigenous preservation as defined by LDC. The applicant is unable to meet the preserve width criteria due to the size of the existing vegetation. The entire area shown as indigenous on the FLUCCFS map provided by Passarella and Associates has been preserved. Given existing conditions, approval of this deviation will allow the project to meet indigenous preservation to the greatest extent possible.

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7) **Deviation from LDC Section 34-2015(2)(d) and 34-213(a) which requires vehicles exiting a parking lot to enter a right of way in a forward motion to allow back-out parking into a right of way.**

Justification: This deviation request applies to 90-degree parking at the amenity facility. The amenity area has been located in the southern portion of the site near the project's only interesting roads. Traffic counts will be very low in this location with only the few residents in the southernmost portion of the project traveling by the back-out parking. Due to the stopping and turning condition at the street intersection and the dead end road, traffic speeds will also be very low in this area. Use of the parking lot is also expected to be minimal given the size of the project and location of the amenity site. Most of the residents are expected to walk to the project amenities due to the fact that roughly half of the residential lots are located within 500' and the furthest lot will be located roughly 1/3-mile from the amenity site. Given the low traffic counts and speeds passing by the back out parking, and the expected low use of the parking spaces, approval of the requested deviation will not be a detriment to public safety, health or welfare.

Approval of the deviation will allow the developer to provide residents the option to drive and park, and provide handicap accessibility without the need to create a full parking lot. As designed, with back out parking on the road, less impervious area is created and the amenity site ties seamlessly to the project for a neighborhood park feel. A parking lot separating the amenity uses from the road would give the area a more commercialized feel. A parking lot would also create the need for landscape hedges to shield neighboring residents from vehicle lights maneuvering the parking area. While landscaping will be provided to enhance the amenity area, hedge rows which would surround a parking lot would break up the amenity area and separate the neighboring residences from the amenity components. As proposed the components of the amenity tract can be positioned to enhance the neighboring residences, lots which become premium lots rather than sub-par lots abutting a parking lot. Lights associated with back out parking will face the amenity uses and lights from parking maneuvering will be similar to roadway lights, which will not create the need to a large hedge for screening.

8) **Deviation from LDC Section 10-415(b)(5) which requires a 50' right of way tree preservation buffer along collector roads to allow tree replanting.**

Justification: This deviation request applies to trees within 50-feet of Penzance Boulevard right of way and outside the proposed project entry road. The site contains a soldier row of pine trees near the power lines on the south side of Penzance Boulevard, a species prone to survivability issues when soils near the tree roots are disturbed. Attempts will be made to save the pines, but due to utilities along Penzance Boulevard and fill placement for the community some impacts to this sensitive plant species will be unavoidable. FP&L routinely sends crews to top off the pine trees due to the proximity to

the power lines. During Development Order review the applicant will work with Lee County Environmental Staff to determine which trees will be affected and will replant with 10' tall native tree species at a 1:1 ratio, 4" dbh or greater. Replanted trees will be appropriately spaced to allow full canopies to grow, which will enhance the entrance to the development and create a more sustainable long term natural buffer along Penzance Boulevard.

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PENZANCE BLVD
TIMBERLINE CIR
TIMBERLINE CIR
BLASINGIM RD

PROJECT LOCATION

HT1 HT2 HT3 HT4 HT5 HT6 HT7 HT8 HT9 HT10 HT11 HT12 HT13 HT14 HT15 HT16 HT17 HT18 HT19 HT20 HT21 HT22 HT23 HT24

LEGEND
- BLASINGIM ROAD RPD
- HERITAGE TREES

N W E S

0 75 150
Feet

Heritage Tree No.	Tree Species	Approximate Diameter at Breast Height (DBH)
HT1	Slash Pine	22.5"
HT2	Slash Pine	22.0"
HT3	Slash Pine	22.5"
HT4	Slash Pine	22.5"
HT5	Slash Pine	23.0"
HT6	Laurel Oak	23.0"
HT7	Laurel Oak	24.5"
HT8	Slash Pine	20.5"
HT9	Live Oak	>25.0"
HT10	Laurel Oak	>25.0"
HT11	Slash Pine	21.0"
HT12	Slash Pine	22.5"
HT13	Slash Pine	21.0"
HT14	Slash Pine	>25.0"
HT15	Laurel Oak	>25.0"
HT16	Live Oak	25.0"
HT17	Laurel Oak	>25.0"
HT18	Laurel Oak	23.0"
HT19	Laurel Oak	>25.0"
HT20	Laurel Oak	>25.0"
HT21	Laurel Oak	>25.0"
HT22	Laurel Oak	>25.0"
HT23	Laurel Oak	>25.0"
HT24	Laurel Oak	>25.0"

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2015.

PROPERTY BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. 23370-Z00.DWG DATED MAY 23, 2016.

DRAWN BY	DATE
H.H.	2/1/16
REVIEWED BY	DATE
K.C.P.	2/1/16
REVISED	DATE
D.B.	7/8/16

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

BLASINGIM ROAD RPD
AERIAL WITH HERITAGE TREE LOCATIONS

DRAWING No. 15CCL2339
SHEET No.

J:\2015\15CCL2339\GIS\2016\HERITAGETREESURVEY\FIGURES\AERIAL_WITH_HERITAGE_TREE_LOCATIONS_070816.MXD - 7/13/2016 @ 10:55:36 AM

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BLASINGIM ROAD RPD

Surface Water Management Plan
Revised July 10, 2016

DCI 2016-00011

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

Existing rainfall runoff sheet flows to miscellaneous onsite swales and is conveyed to the existing conveyance which bisects the subject parcel east to west where it is eventually discharged to the Ten Mile Canal.

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 an onsite lake, which will provide treatment and attenuation for the system prior to discharge. The control structure for the project will discharge into the existing ditch, which bisects the property east to west. The existing ditch conveys drainage westerly across the subject parcel from adjacent properties to the east. Conveyance from properties to the east will be maintained and will continue to pass through the subject parcel. This particular portion of the east/west stormwater conveyance will be perpetually maintained by the project's Homeowners' Association, providing a significant long term improvement to the conveyance which currently serves the surrounding area. The stormwater discharged from the control structure and the conveyance pass-through from the adjacent parcels will be conveyed west via the existing drainage conveyance to the ultimate discharge point of the Ten Mile Canal.

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

The proposed Concept Plan includes a 0.20 acre preserve along the project's west boundary. The surface water management system will include a perimeter berm which will encompass the project's surface water management system; however, the perimeter berm will be placed on the edge of the proposed preserve and will not impact the 0.20 acre preserve. The preserve will remain in its existing condition as part of the surrounding existing drainage characteristics. The preserve will not be included in the property's surface water management system. Water quality for the system will be provided through a wet detention lake. The outfall from this system into the existing swale, which bisects the property, will be regulated by a control structure. The control structure will provide water quality and quantity attenuation. The onsite surface water management system will be maintained in perpetuity by a Community Development District or Property Owner's Association.

2271 McGregor Boulevard • Suite 100 • Fort Myers, Florida 33901
Phone (239) 461-3170 • Fax (239) 461-3169

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

Per ERP #36-02878-S-02 an existing surface water management system located northeast of the subject parcel has a Control Elevation (CE) permitted at 14.3' NAVD88. Per ERP #36-067-14-P another existing surface water management system located southwest of the subject parcel has a CE permitted at 13.9' NAVD88. The subject parcel is located approximately equidistance between these two existing surface water management systems. The CE is estimated to be at 14.1' NAVD88.

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 potential flooding by rains of a 100-year storm event include the design and construction of finished floors of buildings at or above the maximum 100-year storm stage or the FEMA flood elevation, whichever is higher. Review and approval by South Florida Water Management District will be required.

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Blasingim RPD
Residential Planned Development
Property Development Regulations

DCI 2016-00011

	SINGLE FAMILY	TWO-FAMILY ATTACHED	AMENITY
Minimum lot Width:	40'	30'	80'
Minimum lot Depth:	125'	125'	125'
Minimum lot Area:	5000 sf	3750 sf	7,000 sf
Max. Building Height:	35'	35'	35'
Maximum lot Coverage	60%	60%	60%
Minimum Setbacks:			
Front (right of way)	20'	20'	20'
Side Yard	5'	5'/0' (**)	6'
Rear Yard (principal)	10'	10'	10'
Rear Yard (accessory)	5'	5'	0'
Preserve (principal)	20'	20'	N/A
Preserve (accessory)	15'	15'	N/A

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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TITLE CERTIFICATION

PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, FL 33901

BLASINGIM ROAD

This Title Opinion is being rendered to the Board of County Commissioners of Lee County for the sole and specific purpose of complying with Section 177.041(2); Florida Statutes and the Lee County Land Development Code, and is based solely on the following documents and searches which we believe, in our professional opinion, consist of the available documents sufficient and appropriate to render this certification: First American Title Insurance Company, Owner's Policy No. 5011412-42029, effective through May 18, 2016 at 11:02 AM and First American Title Insurance Company, Owner's Policy No. 5011412-0178816E , effective through March 31, 2014 at 1:23 PM and First American Title Insurance Company, Owner's Policy No. 5011412-0178819E , effective through March 31, 2014 at 1:22 PM, and First American Title Insurance Company, Owner's Policy No. 5011412-0178822E , effective through March 31, 2014 at 12:45 PM, and First American Title Insurance Company, Owner's Policy No. 5011412-0178815E , effective through March 31, 2014 at 1:29 PM, and a search of the public records of Lee County from March 31, 2014 through June 15, 2016, covering the property described on attached Exhibit "A" (the "Property").

Based upon the aforementioned information, as of June 15, 2016, at 5:00 PM, fee simple title to the Property is vested in Blasingim Road Properties by Warranty deed recorded at Instrument No. 2016000106602 and Nicholas R. Cameratta by Warranty Deed recorded at Instrument No. 2014000064052, and Warranty Deed recorded at Instrument No. 2014000064050, and Warranty Deed recorded at Instrument No. 2014000063944 and Warranty Deed recorded at Instrument No. 2014000064083, all of the Public Records of Lee County, Florida and subject to that certain Mortgage in favor of Busey Bank, dated March 28, 2014 and recorded March 31, 2014 in Official Records Instrument No. 2014000064104, Public Records of Lee County, Florida. All property taxes, due and owing, have been paid on the Property as of the date of certification.

The following easements exist on the Property:

1. Easement Agreement as set forth in instrument recorded in Official Records Book 3771, page 2154, Public Records of Lee County, Florida.

2. Ingress/Egress easement as set forth in instrument recorded in Official Records Book 641, Page 215, Public Records of Lee County, Florida.

3. Easement Agreement as set forth in instrument recorded in Official Records Book 3818, Page 3100, Public Records of Lee County, Florida.

4. Easement granted to Florida Power & Light Company as set forth in instrument recorded in Official Records Book 1800, Page 1139, Public Records of Lee County, Florida.

5. Easements contained in that certain Map of Survey recorded in Official Records Book 1685, Page 4285 and Official Records Book 1685, Page 4286, all of the Public Records of Lee County, Florida.

6. Easement Agreement as set forth in instrument recorded in Official Records Book 3771, Page 2128, Public Records of Lee County, Florida.

Dated this 18 day of July, 2016.

PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, Florida 33901
Telephone: (239) 334-2195

By_____
CHARLES MANN
FL. BAR #310750

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EXHIBIT "A"
DESCRIPTION

Parcel in
Sections 8 and 17, Township 45 South, Range 25 East
Lee County, Florida

A tract or parcel of land lying in Sections 8 and 17, Township 45 South, Range 25 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southwest Corner of said Section 8 run N01°12'02"W along the West line of the Southwest Quarter (SW 1/4) of said Section 8 for 745.78 feet to an intersection with Southerly right of way line of Penzance Boulevard (60 feet wide); thence run S87°12'17"E along said Southerly right of way line for 329.03 feet to an intersection with the East line of the West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 8; thence run S01°16'56"E along said East line for 722.81 feet to an intersection with the North line of said Section 17; thence run N88°47'29"E along said North line for 299.26 feet to an intersection with the West line of the East 30 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17, also being the West right of way line of Blasingim Road; thence run S00°56'24"E along said West line for 1,293.71 feet to an intersection with the North line of the South 30 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17; thence run S88°50'32"W along said North line for 621.99 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 17; thence run N01°13'44"W along said West line for 1,293.14 feet to the POINT OF BEGINNING.
Containing 24.11 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the West line of the Northwest Quarter (NW 1/4) of Section 17 to bear N01°13'44"W.

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

L:\23370\Survey\Descriptions\Sketch\23370SK01.doc

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DESCRIPTION

Parcel in
Sections 8 and 17, Township 45 South, Range 25 East
Lee County, Florida

A tract or parcel of land lying in Sections 8 and 17, Township 45 South, Range 25 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

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Containing 24.11 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the West line of the Northwest Quarter (NW 1/4) of Section 17 to bear N01°13'44"W.

7/13/16
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

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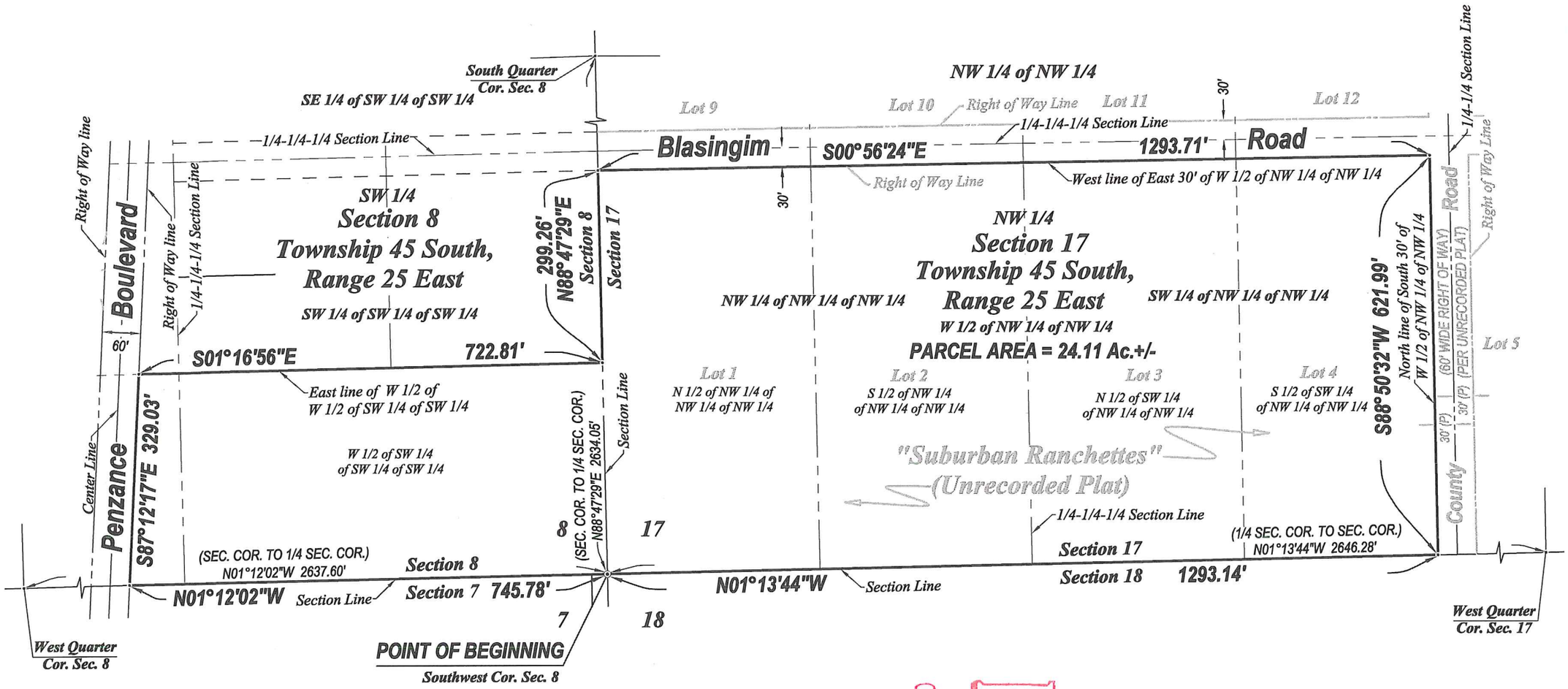

NOTES:

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. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17TO BEAR N01°13X'44"W.
13. DESCRIPTION IS ATTACHED.

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N

(NSRS2007)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 100 200
SCALE IN FEET

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THIS IS NOT A SURVEY

Scott A. Wheeler 7/13/16

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
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMERATTA COMPANIES

7750 TOWN CENTRE DRIVE
BROADVIEW HEIGHTS, OH

PHONE (440) 838-1900
FAX (440) 838-0588

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTIONS 8 & 17, TOWNSHIP 45 SOUTH, RANGE 25 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

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LAYOUT	2
LOCATION	J:\23370\DWG\SURVEYING\SKETCH
PLOT DATE	WED, 6-1-2016 - 1:13 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	06-01-2016
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
06-01-2016 17-45-25	2 OF 2

MASTER CONCEPT PLAN

FOR

BLASINGIM ROAD
RESIDENTIAL PLANNED DEVELOPMENT

A PARCEL OF LAND IN SECTION 17 TOWNSHIP 45 SOUTH, RANGE 25 EAST
FORT MYERS, LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS
7030 PENZANCE BLVD FORT MYERS, FL

PROJECT DATUM
PENDING

ZONING
CURRENT ZONING: AG-2

RECORD PLAT
PENDING

FLOOD ZONE
ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) No.12071C0429F (PANEL 0429), EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN FLOOD ZONE AE.

STRAP NUMBERS
08-45-25-00-00003.0010
08-45-25-00-00003.001A
17-45-25-01-00000.0010
17-45-25-01-00000.0020
17-45-25-01-00000.0030
17-45-25-01-00000.0040
17-45-25-01-00000.004A

DESIGN TEAM

PROJECT ENGINEER
CARL BARRACO, P.E.

PROJECT MANAGEMENT
CARL BARRACO, JR P.E.

DESIGN ENGINEER
TIM GAVIN, P.E.

PROJECT SURVEYOR
SCOT A. WHEELER,

LEAD DESIGN TECHNICIAN
WES KAYNE, P.E.

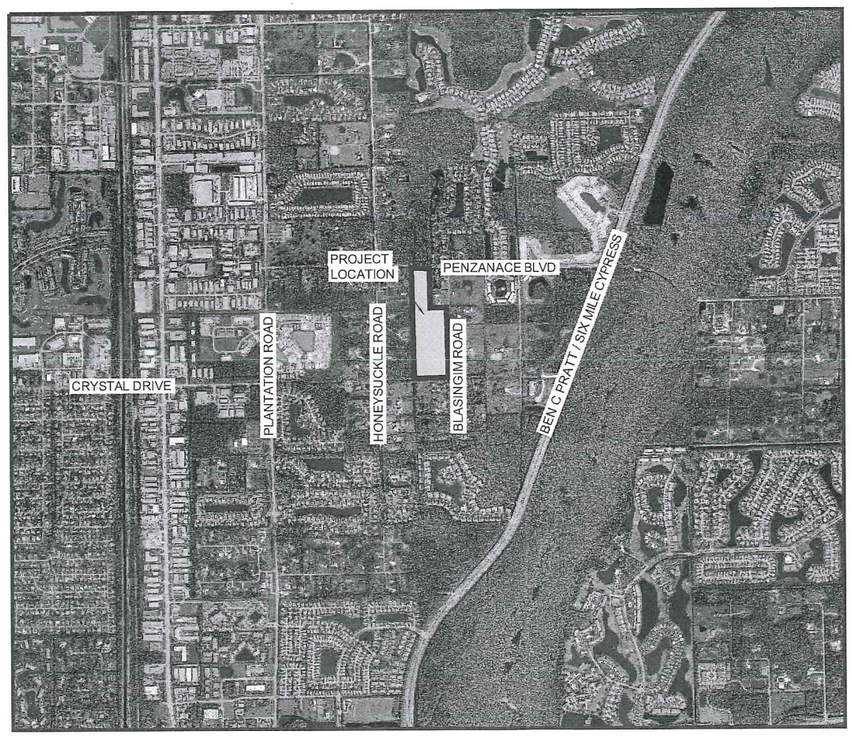
SITE PLANNING
ANGELICA HARDY

DESIGN STAFF
JAN BILDZUKEWICZ

LANDSCAPE DESIGN
BY OTHERS

QUALITY CONTROL
PENDING

LAND PLANNER
JENNIFER SAPEN



PROJECT LOCATION

VICINITY MAP

0 700 1400 2800
SCALE IN FEET

N
W E
S

INDEX OF DRAWINGS

1	COVER SHEET AND LOCATION MAP	A	23345-Z01.DWG
2	MASTER CONCEPT PLAN A	B	23345-Z02A.DWG
3	MASTER CONCEPT PLAN B	B	23345-Z02B.DWG
4	DETAILS AND DEVIATIONS	-	23345-Z03.DWG

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CROSS-REFERENCED DRAWINGS:

XREF	DESCRIPTION	DRAWING NAME
A	LOCATION MAP	23345-LOC2015.JPG
B	BASE LINEWORK PLAN	23345-Z00.DWG

PLAN STATUS

NOT FOR CONSTRUCTION

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
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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

BLASINGIM PROPERTY LLC.
7750 TOWN CENTRE DRIVE
SUITE 100
BROADVIEW HEIGHTS, OHIO 44147
PHONE (440) 838-1900 EXT. 103
FAX (440) 838-0588
WWW.CAMERATTAPROPERTIES.COM

PROJECT DESCRIPTION

BLASINGIM ROAD RPD

LEE COUNTY, FLORIDA

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FILE NAME	23370-Z01.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	MON. 7-11-2016 - 4:29 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

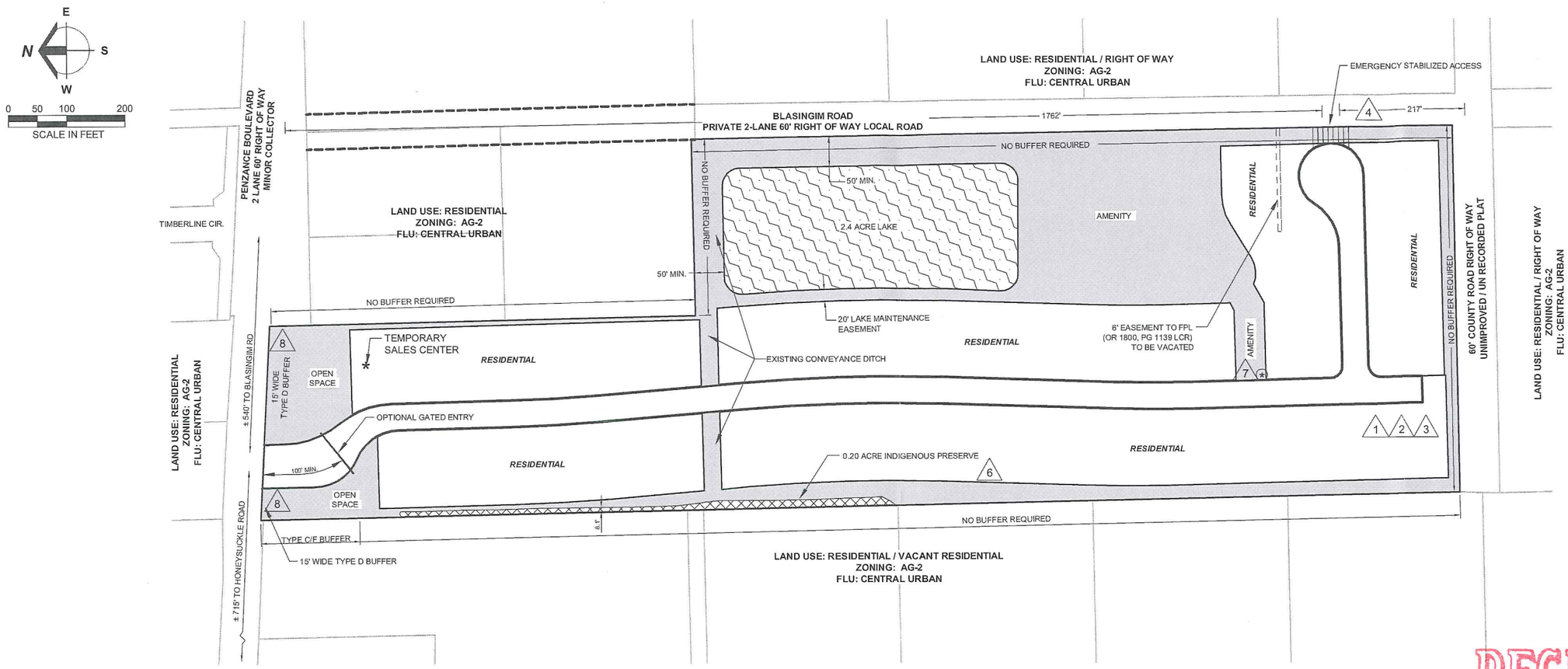
7-11-16	PER LEE COUNTY

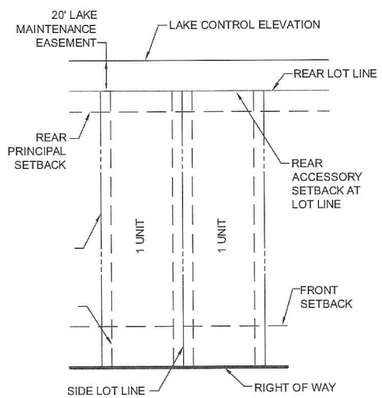
PLAN STATUS

NOT FOR CONSTRUCTION

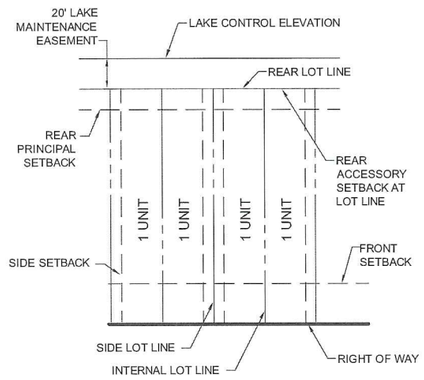
COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23370	1





SINGLE FAMILY TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED TYPICAL LOT DETAIL

REQUIRED OPEN SPACE

24.11 @ 40% = 9.60 AC

PROVIDED OPEN SPACE

PRESERVE	0.20 AC
LAKE 9.6 X 25%	2.4 AC
LAKE SLOPE	0.49 AC
AMENITY	2.77 AC
REAR YARD DRAINAGE & PERIMETER BERM	3.74 AC
TOTAL	9.60 AC

REQUIRED INDIGENOUS PRESERVE

9.60 @ 50% = 4.80 AC

PROVIDED INDIGENOUS PRESERVE

PROVIDED = 0.20 AC

LEGEND

- LAKE
- COMMON OPEN SPACE
- INDIGENOUS PRESERVE
- DEVIATION REQUEST (#)
- LOADING AREA (*)

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DCI 2016-00011

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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

BLASINGIM PROPERTY LLC.

7750 TOWN CENTRE DRIVE
SUITE 100
BROADVIEW HEIGHTS, OHIO 44147

PHONE (440) 838-1900 EXT. 103
FAX (440) 838-0588

WWW.CAMERATTAPROPERTIES.COM

PROJECT DESCRIPTION

BLASINGIM ROAD RPD

LEE COUNTY, FLORIDA

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FILE NAME	23370-Z02A.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	MON. 7-11-2016 - 4:29 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23370-Z00.DWG

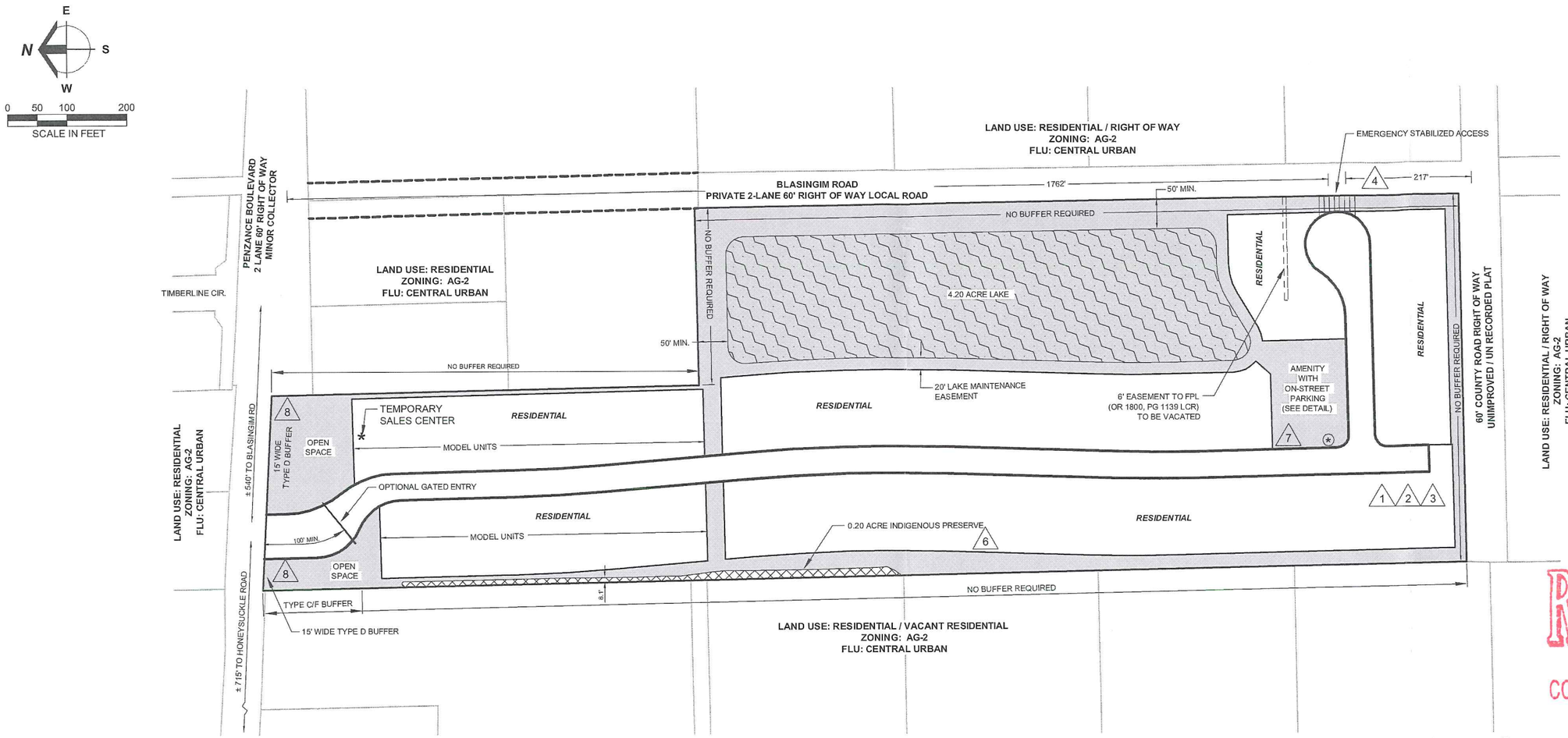
PLAN REVISIONS

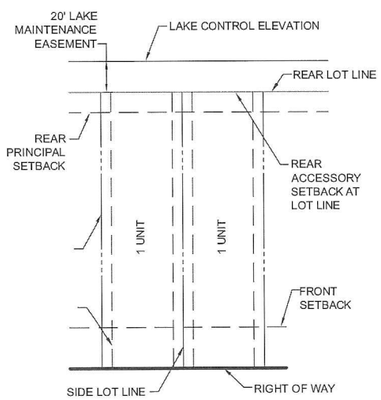
7-11-16	PER LEE COUNTY

PLAN STATUS

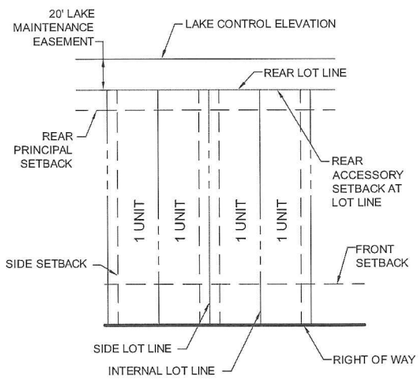
MASTER CONCEPT PLAN A

PROJECT / FILE NO.	SHEET NUMBER
23370	2





SINGLE FAMILY TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED TYPICAL LOT DETAIL

REQUIRED OPEN SPACE

24.11 @ 40% = 9.60 AC

PROVIDED OPEN SPACE

PRESERVE		0.20 AC
LAKE	5	4.20 AC
LAKE SLOPE		0.99 AC
AMENITY		0.47 AC
REAR YARD DRAINAGE & PERIMETER BERM		3.74 AC
TOTAL		9.60 AC

REQUIRED INDIGENOUS PRESERVE

9.60 @ 50% = 4.80 AC

PROVIDED INDIGENOUS PRESERVE

PROVIDED = 0.20 AC

LEGEND

- LAKE
- INDIGENOUS PRESERVE
- LOADING AREA
- COMMON OPEN SPACE
- DEVIATION REQUEST

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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SUITE 100
BROADVIEW HEIGHTS, OHIO 44147

PHONE (440) 838-1900 EXT. 103
FAX (440) 838-0588

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PROJECT DESCRIPTION

BLASINGIM ROAD RPD

LEE COUNTY, FLORIDA

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT

DCI 2016-0001

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FILE NAME	23370-Z02B.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	MON. 7-11-2016 - 4:30 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23370-Z00.DWG

PLAN REVISIONS

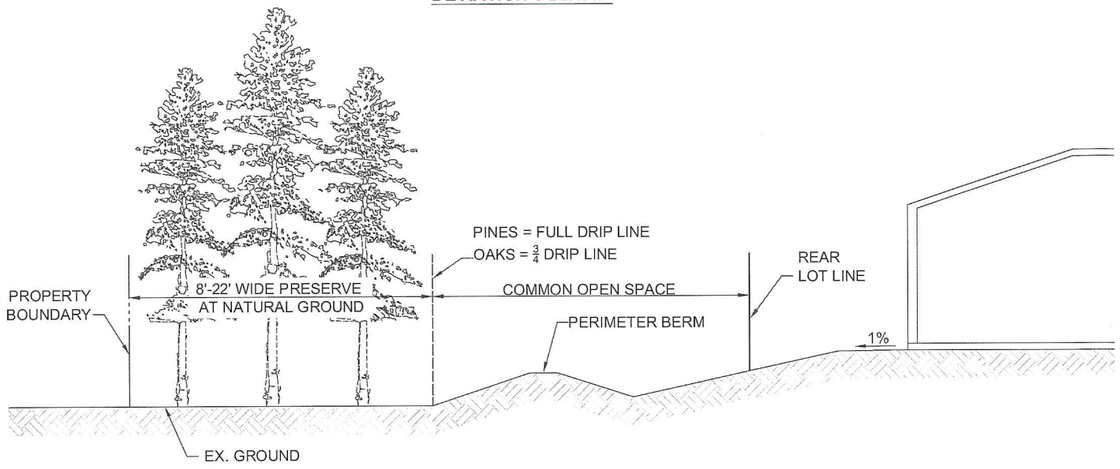
7-11-16	PER LEE COUNTY

PLAN STATUS

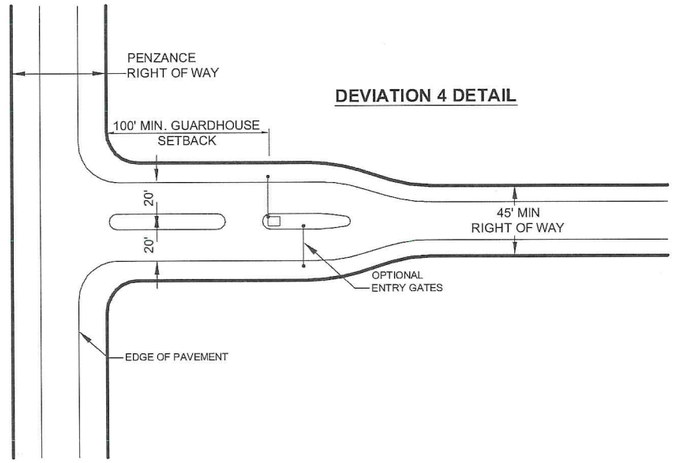
MASTER CONCEPT PLAN B

PROJECT / FILE NO.	SHEET NUMBER
23370	3

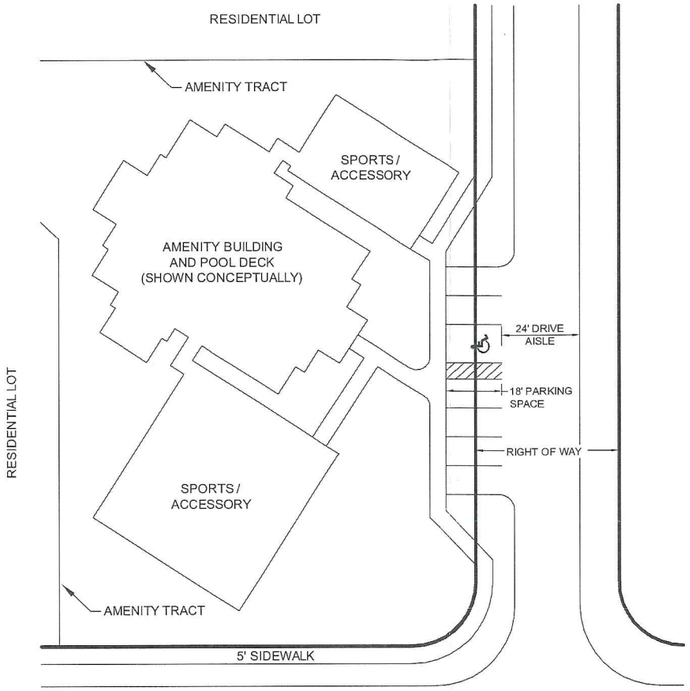
DEVIATION 6 DETAIL



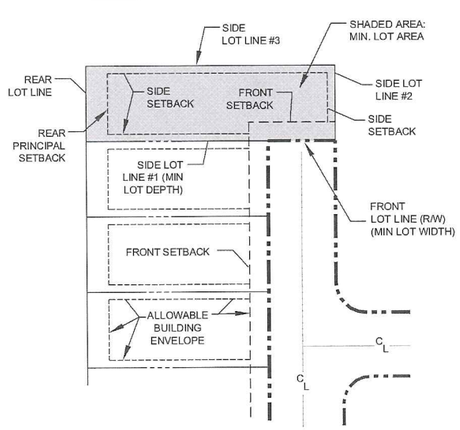
DEVIATION 4 DETAIL



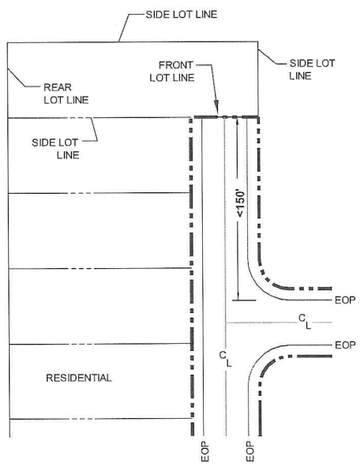
DEVIATION 7 DETAIL



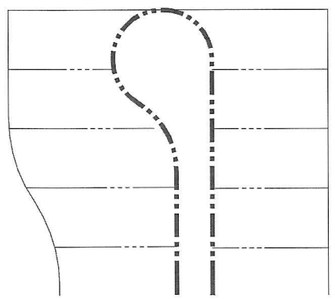
DEVIATION 3 LOT SIZE DETAIL



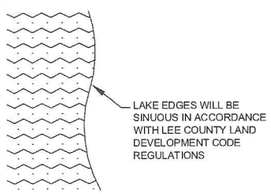
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



CUL-DE-SAC DESIGN DETAIL



SINUOUS LAKE
SHORELINE DETAIL



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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

BLASINGIM PROPERTY LLC.

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BROADVIEW HEIGHTS, OHIO 44147

PHONE (440) 838-1900 EXT. 103
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PROJECT DESCRIPTION

BLASINGIM ROAD RPD

LEE COUNTY, FLORIDA

RECEIVED
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COMMUNITY DEVELOPMENT
DCI 2016-00011

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FILE NAME	23370-Z03.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	MON. 7-11-2016 - 4:30 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

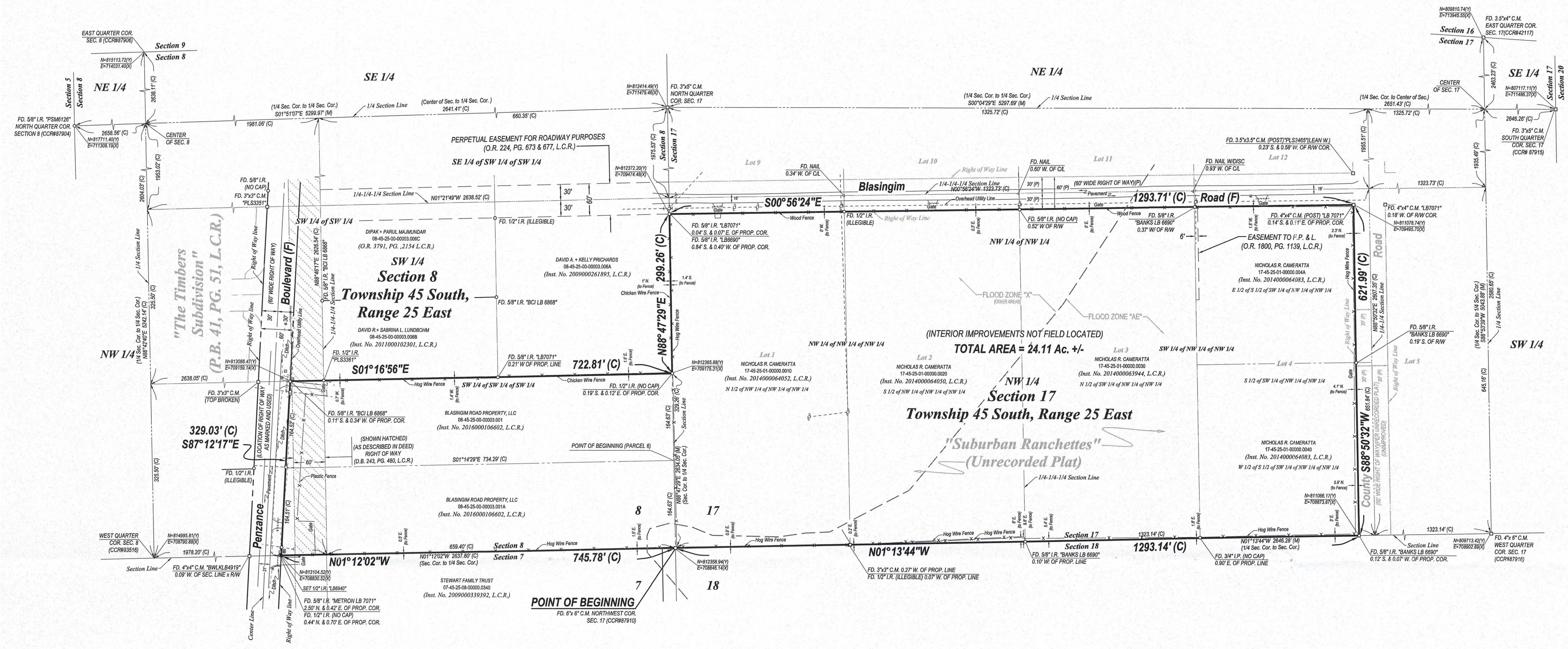
BASEPLAN = 23370-Z00.DWG

PLAN REVISIONS	
7-11-16	PER LEE COUNTY

PLAN STATUS

DETAILS AND DEVIATIONS

PROJECT / FILE NO.	SHEET NUMBER
23370	4



DESCRIPTION (PER TITLE CERTIFICATION)

Parcel in
Sections 8 and 17, Township 45 South, Range 25 East
Lee County, Florida

A tract or parcel of land lying in Sections 8 and 17, Township 45 South, Range 25 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southwest Corner of said Section 8 run N01°12'02"W along the West line of the Southwest Quarter (SW 1/4) of said Section 8 for 745.78 feet to an intersection with Southerly right of way line of Penzance Boulevard (60 feet wide); thence run S87°12'17"E along said Southerly right of way line for 329.03 feet to an intersection with the East line of the West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 8; thence run S01°16'56"E along said East line for 722.81 feet to an intersection with the North line of said Section 17; thence run N88°47'29"E along said North line for 299.26 feet to an intersection with the West line of the East 30 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17, also being the West right of way line of Blasingim Road; thence run S00°56'24"E along said West line for 1,293.71 feet to an intersection with the North line of the South 30 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17; thence run S88°50'32"W along said North line for 621.99 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 17; thence run N01°13'44"W along said West line for 1,293.14 feet to the POINT OF BEGINNING.
Containing 24.11 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the West line of the Northwest Quarter (NW 1/4) of Section 17 to bear N01°13'44"W.

NOTES:

1. DATE OF LAST FIELD WORK: MAY 23, 2016.
2. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
3. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
4. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
5. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17 TO BEAR N01°13'44"W.
6. IMPROVEMENTS OTHER THAN THOSE SHOWN IF ANY WERE NOT LOCATED.
7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
8. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
9. ACCORDING TO F.I.R.M. No. 12071C0429F, EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS) AND FLOOD ZONE AE. THE BASE FLOOD ELEVATION (IN FLOOD ZONE AE) = EL. 15.3, BASED ON PROFILE AND CROSS SECTIONS SHOWN IN THE FLOOD INSURANCE STUDY, 12071CV002A, EFFECTIVE DATE: AUGUST 28, 2008.
10. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A TITLE CERTIFICATION, PREPARED BY: PAVESE LAW FIRM, DATED: JULY 6, 2016.
11. THE SURVEYED PARCEL CONTAINS 24.11 ACRES, MORE OR LESS.
12. ELEVATIONS SHOWN ARE IN FEET ABOVE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON A LEVEL LOOP BY THIS FIRM FROM NATIONAL GEODETIC SURVEY BENCH MARK "D 416" (PID=AD8317)(ELEVATION = 16.18').

(NSRS2007)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 50 100 200
SCALE IN FEET

LEGEND:

B.M.	BENCHMARK	(F)	FIELD	L.M.E.	LAKE MAINTENANCE EASEMENT	REF.	REFERENCE	▲	SET "MAG" NAIL WITH DISC STAMPED LB6940
(C)	CALCULATED	FD.	FOUND	(M)	MEASURED	R/W	RIGHT OF WAY	●	SET 1/2" IRON ROD WITH CAP STAMPED LB6940
CCR#	CERTIFIED CORNER RECORD	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	O.R.	OFFICIAL RECORD BOOK	TYP.	TYPICAL	■	SET 4"x4" CONC. MONUMENT STAMPED LB6940
C/L	CENTER LINE	F.P. & L.	FLORIDA POWER & LIGHT CO.	(P)	PLAT	SEC.	SECTION	△	FOUND NAIL AS NOTED
CONC.	CONCRETE	FRAC.	FRACTION	P.B.	PLAT BOOK	W/	WITH	□	FOUND CONC. MONUMENT AS NOTED
CB=	CHORD BEARING=	I.E.	IRRIGATION EASEMENT	P.C.	POINT OF CURVATURE	WIT.	WITNESS	○	FOUND IRON PIPE OR IRON ROD AS NOTED
CD=	CHORD DISTANCE=	I.P.	IRON PIPE	PG.	PAGE				DRAINAGE INLET
CH=	CHORD BEARING & DISTANCE=	I.R.	IRON ROD	P.K.	PARKER-KALON				DRAINAGE MANHOLE
C.M.	CONCRETE MONUMENT	L=	LENGTH=	P.R.M.	PERMANENT REFERENCE MONUMENT				MITERED END SECTION
COR.	CORNER	LB	LICENSED BUSINESS	PROP.	PROPERTY				YARD DRAIN
Δ=	DELTA OR CENTRAL ANGLE=	L.B.E.	LANDSCAPE BUFFER EASEMENT	P.T.	POINT OF TANGENCY				LIGHT POLE
(D)	DEED	L.C.R.	LEE COUNTY RECORDS	P.V.C.	PLASTIC PIPE				FLOOD LIGHT
D.B.	DEED BOOK	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	R=	RADIUS=				CONCRETE POWER POLE
EL.	ELEVATION			R.C.P.	REINFORCED CONCRETE PIPE				WOOD POWER POLE
									GUY ANCHOR
									TELEPHONE BOX
									ELECTRIC BOX

CATV	CABLE TV BOX
WCV	WATER VALVE
	WATER BOX
	FIRE HYDRANT
	BACK FLOW ASSEMBLY
ARV	AIR RELEASE VALVE
IRV	IRRIGATION VALVE
	IRRIGATION SERVICE
	WELL
	SANITARY MANHOLE
SOS	SANITARY SERVICE
	SIGN
	MAIL BOX
BO	BLOW OFF
	FIBER OPTIC CABLE MARKER
	GAS LINE MARKER
GV	GAS VALVE

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COMMUNITY DEVELOPMENT
DCI 2016-00011

THIS SURVEY IS FOR THE BENEFIT OF:

THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

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-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.5949

DATE SIGNED: 7/13/16

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

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PHONE (239) 461-3170
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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMERATTA COMPANIES

7750 TOWN CENTRE DRIVE
BROADVIEW HEIGHTS, OH

PHONE (440) 838-1900
FAX (440) 838-0588

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTIONS 8 & 17, TOWNSHIP 45 SOUTH, RANGE 25 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	23370S01.DWG
LAYOUT	1
LOCATION	J:\23370\DWG\SURVEYING\
PLOT DATE	MON. 7-11-2016 - 1:25 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	05-23-2016
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	357/69-79,358/12,361/1-2,360/16

PLAN REVISIONS

07-08-2016	CORRECT PG. TO 480 IN R/W DEED
07-11-2016	REV. PER TITLE CERT.

STRAP NUMBERS

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
23370 8-45-25	1 OF 1

MASTER CONCEPT PLAN

FOR

BLASINGIM
RESIDENTIAL PLANNED DEVELOPMENT

A PARCEL OF LAND IN SECTION 17 TOWNSHIP 45 SOUTH, RANGE 25 EAST
FORT MYERS, LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS
7030 PENZANCE BLVD FORT MYERS, FL

PROJECT DATUM
PENDING

ZONING
CURRENT ZONING: AG-2

RECORD PLAT
PENDING

FLOOD ZONE
ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) No.12071C0429F (PANEL 0429), EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN FLOOD ZONE AE.

STRAP NUMBERS
08-45-25-00-00003.0010
08-45-25-00-00003.001A
17-45-25-01-00000.0010
17-45-25-01-00000.0020
17-45-25-01-00000.0030
17-45-25-01-00000.0040
17-45-25-01-00000.004A

DESIGN TEAM

PROJECT ENGINEER
CARL BARRACO, P.E.

PROJECT MANAGEMENT
CARL BARRACO, JR P.E.

DESIGN ENGINEER
TIM GAVIN, P.E.

PROJECT SURVEYOR
SCOT A. WHEELER,

LEAD DESIGN TECHNICIAN
WES KAYNE, P.E.

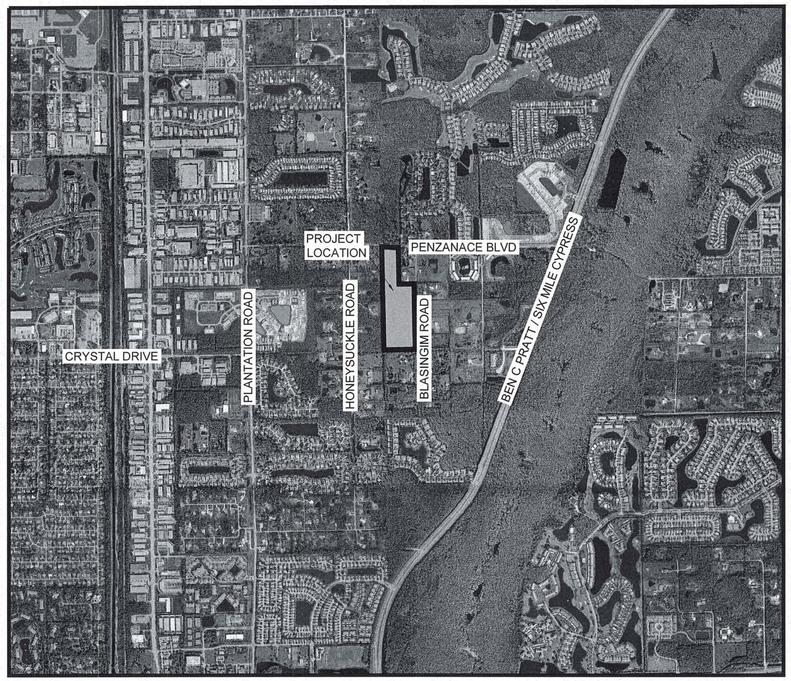
SITE PLANNING
ANGELICA HARDY

DESIGN STAFF
JAN BILDZUKEWICZ

LANDSCAPE DESIGN
BY OTHERS

QUALITY CONTROL
PENDING

LAND PLANNER
JENNIFER SAPEN



PROJECT LOCATION

VICINITY MAP

0 700 1400 2800
SCALE IN FEET

N
W E
S

INDEX OF DRAWINGS

1	COVER SHEET AND LOCATION MAP	A	23345-Z01.DWG
2	MASTER CONCEPT PLAN A	B	23345-Z02A.DWG
3	MASTER CONCEPT PLAN B	B	23345-Z02B.DWG
4	DETAILS AND DEVIATIONS	-	23345-Z03.DWG

CROSS-REFERENCED DRAWINGS:

XREF	DESCRIPTION	DRAWING NAME
A	LOCATION MAP	23345-LOC2015.JPG
B	BASE LINEWORK PLAN	23345-Z00.DWG

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JUL 14 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011

PLAN STATUS

NOT FOR CONSTRUCTION

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LAND PLANNING - LANDSCAPE DESIGN
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PHONE (440) 838-1900 EXT. 103
FAX (440) 838-0588
WWW.CAMERATTAPROPERTIES.COM

PROJECT DESCRIPTION

BLASINGIM ROAD RPD

LEE COUNTY, FLORIDA

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FILE NAME	23370-Z01.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	WED. 7-13-2016 - 3:22 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

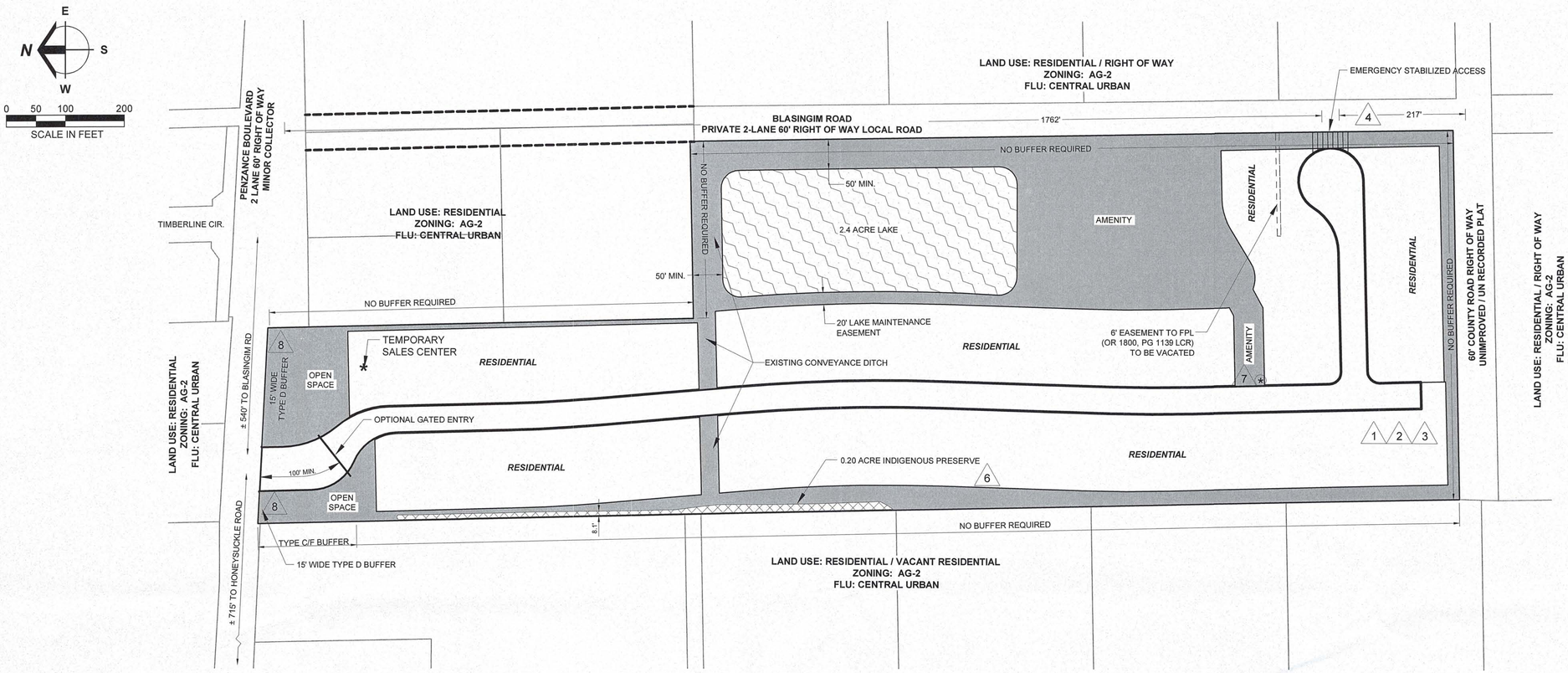
7-11-16	PER LEE COUNTY

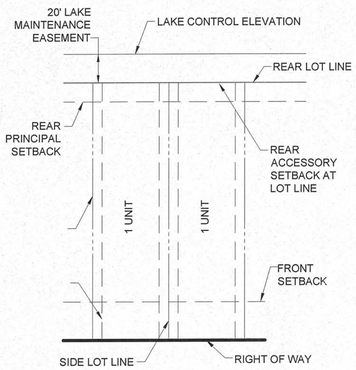
PLAN STATUS

NOT FOR CONSTRUCTION

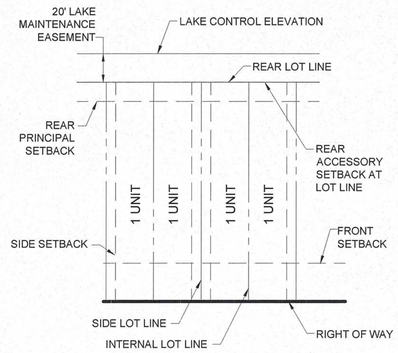
COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23370	1





SINGLE FAMILY
TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED
TYPICAL LOT DETAIL

REQUIRED OPEN SPACE

24.11 @ 40% = 9.60 AC

PROVIDED OPEN SPACE

PRESERVE	0.20 AC
LAKE 9.6 X 25%	2.4 AC
LAKE SLOPE	0.49 AC
AMENITY	2.77 AC
REAR YARD DRAINAGE & PERIMETER BERM	3.74 AC
TOTAL	9.60 AC

REQUIRED INDIGENOUS PRESERVE

9.60 @ 50% = 4.80 AC

PROVIDED INDIGENOUS PRESERVE

PROVIDED = 0.20 AC

LEGEND

- LAKE
- INDIGENOUS PRESERVE
- LOADING AREA
- COMMON OPEN SPACE
- DEVIATION REQUEST

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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

BLASINGIM PROPERTY LLC.

7750 TOWN CENTRE DRIVE
SUITE 100
BROADVIEW HEIGHTS, OHIO 44147

PHONE (440) 838-1900 EXT. 103
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PROJECT DESCRIPTION

BLASINGIM ROAD RPD

LEE COUNTY, FLORIDA

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FILE NAME	23370-Z02A.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	WED. 7-13-2016 - 3:22 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23370-Z00.DWG

PLAN REVISIONS

7-11-16	PER LEE COUNTY

PLAN STATUS

MASTER CONCEPT PLAN A

PROJECT / FILE NO.	SHEET NUMBER
23370	2

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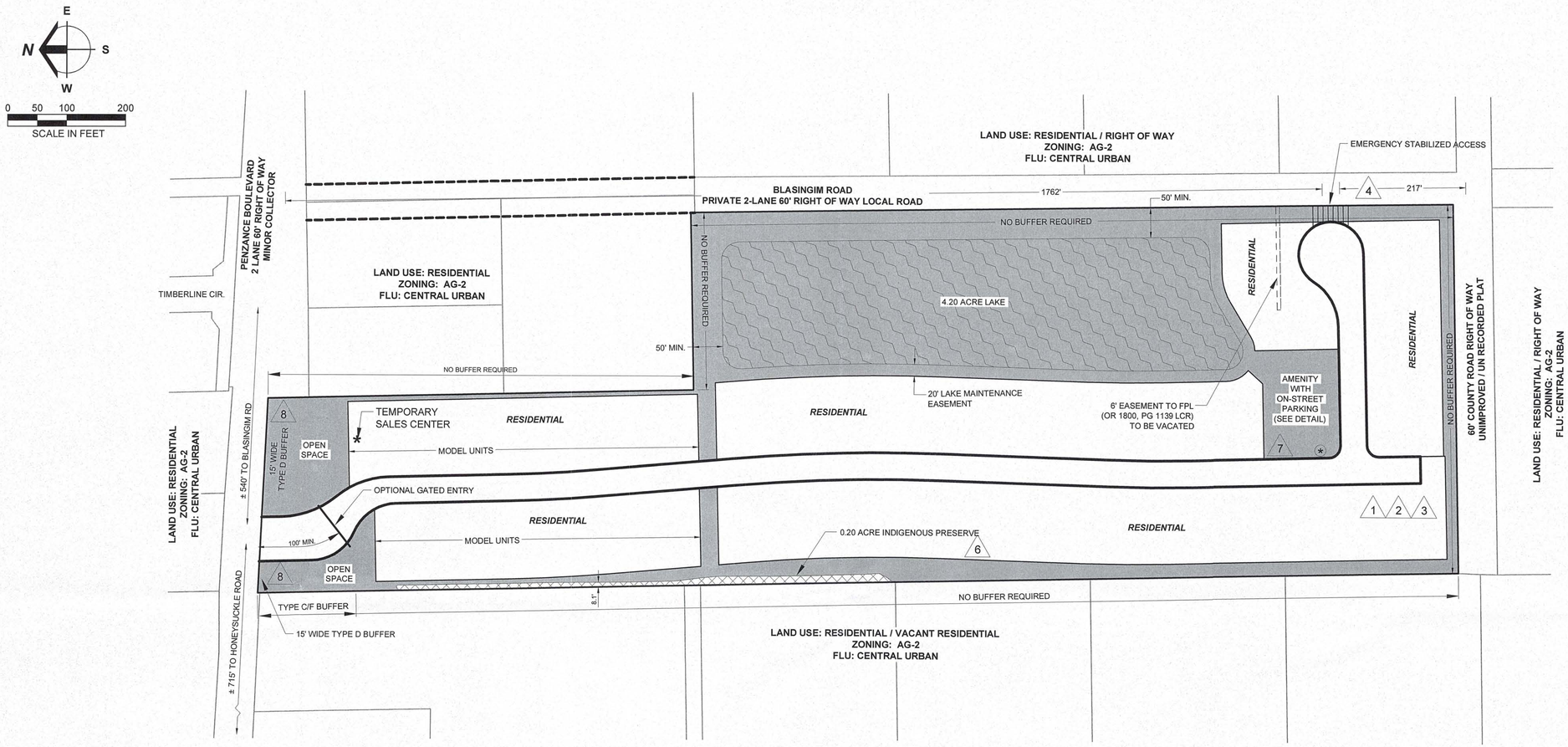
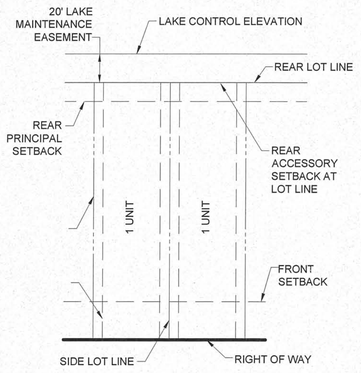
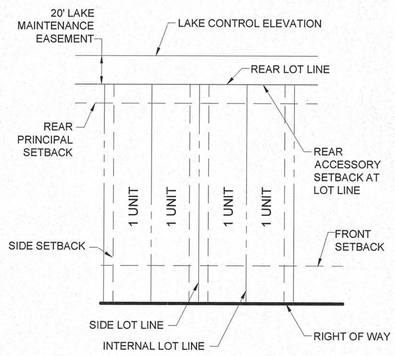




SINGLE FAMILY
TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED
TYPICAL LOT DETAIL

REQUIRED OPEN SPACE

24.11 @ 40% = 9.60 AC

PROVIDED OPEN SPACE

PRESERVE		0.20 AC
LAKE	5	4.20 AC
LAKE SLOPE		0.99 AC
AMENITY		0.47 AC
REAR YARD DRAINAGE & PERIMETER BERM		3.74 AC
TOTAL		9.60 AC

REQUIRED INDIGENOUS PRESERVE

9.60 @ 50% = 4.80 AC

PROVIDED INDIGENOUS PRESERVE

PROVIDED = 0.20 AC

LEGEND

- LAKE
- INDIGENOUS PRESERVE
- LOADING AREA
- COMMON OPEN SPACE
- DEVIATION REQUEST (#)

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PROJECT DESCRIPTION

BLASINGIM ROAD RPD

LEE COUNTY, FLORIDA

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FILE NAME	23370-Z02B.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	WED, 7-13-2016 - 3:22 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23370-Z00.DWG

PLAN REVISIONS	
7-11-16	PER LEE COUNTY

PLAN STATUS

MASTER CONCEPT PLAN B

PROJECT / FILE NO.	SHEET NUMBER
23370	3

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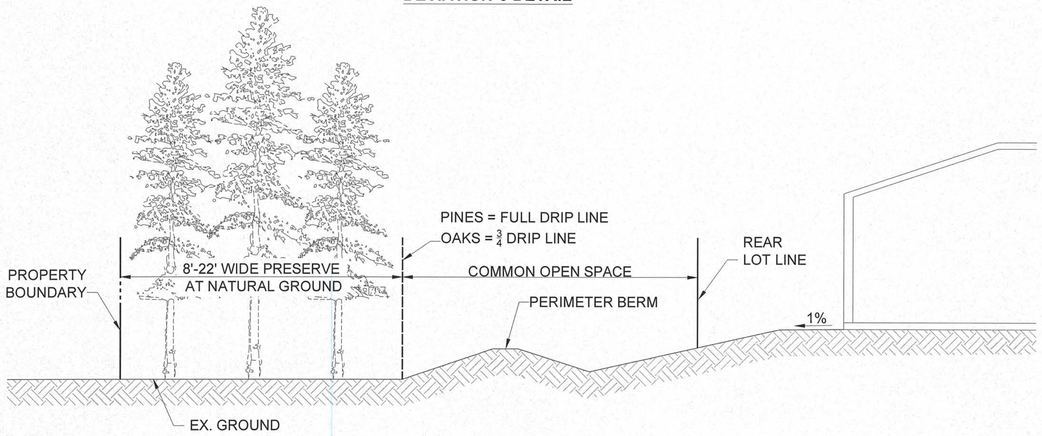
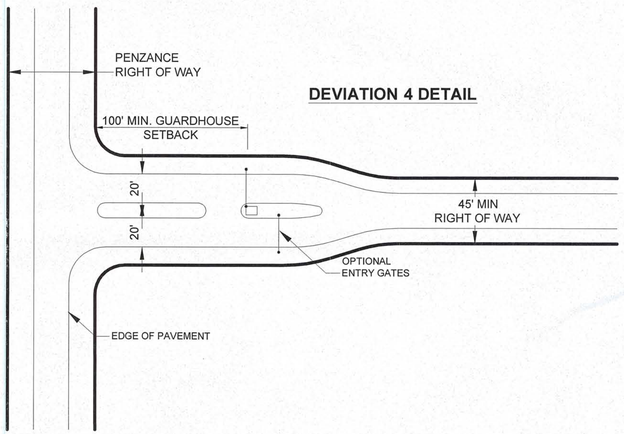
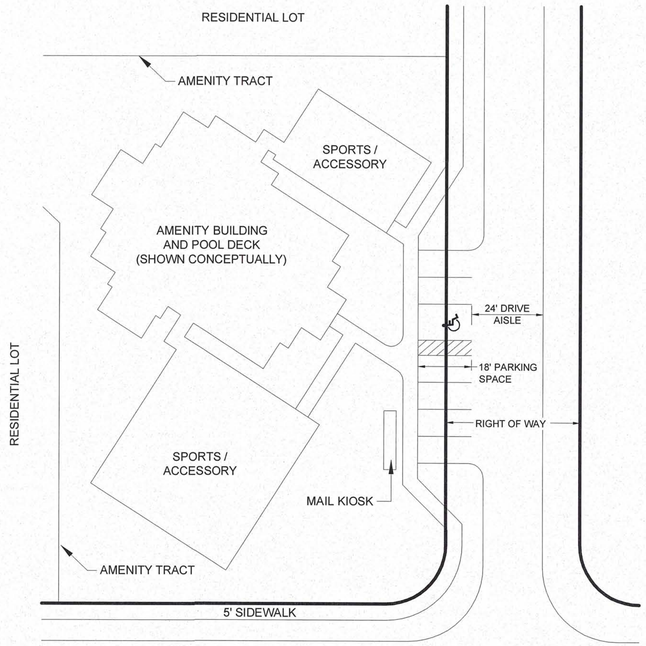
DEVIATION 6 DETAIL



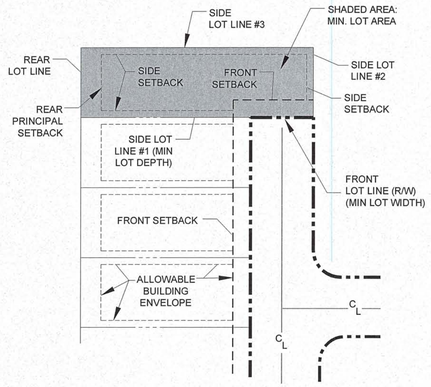
DEVIATION 4 DETAIL



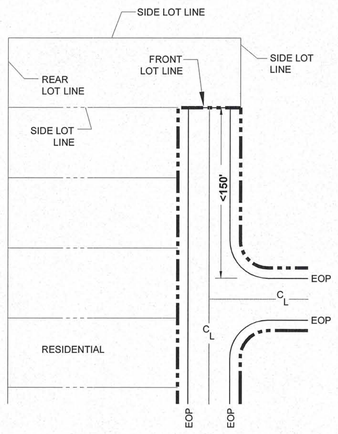
DEVIATION 7 DETAIL



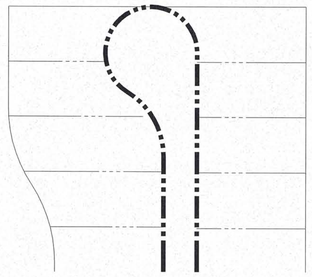
DEVIATION 3 LOT SIZE DETAIL



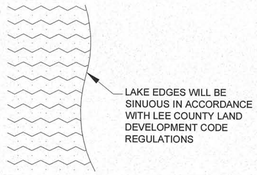
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



CUL-DE-SAC DESIGN DETAIL



SINUOUS LAKE SHORELINE DETAIL



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LOCATION	J:\23370\DWG\ZONING\
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PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

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PLAN REVISIONS

7-11-16	PER LEE COUNTY

PLAN STATUS

DETAILS AND DEVIATIONS

PROJECT / FILE NO.	SHEET NUMBER
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