



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

239-533-8585

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing Examiner

October 08, 2009

STRICKLAND SMITH
WALDROP ENGINEERING
28100 BONITA GRANDE DR
305
BONIYA SPRINGS FL 34135
Re: **HIDEAWAY COVE RPD**
Senate Bill 360 Extension (F)
DCI2009-00035

Dear STRICKLAND SMITH:

In accord with Senate Bill 360 (SB360) and Lee County Resolution 09-06-22, development permits meeting certain criteria are entitled to one 2-year extension from the existing/initial permit expiration date. Accordingly, the effectiveness of the Master Concept Plan identified in Zoning Resolution Z-05-041, DCI2004-00064, HIDEAWAY COVE RPD, is hereby extended for the following:

From an expiration date of November 21, 2010 to November 21, 2012.

No additional extensions under SB360 may be granted for the above-referenced development permit. All underlying conditions of the zoning resolution remain in full force and effect. Failure to comply with zoning conditions may result in enforcement action as provided under Florida law and local regulations.

This extension applies only to the specific approvals identified above. If your project requires additional development permits or authorizations to continue construction, you are required to obtain the necessary approvals, including related permit extensions. If you hold other permits or authorizations that qualify for an extension under SB360, you must file a specific request for each qualifying development permit.

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

Sincerely,

Department of Community Development
Division of Zoning

Pam Houck
Director

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

WHEREAS, the property owner, Estero Preserve, LLC., filed an application to rezone a 60± acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD) in reference to Hideaway Cove RPD; and

WHEREAS, a public hearing was advertised and held on May 5, 2005 and June 14, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00064; and

WHEREAS, a second public hearing was advertised and held on November 7, 2005 and continued to November 21, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 60± acre parcel from AG-2 to RPD, to allow a residential development of 90 single family units, clustered on 32 acres; and 30 Transfer of Development Rights (TDR) units (from the 28 acres), in accordance with Ordinance 03-20, pertaining to Estero 60, CPA 2002-02. Maximum building height is 35 feet/two stories. Blasting is not a proposed activity. The property is located in the Outlying Suburban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the five-page Master Concept Plan entitled "Hideaway Cove RPD," stamped received on February 9, 2006, last revised December 8, 2005, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this

planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Of the 120 dwelling units authorized by Policy 1.1.6 of the Lee Plan, a maximum of 64 dwelling units may be developed on the 32 acres designated for development on the Master Concept Plan. The development rights for the remaining 30 dwelling units may only be utilized in accordance with Policy 1.1.6 of the Lee Plan.

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

a. Schedule of Uses

Accessory Uses and Structures (LDC §§ 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, 34-2141 *et seq.*, and 34-3108)

Clubs: Private (LDC §34-2111)

Dwelling Unit: Single-family detached

Entrance Gates and Gatehouse (LDC §34-1741 *et seq.*)

Essential Services (LDC §§ 34-1611 *et seq.*, and 34-1741 *et seq.*)

Essential Service Facilities (LDC §34-622(c)(13): Group I; and LDC §§ 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)

Excavation: Water Retention (LDC §34-1651)

Fences, Walls (LDC §34-1741)

Models: Model Home (LDC §34-1951 *et seq.*)

Real Estate Sales Office, (LDC §§ 34-1951 *et seq.*, and 34-3021)

Residential Accessory Uses (LDC §34-622(c)(42)) (LDC §34-1171 *et seq.*)

Signs, in accordance with LDC Chapter 30

b. Site Development Regulations

Development of the RPD will comply with the following Property Development Regulations:

Minimum Lot Area and Dimensions:

Area: 10,000 square feet

Width: 100 feet

Depth: 100 feet

Minimum Setbacks:

Street: variable according to the functional classification of the street or road (§34-2191 *et seq.*)

Side: 10 feet

Rear: 20 feet

Water Body: 20 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171 *et seq.* and 34-2194.

Maximum Lot Coverage: 45 percent

Maximum Building Height: 35 Feet

All residential units still must comply with all local building code requirements at the time of permitting.

3. All accessory uses must be located on the same tract, parcel, outparcel, or lot where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel, outparcel, or lot.
4. Prior to local development order approval:
 - a. The development order plans must delineate the 28 acres of preserve in substantial compliance with the Master Concept Plan. The plans must also delineate a physical barrier between the preserve and any abutting lots with preserve signs placed at every other lot corner. The physical barrier may include, but is not limited to, a continuous double staggered hedge of native shrubs, a 3-foot-high berm, or a 4-foot-high fence to prevent encroachment of clearing or other such activities into the preserve; and
 - b. The development order plans must delineate a 20-foot-wide buffer between the proposed road and the adjacent Estero Scrub Preserve. The 20-foot-wide buffer must include at a minimum a 3-foot-high berm with a double staggered native hedge planted with a minimum 24-inch height, 3-gallon container size, shrubs to provide a physical barrier between the Estero Scrub Preserve and the proposed roadway to deter wildlife from entering the roadway; and
 - c. The proposed roadways must utilize valley gutters to prevent the trapping of wildlife within the roadways; and
 - d. At the time of the development order, a recorded Conservation Easement dedicated to Lee County and any other appropriate agency or land trust for the 28-acre preserve must be submitted. Passive recreation such as trails, picnic tables, benches, observation platforms, boardwalks, educational signage, and conservation activities, such as re-sloping of the existing borrow pit shoreline to provide a littoral shelf, hand-removal of invasive exotic vegetation, restoring existing trails/roadways to an appropriate native habitat, and management activities to maintain healthy ecosystems are allowed within the Conservation Easement upon review and approval from the Division of Environmental Sciences' Staff.
5. Prior to any site work, an appropriate gopher tortoise permit from the Florida Fish and Wildlife Conservation Commission and any associated receipts must be submitted to the Division of Environmental Sciences' (ES) Staff. Excavation of gopher tortoise burrows within the areas of impact must be coordinated with ES Staff, and all gopher

tortoises and commensal species found must be moved to areas of appropriate habitat in the 28-acre preserve area.

6. Central sewer service is required for any development on this subject property.
7. The developer will be responsible for all improvements providing vehicular access to Pine Road.
8. No blasting activities are permitted as part of this planned development.
9. A walking path must be provided around the excavation for water retention.
10. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
11. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-710 requirement to provide 40 feet of width for a private local road with closed drainage, to allow a width of 35 feet. This deviation is APPROVED, SUBJECT TO the condition that each street is provided with one sidewalk and the sidewalk design must remain contiguous throughout the project.
2. Deviation (2) was withdrawn at public hearing.
3. Deviation (3) seeks relief from the LDC §34-2221(4)(c) requirement to provide lots located on cul-de-sacs to have street frontages less than the minimum required width provided the side lot lines are radial to the center point of the cul-de-sac with a minimum angle of 45 degrees, to allow non-radial side lot lines with no minimum angle. This deviation is APPROVED, SUBJECT TO the condition that it applies only to those specific lots as designed and designated on the approved Master Concept Plan. Otherwise, all lots within this development must comply with this Section of the LDC.
4. Deviation (4) seeks relief from the LDC §34-2 definition of lot width, to allow the use of flag lots as defined in LDC Chapter 10, where the minimum lot width along a public or private roadway may be reduced to a minimum of 15 feet. This deviation is APPROVED, SUBJECT TO the condition that it applies only to those specific lots shown on the approved Master Concept Plan. Otherwise, all lots within this development must comply with this Section of the LDC.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP number for the subject property is: 20-46-25-01-00009.1020.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

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

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 21st day of November 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Tammara Hall
Chairwoman

Approved as to form by:


Dawn E. Perry-Lehnert
County Attorney's Office

RECEIVED
MINUTES OFFICE
2006 FEB 28 PM 1:27

CASE NO: DCI2004-00064

2006 FEB 28

REC
MINUTE

Z-05-041
Page 6 of 6

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SAN CARLOS GROVE TRACT AS RECORDED IN PLAT BOOK 4, PAGE 75 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 6, 7, 8, 9, 10 AND 11, OF THAT CERTAIN SUBDIVISION KNOWN AS SAN CARLOS GROVE TRACT, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 4, PAGE 75, CONTAINING 60.324 ACRES, MORE OR LESS.

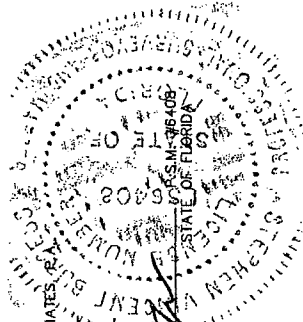
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 9 SAN CARLOS GROVE TRACT AS RECORDED IN PLAT BOOK 4, PAGE 75 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE RUN NORTH 00°27'05" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, FOR A DISTANCE OF 1,324.87 FEET; THENCE CONTINUE NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 993.66 FEET TO THE NORTH WEST CORNER OF LOT 6 OF THE AFOREMENTIONED SAN CARLOS GROVE TRACT; THENCE RUN SOUTH 89°53'59" EAST, ALONG THE NORTH LINE OF SAID LOT 6, FOR A DISTANCE OF 1,322.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE RUN SOUTH 00°29'49" WEST FOR A DISTANCE OF 994.41 FEET TO THE SOUTHEAST CORNER OF LOT 8 OF SAID SAN CARLOS GROVE TRACT; THENCE RUN NORTH 89°52'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 8, FOR A DISTANCE OF 350.48 FEET; THENCE RUN SOUTH 00°29'08" WEST FOR A DISTANCE OF 1,325.62 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF SAID SAN CARLOS GROVE TRACT; THENCE RUN NORTH 89°49'28" WEST FOR A DISTANCE OF 990.63 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 60.324 ACRES, MORE OR LESS.

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE SOUTHERLY LINE OF SHADY ACRES, REPLAT OF SAN CARLOS GROVE TRACT, W 1/2 OF LOT 4 PLAT BOOK 33, PAGE 98, AS BEING S 89°54'20" E.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
4. THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 2 AND 3.

Q. GRADY MINOR AND ASSOCIATES
 3-2-05
 SIGNED



STEPHEN V. BURGESS

Applicant's Legal Checked

by Lgm 3/16/2005

DCI2004-00064

NOT A SURVEY

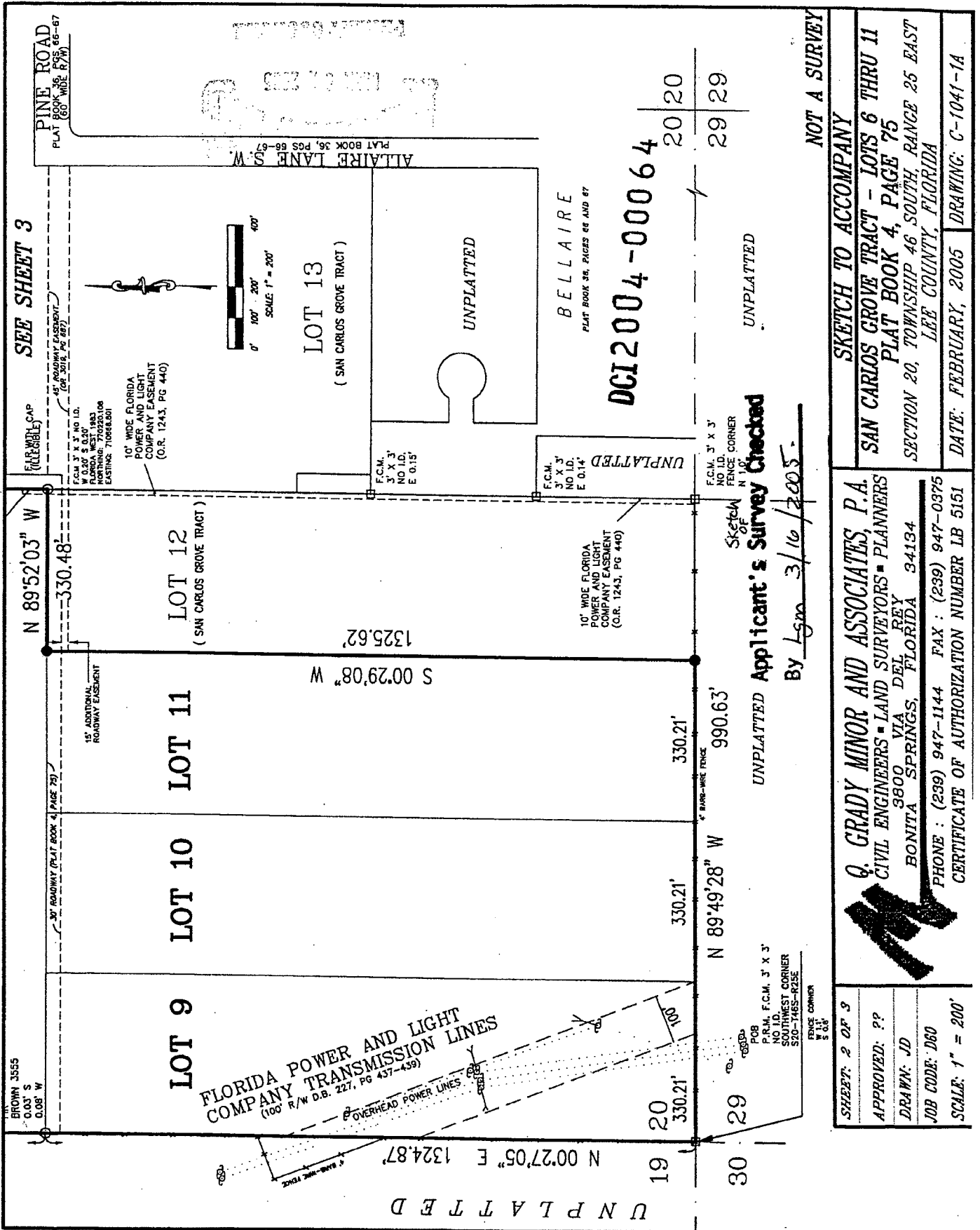
SHEET: 1 OF 9
APPROVED: ??
DRAWN: JC
JOB CODE: D60
SCALE: N/A

Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 9800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 PHONE : (239) 947-1144 FAX : (239) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION

SAN CARLOS GROVE TRACT - LOTS 6 THRU 11
 PLAT BOOK 4, PAGE 75
 SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DATE: FEBRUARY, 2005 DRAWING: C-1041-1A



NOT A SURVEY

SKETCH TO ACCOMPANY

SAN CARLOS GROVE TRACT - LOTS 6 THRU 11

PLAT BOOK 4, PAGE 75

SECTION 20, TOWNSHIP 46 SOUTH RANGE 25 EAST

LEE COUNTY, FLORIDA

DATE: FEBRUARY, 2005

DRAWING: C-1041-1A

Q. GRADY MINOR AND ASSOCIATES, P.A.

CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS

8000 VIA DEL REY

BONITA SPRINGS, FLORIDA 34134

PHONE : (239) 947-1144 FAX : (239) 947-0375

CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SHEET: 2 OF 3

APPROVED: ??

DRAWN: JD

JOB CODE: D60

SCALE: 1" = 200'

UNPLATTED

DCI 2004-00064

Sketch of Applicant's Survey Checked

By Lgm 3/16/2005

PLAT F.C.M. 3' X 3' NO. 10.
 NORTHINGS: 771200.318
 EASTINGS: 709215.348

PRM.
 F.C.M.
 3' X 3'
 NO. 10.

N 00°21'31" E
 682.21 (M)
 660.00 (P)

19 | 20

19 | 20

WEST 1/4 CORNER OF
 S20-146S-R25E
 FENCE CORNER
 W 1.0'

S 89°54'20" E 1322.97(C) 1325.70(P)

LOT 5
 (SAN CARLOS GROVE TRACT)

S 89°53'59" E 1322.71'

LOT 6

LOT 7
 V A C A N T

WOODED - PINES AND PALMETTOS
 AREA = 60.324 ACRES ±

LOT 8

331.22'

N 00°27'05" E 993.66'

331.22'

331.22'

331.47'

10' WIDE FLORIDA
 POWER AND LIGHT
 COMPANY EASEMENT
 (O.R. 1243, PG 440)

331.47'

331.47'

331.47'

N 00°29'49" E 994.41'

S 89°54'20" E 30' ROADWAY

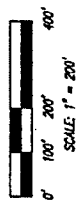
1322.97(C)

20 | 20

20 | 20

F.C.M. 3' X 3'
 NO. 10.
 NORTHEAST CORNER
 OF THE SOUTHWEST
 1/4 OF
 S20-146S-R25E

LOTS 14 THRU 17
 (SAN CARLOS GROVE TRACT)



DC12004-00064

U N P L A T T E D

Applicant's Survey Checked
 By kgm 3/16/2005

NOT A SURVEY

SEE SHEET 2

SHEET: 3 OF 3
APPROVED: SB
DRAWN: JD
JOB CODE: D80
SCALE: 1" = 200'

Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 3800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 PHONE : (239) 947-1144 FAX : (239) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 6151

SKETCH TO ACCOMPANY
 SAN CARLOS GROVE TRACT - LOTS 6 THRU 11
 PLAT BOOK 4, PAGE 75
 SECTION 20, TOWNSHIP 46 SOUTH RANGE 25 EAST
 LEE COUNTY, FLORIDA
 DATE: FEBRUARY, 2005 DRAWING: C-1041-1A

ZONING MAP

3/23/2005

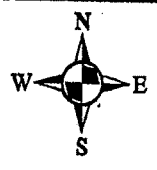
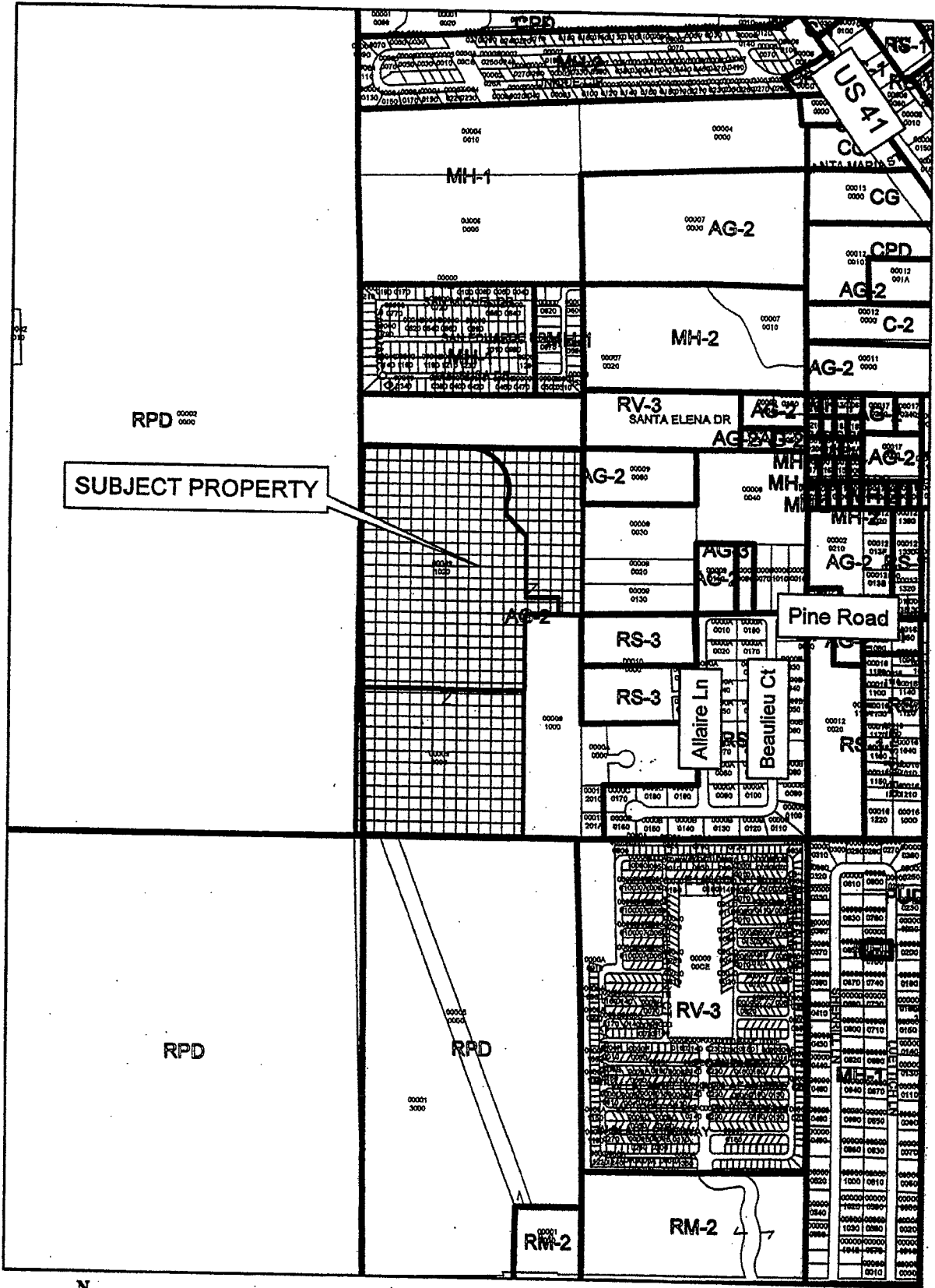
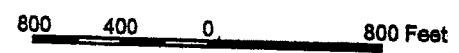


EXHIBIT B



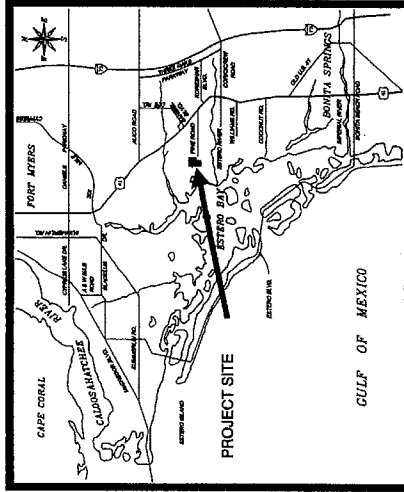
HIDEAWAY COVE RPD

LOCATED IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE
25 EAST, ESTERO, LEE COUNTY, FLORIDA

RECEIVED
FEB 09 2006

OWNER/DEVELOPER

ESTERO PRESERVE LLC
8985 STAR TULIP COURT
NAPLES, FLORIDA 34113



LOCATION MAP

INDEX OF EXHIBITS

DWG. No.	DESCRIPTION
1	COVER SHEET AND INDEX OF EXHIBITS
2	GENERAL NOTES
3	MASTER CONCEPT PLAN
4	SOILS AND TOPOGRAPHIC MAP
5	AERIAL MAP

Approved as Exhibit
MCP Page 1 of 5
Resolution # Z-05-04

REVISIONS

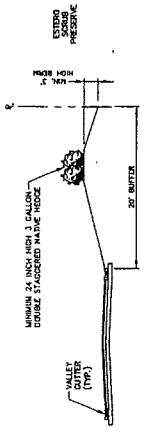
Revision	Date	Description	By
1	12/20/04	FOR LEE COUNTY COMPLET	SAI
2	12/20/04	FOR LEE COUNTY COMPLET	SAI
3	12/20/04	FOR LEE COUNTY COMPLET	SAI
4	12/20/04	FOR LEE COUNTY COMPLET	SAI

PREPARED BY:
Q. GRADY MINOR AND ASSOCIATES, P.A.
CITY ENGINEERS & LAND SURVEYORS & PLANNERS
1000 W. BAYVIEW BLVD., SUITE 200
BOYNTON SPRINGS, FLORIDA 33426

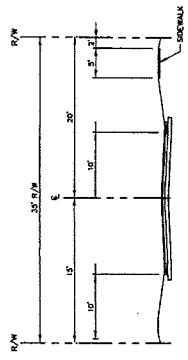
FIGURE 1 (CIVIL) AND FIGURE 2 (LAND SURVEY) ARE PARTS OF A SET OF DRAWINGS CONTRACTED BY AND FOR THE ACCOUNT OF THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DCI 2004-C0064

DATE: AUGUST, 2004
FILE NAME: EGRPPD CORR
JOB CODE: EGRPPD
DRAWING NUMBER: 1 OF 5



ROAD BUFFER
N.T.S.



APPROVED BY RESOLUTION
MCP PAGE 2 OF 5
Resolution # Z-05-CH

RECEIVED
FEB 09 2006

PUBLIC TRANSIT

THE PROPOSED PROJECT IS GREATER THAN A QUARTER MILE FROM ROUTE 160 AND DOES NOT PLAN TO PROVIDE TRANSIT FACILITIES. A BUS STOP MAY BE CONSIDERED AT SUCH TIME THAT A LEE TRAN BUS ROUTE IS WITHIN A QUARTER MILE OF THE PROJECT ENTRANCE.

PLANNING SUMMARY

PLAN DESIGNATION: OUTLYING SUBURBAN
EXISTING ZONING DESIGNATION: AG-2, AGRICULTURE
EXISTING LAND USE: VACANT
PROPOSED DESIGNATION: RPD, RESIDENTIAL PLANNED DEVELOPMENT
GROSS AREA: 60 ± ACRES
STRAP NUMBER: 20-46-25-01-00008-1020 and 20-46-25-01-00008-0000
STREET ADDRESS: ADDRESS UNASSIGNED, 4800 PINE ROAD

DATE	BY	REVISION
1/22/05		PER USE COUNTY COMMENTS
2/10/05		PER USE COUNTY COMMENTS
3/17/05		PER USE COUNTY COMMENTS
4/13/05		PER USE COUNTY COMMENTS

DEVELOPER
ESTERO PRESERVE, LLC
8995 STAR TULIP COURT
NAPLES, FLORIDA 34113

DESIGNED BY: A.J.R.
DRAWN BY: A.J.R.
APPROVED: B.T.
JOB CODE: EG000D
SCALE: N.T.S.

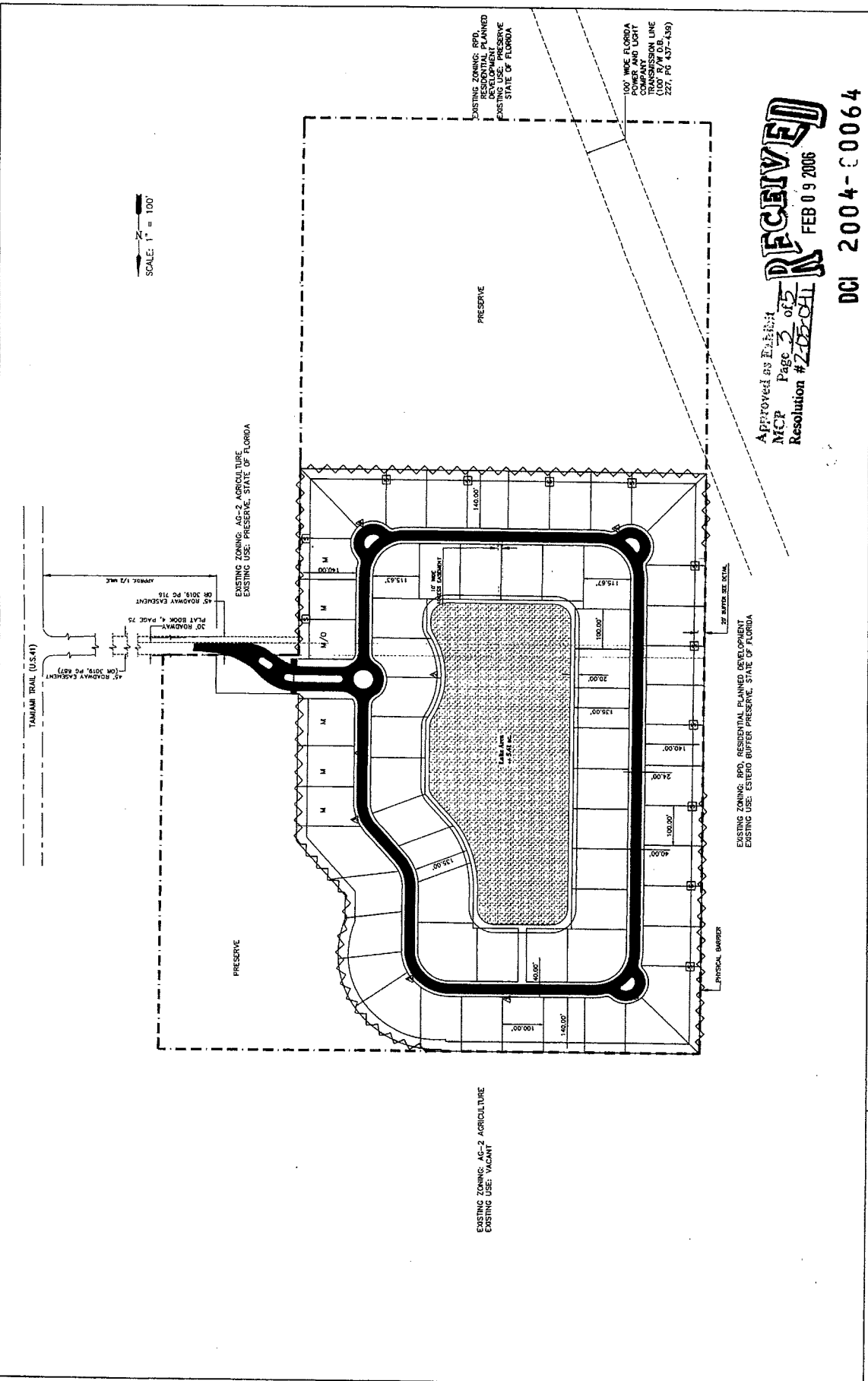
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS & LAND SURVEYORS & PLANNERS
5000 VIA DEL SEY
PUNTA SPRINGS, FLORIDA 34104
PHONE: (239) 877-1444 FAX: (239) 847-5273
MEMBER OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS

HIDEAWAY COVE RPD
EXHIBIT 6-J
GENERAL NOTES

DATE: 02/09/06
FILE NAME: EG000D.DWG
DRAWING NUMBER: 2 OF 5

LEGEND
 Δ DEVIATION

DCI 2004-00064



DATE: _____
DRAWING NUMBER: 3 of 5

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS & LAND SURVEYORS & PLANNERS
3000 VIA DEL REY
BOYNTON SPRINGS, FLORIDA 34084
PHONE: (260) 847-1144 FAX: (260) 847-0870
WWW.QGRADYMINORANDASSOCIATES.COM

DESIGNED BY: B.T.
DRAWN BY: A.J.R.
APPROVED BY: B.T.
JOB CODE: ESCR00
SCALE: N.T.S.

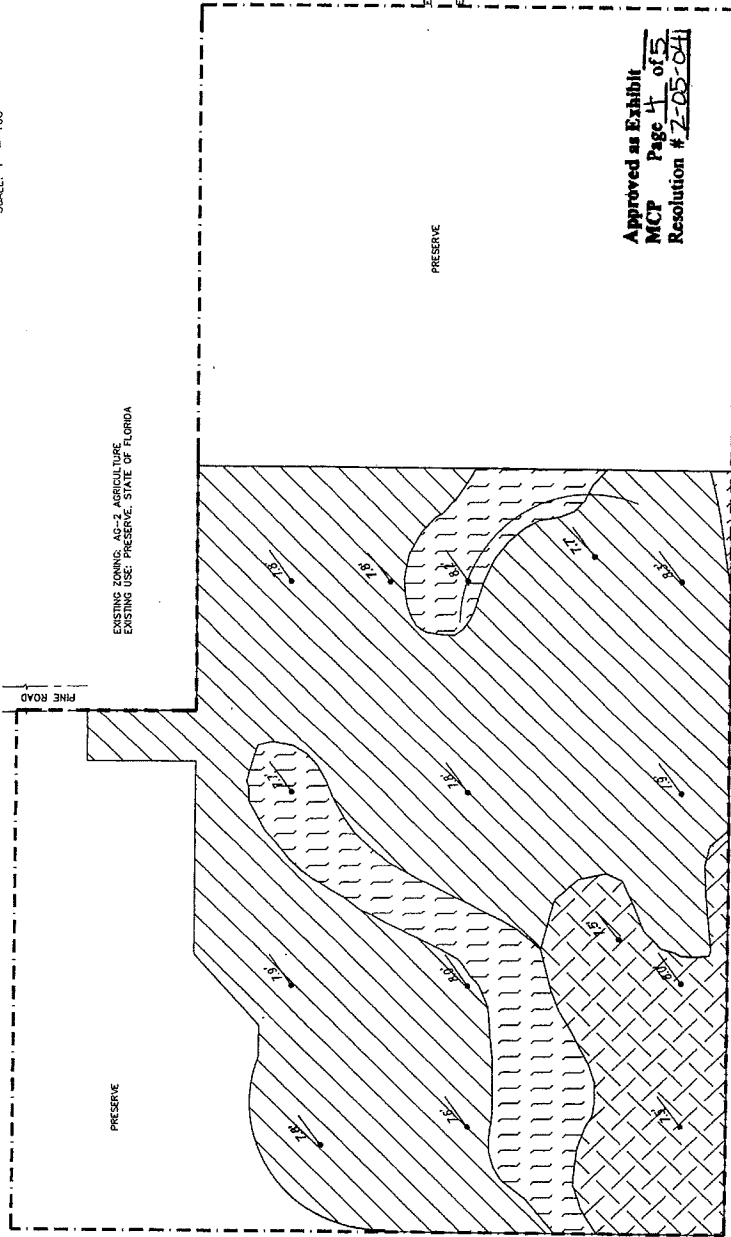
Revision	Date	Description
1	1/25/04	PER LIFE COUNTY COMMENTS
2	1/25/04	ADD NATURE TRAIL
3	2/3/06	PER LIFE COUNTY COMMENTS

OWNER/DEVELOPER
ESTERO PRESERVE, LLC
8885 STAR TULIP COURT
NAPLES, FLORIDA 34113

LEGEND

---	PROJECT BOUNDARY
---	MODEL HOME
---	OFFICE
---	PHYSICAL BARRIER
S	PRESERVE SIGNS
A	DEVIATION

SCALE: 1" = 100'



EXISTING ZONING: AG-2 AGRICULTURE
EXISTING USE: PRESERVE, STATE OF FLORIDA

EXISTING ZONING: AG-2 AGRICULTURE
EXISTING USE: VACANT

PRESERVE

Approved as Exhibit
MCP Page 11 of 15
Resolution # 7-05-04

100' WIDE, FLORIDA TRANSMISSION LINE COMPANY, INC. 227, PG. 437-439

EXISTING ZONING: RPD, RESIDENTIAL PLANNED DEVELOPMENT AND PRESERVE, STATE OF FLORIDA

LEGEND

- 17 - DAYTON LAGO
- 25 - MARCO VILLAGE SAND
- 25 - RYANKA FINE SAND, DEPRESSIONAL
- MAJUA, 1929
- SOIL DETERMINATION TERRACE SURVEY OF LEE COUNTY, FLORIDA, SOILS DEPARTMENT, UNIVERSITY OF FLORIDA
- DO NOT PARCEL WITHIN 100 YEAR FLOOD BOUNDARY

EXISTING ZONING: RPD, RESIDENTIAL PLANNED DEVELOPMENT
EXISTING USE: ESTERO BUFFER PRESERVE, STATE OF FLORIDA

RECEIVED
FEB 09 2006

DCI 2004-C0064

HIDEAWAY COVE RPD

SOILS AND TOPOGRAPHIC MAP

DATE: AUGUST, 2004
PREPARED BY: FERRARI, INC. # DRAWING NUMBER: 4 OF 5

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS & LAND SURVEYORS & PLANNERS
3000 VIA DEL REY
SUITE 2000, FORT LAUDERDALE, FL 33404
PHONE: (202) 847-1144 FAX: (202) 847-5070
WWW.QGRADYMINORANDASSOCIATES.COM

DESIGNED BY: B.T.
DRAWN BY: A.J.R.
APPROVED: B.T.
JOB CODE: ECRP02
SCALE: 1" = 100'

DATE	DESCRIPTION	BY
11/08/04	PRELIMINARY COMMENTS	BT
11/08/04	PRELIMINARY COMMENTS	BT

OWNER/DEVELOPER
ESTERO PRESERVE, LLC
8885 STAR TULIP COURT
NAPLES, FLORIDA 34113

LEGEND
PROJECT BOUNDARY



HIDEAWAY COVE RPD
 SECTION 20, TOWNSHIP 46 S, RANGE 25 E
 DATE: AUGUST, 2004
 FILE NO. 04-00064
 PREPARED BY:

Q GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 3800 VIA DEL REY
 SOUTH SPRING, FLORIDA 34134
 PHONE: (813) 947-1144 FAX: (813) 947-0775
MEMBER ASSOCIATION OF PROFESSIONAL ENGINEERS

DESIGNED BY: A.F.H.
 DRAWN BY: A.J.R.
 APPROVED: D.W.A.
 JOB CODE: E0800
 SCALE: 1" = 200'

NO.	DATE	REVISION
1	1/27/04	PER LEE COUNTY COMMENTS

OWNER/DEVELOPER
 ESTERO PRESERVE, LLC
 8885 STAR TULIP COURT
 NAPLES, FLORIDA 34113

LEGEND
 --- PROJECT BOUNDARY
 AERIAL PHOTOGRAPH DATE: MARCH, 2002

Approved as Exhibit
 MCP Page 5 of 5
 Resolution # Z-05-04

RECEIVED
 FEB 09 2006

DCI 2004-00064