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
Audra Ennis, Interim Zoning Manager

FROM: Alvin Block, AICP

DATE: 08/23/2016

*** 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: 09/09/2016

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: 08/23/2016

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

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

August 22, 2016

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

DCI 2016-00011

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

Dear Mr. Block:

Please accept the following information in response to your August 5, 2016 correspondence regarding the above referenced project.

In addition to the requested information, and due to revised ownership and title information, a revised application and ownership material is also enclosed.

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).

Will the existing conveyance ditch that is proposed to remain be altered (ie excavated deeper, widened) and will it remain open or closed (piped)? If it will change, how will the changes effect the indigenous preserve along the west property line that will be bisected by the conveyance ditch?

Response 10:

The conveyance ditch will be piped near residential lots with an endwall placed outside the indigenous preserve. No change to the ditch is proposed in the indigenous preserve area and no impacts to existing indigenous vegetation is proposed.

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 no less than 6,500 square feet. [34-373(a)(6)h.]

Both MCP's are showing the entire amenity area as open space. Sheet 4 of the MCP indicates that a building with pool and two sports/accessory areas are proposed. The property development regulations state that the amenity center will have a 7,000 square foot building with 60% lot coverage. This area cannot be calculated in the open space.

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

Please revise the amount of open space provided from the amenity area that will not have driveways, parking and buildings.

Response 12i:

The amenity blow-up on page 2 of the MCP (previous page 4) is to demonstrate the details of deviation #7 which requests back-out parking into a right of way, however, the final design of the amenity facility is not yet complete. The shaded areas on the MCP are to generally indicate where open space may be obtained. Exact open space locations and calculations will be provided during development order review and will conform with open space criteria outlined in LDC 10-415.

It is unlikely a 7,000 sf amenity building will be constructed. However, if market analysis reveals a desire for a large amenity building the proposed property development regulations will allow for this change. The property development regulations have been revised to restrict amenity site lot coverage to 40% maximum.

Comment 14:

Schedule of Deviations & Written Justification. A schedule of deviation and written justification for each deviation requested as part of the Master Concept Plan must be submitted. [34-373(a)(9)] {See Supplement D, Part 7}

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

1. Please provide a written statement explaining how the enlarged lake will benefit the surface water management for the offsite properties. This may mean that cross sections and additional data be included to justify how the larger lake claiming 100% open space will benefit the public.

Response 14-1:

Please see revised deviation #5 justification.

Comment 14-2 and 14-3:

2. Provide as part of the justification the above LDC enhancements the applicant has committed to enhance the lake edge. This may mean indicating what the code requires and then stating how the developer will go above the code to enhance with littorals or wetland trees.

3. Provide buffers adjacent to the single family lots to the west, north of the lake, and buffer the unplatted right of way to the south. This may mean saving existing trees to meet this buffer or providing a calculation for a buffer as part of the justification. Whatever the developer will commit to in order to enhance the project above code.

Response 14-2 and 14-3:

As a condition to Deviation #5 the applicant suggests the following enhancements:

	Location	LDC Requirements	Proposed Enhancement
WEST	Where residential lots abut project boundary and/or indigenous preserve	No buffer required	24" hedge at time of planting, 3' o.c. max, maintained at 60" height
SOUTH	Where residential lots abut project boundary	No buffer required	24" hedge at time of planting, 3' o.c. max, maintained at 60" height
EAST	Where residential lots abut project boundary (two locations – along Blasingim Road and abutting existing residential)	No buffer required	24" hedge at time of planting, 3' o.c. max, maintained at 60" height
	Lake perimeter; all sides (deep lake trees)	1 tree per 100 l.f. of shoreline	2 trees per 100 l.f. of shoreline
	Lake perimeter; east side abutting Blasingim Road (general trees)	No site location criteria specified	General trees to be located on east side of lake equal to 3 trees per 100 l.f. (remaining general trees to be located at developer's discretion as allowed by LDC)
	Lake perimeter; all sides (littorals)	25% of shoreline	50% of shoreline

Comment 14a:

Deviation-Details. 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)l.]

Deviation 8: 50 foot natural buffer at north property line to 15 foot landscape buffer:

Could the north side of the property entry drive be reworked to move the entry and sway it around Heritage tree clusters #20-#24 to incorporate these trees into the indigenous along the western property line. These are Laurel Oaks, can take on water, ¼ of dripline can be impacted, and would help reduce the number of general trees. Every tree saved gets 5 credits toward the general tree requirement. This would also eliminate the need for a Type C/F buffer at the northwestern corner because the drive would move more than 125 feet away.

Response14a:

DCI 2016-00011

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

The entrance road has been shifted east as far as possible without triggering a deviation from intersection separation to Timberline Circle. Effort will be made during development order review to preserve heritage trees. If detailed grading plans determine preservation is not reasonable replacement trees will be provided in accordance with LDC 10-415(b)(1)b.4.

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

11) Miscellaneous items

Please refer to the attached comments from Chick Jakacki.

Response11:

No comments were included.

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

43) Miscellaneous items.

See attached revised comments from the County Attorney's Office.

Response43:

Please see responses below.

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

Comment 7:

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

Please refer to other comments found in this response.

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 and 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'X36" size and 11" X 17" size. [34-373(a)(6)] {See item 11a – Item 11s below.}*

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].

DCI 2016-00011

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

Please revise the Master Concept Plan to show the general location of Model Display Center, Model Display Group, and Model Home within this proposed planned development.

Response 11d:

The model homes will be located near the entrance on Penzance Blvd as shown on the MCP.

Comment 11e:

Individual Development Areas. Individual development areas (ie 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.]

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.]

The revised Master Concept Plan shows the proposed location for the sales center will be on the east side of the project road near Penzance Road. Since this is outside of the Amenity Area, does the proposed 7,000 square feet for the Amenity Area include this proposed sales center. If so, please provide the maximum square footage of the sales center on the Master Concept Plan. If not, then please revise the proposed intensity of the development to include total floor area for the sales center and revise the Plan to indicate the total floor area for the sales center.

Response 11e6:

As noted in comment 13-1 below, Temporary Sales Center has been removed from the schedule of uses and Real Estate Office has been added. Real estate offices will be a temporary use during project sales and will be contained within the residential model homes.

Comment 13-1:

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)(8)]

Please consider removing reference in the Schedule of Uses to Temporary Sales Center. This use is not found in the Land Development Code. You may want to consider including Real Estate Sales Office as an alternative to this use.

Response 13-1:

The schedule of uses has been revised as suggested.

Comment 13-2:

Please consider removing Mail Kiosk. The use is not found within the Land Development Code. The mail kiosk will be considered a residential accessory use.

Response 13-2:

DCI 2016-00011
RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

Mail Kiosk has been removed as suggested.

County Attorney Comments

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 part of the MCP.

This issue has not been addressed. The LDC provides specifications for an MCP. The first sheet of this MCP is not consistent with those requirements. Each subsequent sheet of the MCP has an adequate description at the lower right-hand corner of what each sheet represents.

Response 2:

Page 1 of the MCP has been removed.

3. The submittal of revised title work remains insufficient for two reasons:

- The title Certification recites that it is provided for the purpose of complying with Sec. 177.041,F.S., for platting purposed. The appropriate reference should be to Lee County Land Development Code (LDC) Section 34-202(a)(3).
- The title work references general references to certain easements on the property. A minimal description of each easement should be included.

Response 3:

Please see revised title certification.

4. The survey is also legally insufficient for the following reasons (See also LDC Sec. 34-202(a)(2) d. Survey Note 11 must be revised once appropriate title information is obtained. The note with regard to the source of the title work may have to be revised depending upon the re-submittal of title work for the application.

Response 4.d:

Please see revised boundary survey which notes the updated title certification.

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 FT&L as the apparent current easement holder.

It is still uncertain as to how this will be addressed.

Response 5:

As a fee simple residential development the project will be platted. During the platting and development order process the easement will be vacated and all necessary authorizations to release the easement will be obtained.

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

Sincerely,

BARRACO AND ASSOCIATES, INC.

Jennifer Sapen, LEED AP, AICP
Planning Services Manager

JS/ab
23370

Attachments:

1. Application for Planned Development
2. Property Owner List
3. Property Owner Map
4. Deviations and Justifications
5. Title Certification
6. Master Concept Plan
7. Schedule of Uses
8. Property Development Regulations
9. Boundary Survey

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Blasingim Road 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.]**

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

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

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: 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

DCI 2016-00011

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

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)]**

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

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

DCI 2016-00011

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

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)

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

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)]**

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

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:*

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

Not applicable.

DCI 2016-00011

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:

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011

4. Back-up system capacity:

PART 10
ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

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

☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(b)(8)]**

☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(b)(8)]**

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

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

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]**

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

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)]

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

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]

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

STRAP Nos., Property Owner, and Site Address List

STRAP: 17-45-25-01-00000.0010
Property Owner: Blasingim Road Property, LLC
Site Address: 12030 Blasingim Road, Fort Myers, FL

STRAP: 17-45-25-01-00000.0020
Property Owner: Blasingim Road Property, LLC
Site Address: 12090 Blasingim Road, Fort Myers, FL

STRAP: 17-45-25-01-00000.0030
Property Owner: Blasingim Road Property, LLC
Site Address: 12150 Blasingim Road, Fort Myers, FL

STRAP: 17-45-25-01-00000.004A
Property Owner: Blasingim Road Property, LLC
Site Address: 12210 Blasingim Road, Fort Myers, FL

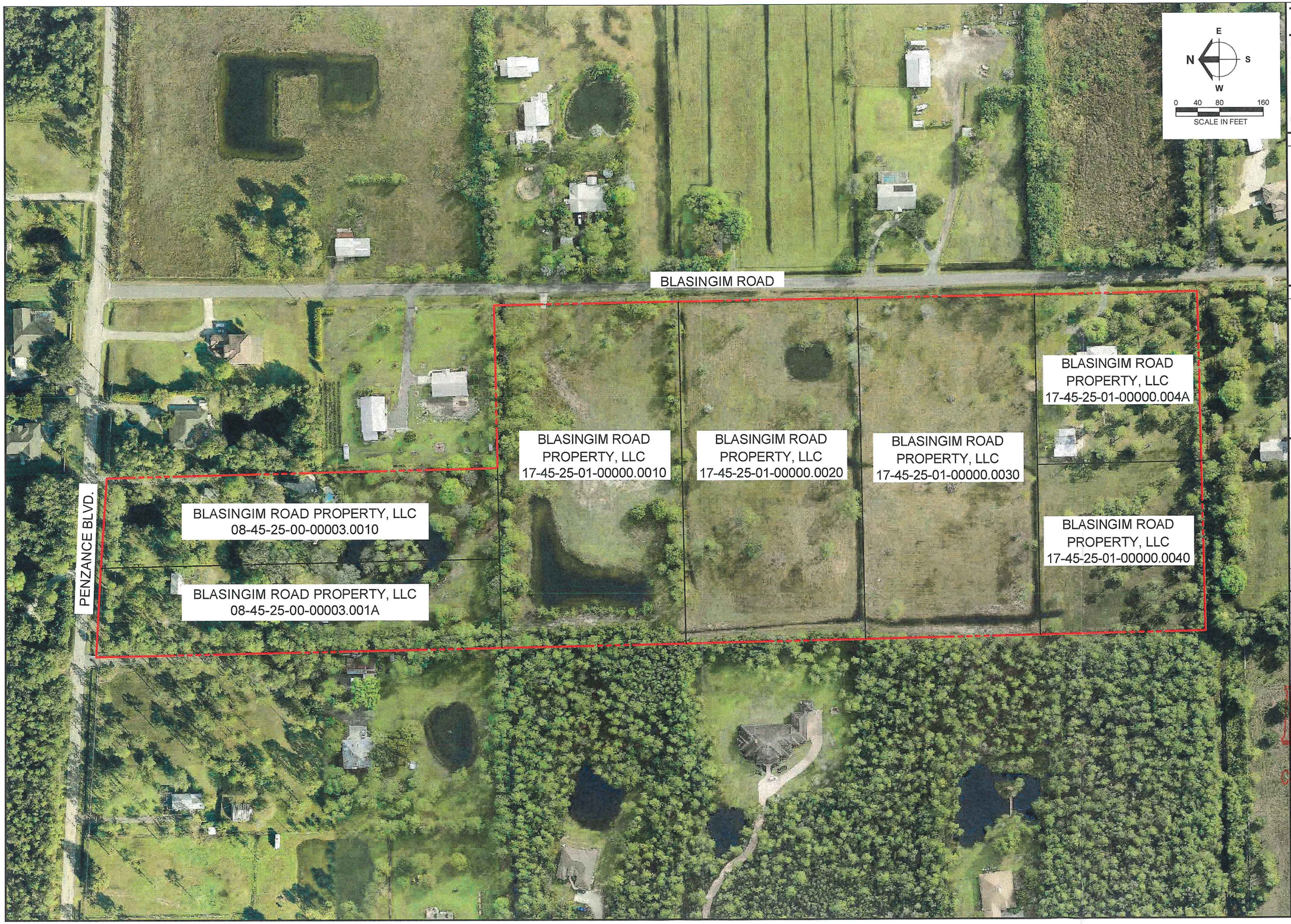
STRAP: 17-45-25-01-00000.0040
Property Owner: Blasingim Road Property, LLC
Site Address: 12250 Blasingim Road, Fort Myers, FL

STRAP: 08-45-25-00-00003.001A
Property Owner: Blasingim Road Property, LLC
Site Adress: 7020 Penzance Blvd., Ft. Myers, FL

STRAP: 08-45-25-00-00003.0010
Property Owner: Blasingim Road Property, LLC
Site Adress: 7030 Penzance Blvd., Ft. Myers, FL

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011



E
N S
W

0 40 80 160
SCALE IN FEET

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 ROAD 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
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2016, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23370-OWNERSHIP.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	THU, 5-26-2016 - 8:13 AM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

PLAN STATUS

PROPERTY OWNERSHIP MAP

PROJECT / FILE NO.	SHEET NUMBER
22254	1

DCI 2016-00011

Blasingim Road RPD
Residential Planned Development
Schedule of Deviations

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

Justification: This deviation request applies to the last lot at the terminal end of 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.

DCI 2016-00011

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

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

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 2 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.

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

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 requests more of the proposed lake to be used as open space than is allowed by LDC. The MCP shows two lake areas. The northern portion is appropriately sized at 2.4 acres to serve the water management needs of the project. The southern portion, 1.8 acres labeled "additional bonus lake" on the MCP, is an expansion of the minimum lake to create a single large lake. 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. Many of the benefits are similar to open space features.

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

LAKE SHORELINE: As a condition of this deviation the applicant proposes enhanced and strategic plantings around the lake. Littoral plantings are doubled; from 25% of the shoreline to 50%. Deep lake trees are doubles; from 1 tree per 100 l.f. of shoreline to 2 trees per 100 l.f. A portion of the general trees will also be allocated on the eastern side of the lake along Blasingim Road right of way at 3 trees per 100 l.f. These conditions will create a shoreline of open space benefits. Littoral plantings on ½ of the lake along with approximately 58 trees will achieve a natural shoreline, providing water quality benefits and natural habitat which would not be achieved with a typical water management lake following LDC criteria.

NATIVE HEDGE: As a second condition the applicant agrees to additional landscaping on three sides of the project. As required by LDC, no buffer is needed where the residential lots abut the project perimeter. The applicant proposes to enhance these areas by providing a native hedge. The hedge will be planted on the perimeter water management berm. The result is a conversion of an open space area from a sodded berm by LDC standards to an indigenous strip of landscaping surrounding the project. The west property line is especially conducive for habitat expansion given the existing conditions of the abutting property and heavy vegetation. The hedge will also aid to identify preserve limits to residents.

WATER DISCHARGE: One of the biggest benefits of expanding the lake is to the surrounding neighborhood. The area has historically consisted of large agricultural and residential lots, with minimal modern water management system. As the area has developed around the ag properties an east to west drainage problem has occurred. Bisecting the property towards the north end of the project is a drainage canal which serves as an outfall for this project and portions of the surrounding area. In additional to improving this canal, the applicant proposes to aid in water discharge reduction for the area by expanding the onsite lake. The result is an overall benefit to the offsite stormwater conveyance to the Ten Mile Canal for this basin, as established by Lee County, from 37 csm to 27 cs. The reduced allowable discharge benefits both upstream and downstream property owners by reducing peak flow in the offsite conveyance.

TRAFFIC: Expanding the lake creates more onsite excavation material. This will lessen the need for inhaul material which will lessen construction traffic with dump trucks and other heavy machinery.

AESTHETICS: The expanding lake along Blasingim Road will create more separation and additional buffer between the proposed development and existing single family estate lots on the east side of Blasingim Road. The lake provides approximately 835 l.f. along Blasingim Road (50' wide) with enhanced deep lake trees, littoral plantings and site specific located general trees to create an aesthetic open space and water management enhancement for drivers along Blasingim Road, neighboring residential lots and the residents of this development.

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

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.

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

RECEIVED
AUG 23 2016
COMMUNITY

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 the currently used 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. 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.

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

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 34-202(a)(3) of 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 August 8, 2016, covering the property described on attached Exhibit "A" (the "Property").

Based upon the aforementioned information, as of August 8, 2016, at 5:00 PM, fee simple title to the Property is vested in Blasingim Road Properties, LLC by Warranty deed recorded in Instrument No. 2016000106602 and Special Warranty Deed recorded in Instrument No. 2016000163086, all of the Public Records of Lee County, Florida and subject to that certain Mortgage, Assignment of Leases and Rents and Security Agreement in favor of Florida Community Bank, N.A., dated July 29, 2016 and recorded August 1, 2016 in Instrument No. 2016000163087, together with that certain UCC Financing Statement recorded in Instrument No. 2016000163088, all of the 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 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.

DCI 2016-00011

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

Dated this 19th day of August, 2016.

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

By _____
CHARLES MANN
FL. BAR #310750

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

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

Blasingim Road RPD
Residential Planned Development
Schedule of Uses

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

Real Estate Sales Office
Residential:
- Single Family, Two-family attached

Residential Accessory Uses and Structures
Signs per LDC
Temporary Construction Trailer

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

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.

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

Blasingim RPD
Residential Planned Development
Property Development Regulations

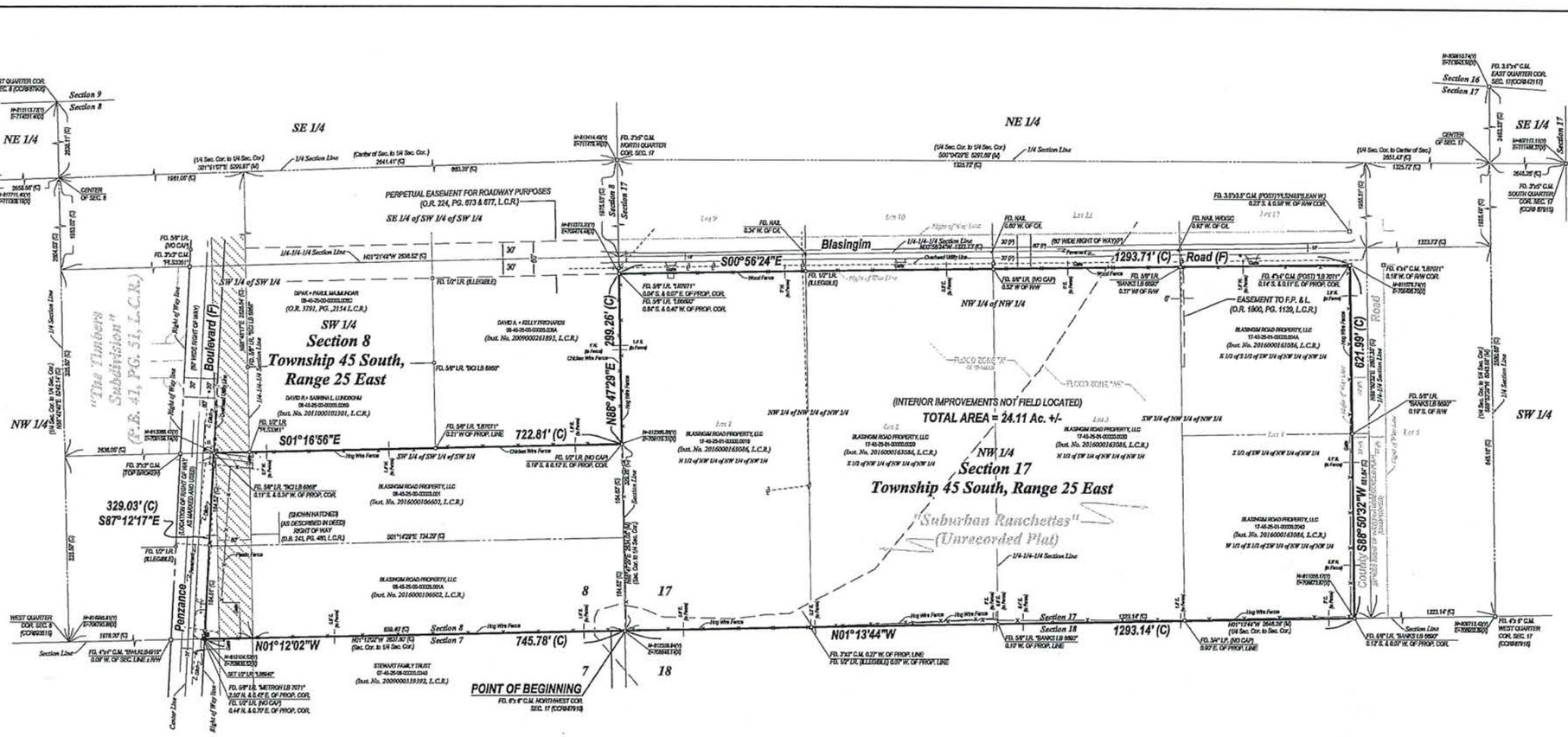
	SINGLE FAMILY	TWO-FAMILY ATTACHED	AMENITY
Minimum lot Width:	40'	30'	80'
Minimum lot Depth:	125'	125'	125'
Minimum lot Area:	5000 sf	3750 sf	10,000 sf
Max. Building Area	N/A	N/A	7,000 sf
Max. Building Height:	35'	35'	35'
Maximum lot Coverage	60%	60%	40%
Minimum Setbacks:			
Front (right of way)	20'	20'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

DCI 2016-00011

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT



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

0 50 100 200

SCALE IN FEET

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 (NAD 1983 (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: AUGUST 19, 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=AD5317)(ELEVATION = 15.18').

LEGEND:

B.M.	BENCHMARK	(F)	FIELD	L.M.E.	LAKE MAINTENANCE EASEMENT	REF.	REFERENCE	▲	SET "MAG" NAIL WITH DISC STAMPED LB6940	⊸c⊸	CABLE TV BOX
(C)	CALCULATED	FD.	FOUND	(M)	MEASURED	R/W	RIGHT OF WAY	●	SET 1/2" IRON ROD WITH CAP STAMPED LB6940	⊸v⊸	WATER VALVE
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	⊸w⊸	WATER BOX
C/L	CENTER LINE	F.P. & L.	FLORIDA POWER & LIGHT CO.	(P)	PLAT	SEC.	SECTION	▲	FOUND NAIL AS NOTED	⊸f⊸	FIRE HYDRANT
CONC.	CONCRETE	FRAC.	FRACTION	P.B.	PLAT BOOK	W	WITH	◻	FOUND CONC. MONUMENT AS NOTED	⊸b⊸	BACK FLOW ASSEMBLY
CB=	CHORD BEARING=	I.E.	IRRIGATION EASEMENT	P.C.	POINT OF CURVATURE	WT.	WITNESS	○	FOUND IRON PIPE OR IRON ROD AS NOTED	⊸a⊸	AIR RELEASE VALVE
CD=	CHORD DISTANCE=	I.P.	IRON PIPE	PG.	PAGE			■	DRAINAGE INLET	⊸v⊸	IRRIGATION VALVE
CH=	CHORD BEARING & DISTANCE=	I.R.	IRON ROD	P.K.	PARKER-KALON			◎	DRAINAGE MANHOLE	⊸s⊸	IRRIGATION SERVICE
C.M.	CONCRETE MONUMENT	L=	LENGTH=	P.R.M.	PERMANENT REFERENCE MONUMENT			⊟	METERED END SECTION	●	WELL
COR.	CORNER	LB	LICENSED BUSINESS	PROP.	PROPERTY			▪	YARD DRAIN	Ⓢ	SANITARY MANHOLE
Δ=	DELTA OR CENTRAL ANGLE=	L.B.E.	LANDSCAPE BUFFER EASEMENT	P.T.	POINT OF TANGENCY			☼	LIGHT POLE	⊸s⊸	SANITARY SERVICE
(D)	DEED	L.C.R.	LEE COUNTY RECORDS	P.V.C.	PLASTIC PIPE			⊸	FLOOD LIGHT	▪	SIGN
D.B.	DEED BOOK	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	R=	RADIUS=			⊸●⊸	CONCRETE POWER POLE	▪	MAIL BOX
EL.	ELEVATION			R.C.P.	REINFORCED CONCRETE PIPE			⊸○⊸	WOOD POWER POLE	⊸b⊸	BLOW OFF
								▲	GUY ANCHOR	Ⓕ	FIBER OPTIC CABLE MARKER
								◻	TELEPHONE BOX	Ⓖ	GAS LINE MARKER
								◻	ELECTRIC BOX	⊸g⊸	GAS VALVE

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) — DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.5949

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

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

PREPARED FOR

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

A PARCEL OF LAND IN SECTIONS 8 & 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER, LICENSE NUMBER 5949, STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER

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

FILE NAME	23370501.DWG
LAYOUT	ZONING
LOCATION	J:\23370\DWGS\SURVEYING\
PLOT DATE	MON, 8-22-2016 - 3:34 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 BI R/W DEED
07-11-2016	REV. PER TITLE CERT.
08-22-2016	REV. PER TITLE CERT

STRAP NUMBERS

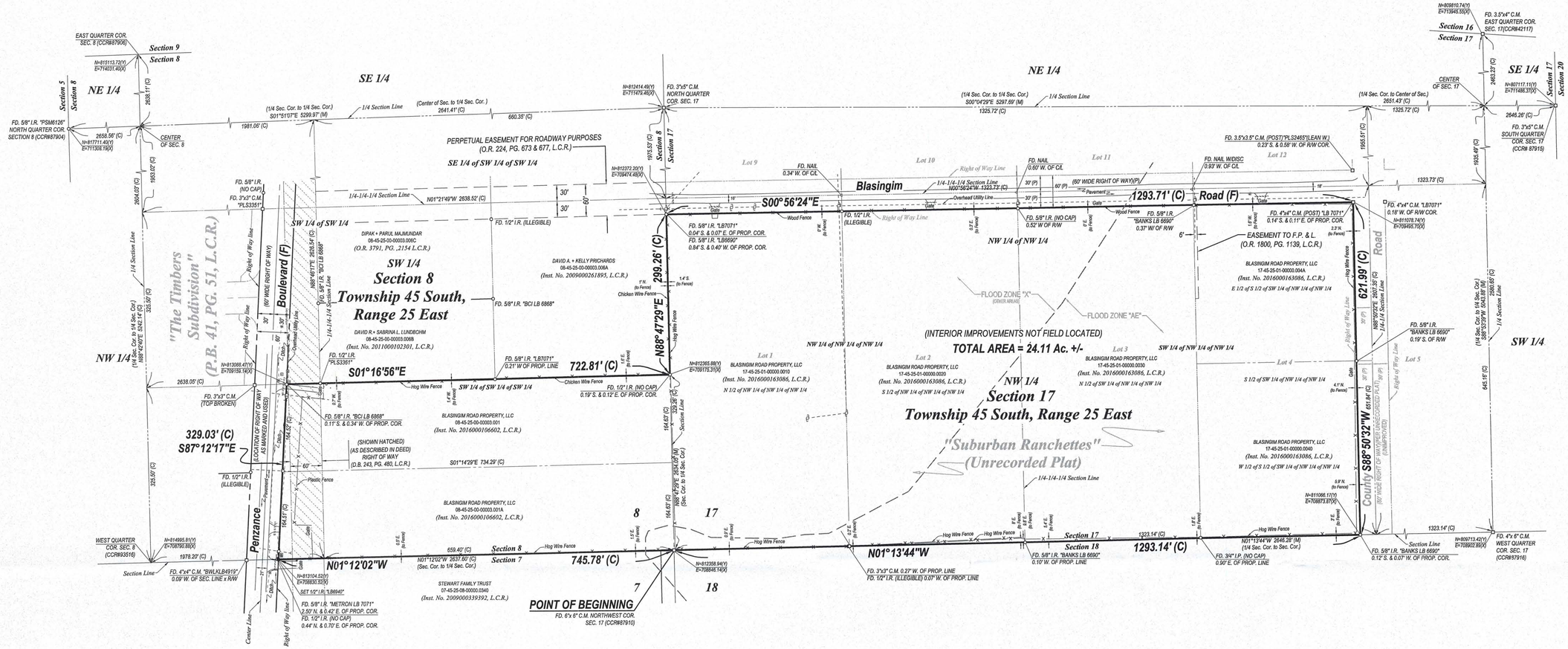
RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
23370 8-65-25	1 OF 1

DCI 2016-00011

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011



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

A PARCEL OF LAND IN SECTIONS 8 & 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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

FILE NAME	23370S01.DWG
LAYOUT	ZONING
LOCATION	J:\23370\DWG\SURVEYING\
PLOT DATE	MON. 8-22-2016 - 3:34 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.*
08-22-2016	*REV. PER TITLE CERT*

STRAP NUMBERS

BOUNDARY SURVEY

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

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: AUGUST 19, 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	⊲CV⊳	CABLE TV BOX
(C)	CALCULATED	FD.	FOUND	R/W	RIGHT OF WAY	●	SET 1/2" IRON ROD WITH CAP STAMPED LB6940	WV	WATER VALVE		
CCR#	CERTIFIED CORNER RECORD	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	(M)	MEASURED	O.R.	OFFICIAL RECORD BOOK	SEC.	SECTION	■	SET 4"x4" CONC. MONUMENT STAMPED LB6940
				(P)	PLAT	W/	WITH	△	FOUND NAIL AS NOTED	WB	WATER BOX
C/L	CENTER LINE	F.P. & L.	FLORIDA POWER & LIGHT CO.	P.B.	PLAT BOOK	WIT.	WITNESS	□	FOUND CONC. MONUMENT AS NOTED	FH	FIRE HYDRANT
CONC.	CONCRETE	FRAC.	FRACTION	P.C.	POINT OF CURVATURE			○	FOUND IRON PIPE OR IRON ROD AS NOTED	BFA	BACK FLOW ASSEMBLY
CB=	CHORD BEARING=	I.E.	IRRIGATION EASEMENT	PG.	PAGE			▩	DRAINAGE INLET	ARV	AIR RELEASE VALVE
CD=	CHORD DISTANCE=	I.P.	IRON PIPE	P.K.	PARKER-KALON			◎	DRAINAGE MANHOLE	IRV	IRRIGATION VALVE
CH=	CHORD BEARING & DISTANCE=	I.R.	IRON ROD	P.R.M.	PERMANENT REFERENCE MONUMENT			▭	MITERED END SECTION	IS	IRRIGATION SERVICE
C.M.	CONCRETE MONUMENT	L=	LENGTH=	PROP.	PROPERTY			•	YARD DRAIN	●	WELL
COR.	CORNER	LB	LICENSED BUSINESS	P.T.	POINT OF TANGENCY			☼	LIGHT POLE	SMH	SANITARY MANHOLE
Δ=	DELTA OR CENTRAL ANGLE=	L.B.E.	LANDSCAPE BUFFER EASEMENT	P.V.C.	PLASTIC PIPE			⌔	FLOOD LIGHT	SS	SANITARY SERVICE
(D)	DEED	L.C.R.	LEE COUNTY RECORDS	R=	RADIUS=			⌁	CONCRETE POWER POLE	▽	SIGN
D.B.	DEED BOOK	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	R.C.P.	REINFORCED CONCRETE PIPE			⌁	WOOD POWER POLE	MB	MAIL BOX
EL.	ELEVATION							⊥	GUY ANCHOR	BOF	BLOW OFF
								⊟	TELEPHONE BOX	FOC	FIBER OPTIC CABLE MARKER
								⊞	ELECTRIC BOX	GLM	GAS LINE MARKER
										GV	GAS VALVE

THIS SURVEY IS FOR THE BENEFIT OF:

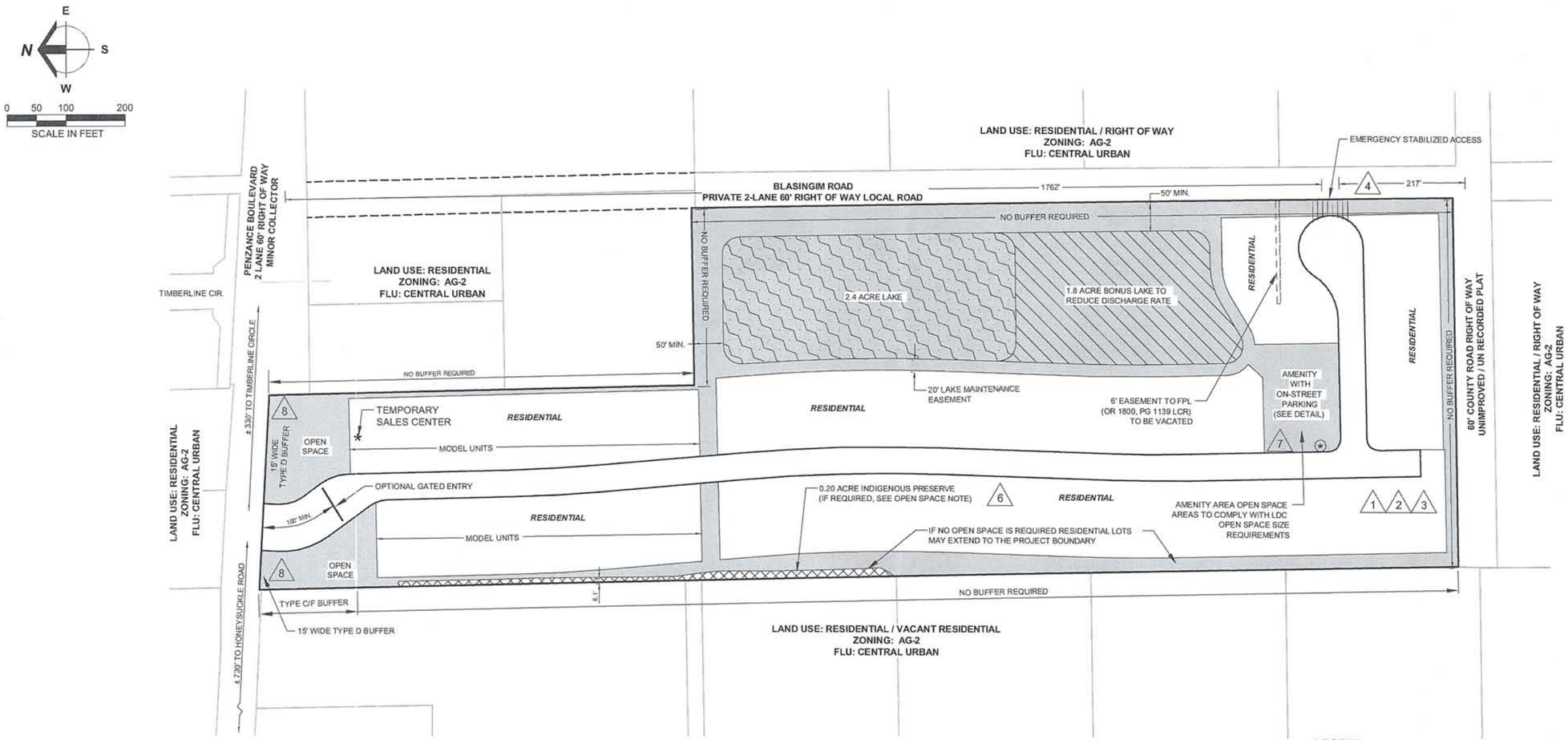
THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

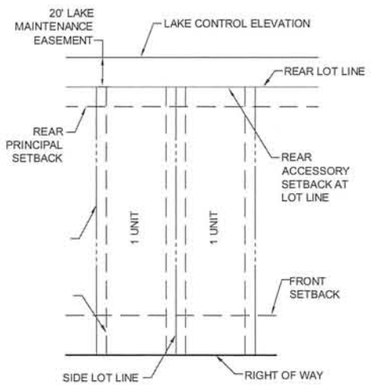
I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

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

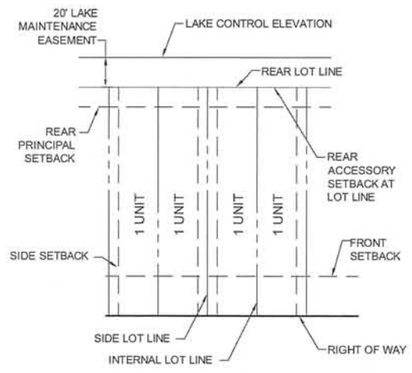
DATE SIGNED: 8/22/16

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





SINGLE FAMILY
TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED
TYPICAL LOT DETAIL

LEGEND

- LAKE
- BONUS LAKE TO REDUCE DISCHARGE
- INDIGENOUS PRESERVE
- COMMON OPEN SPACE AREAS
- DEVIATION REQUEST
- LOADING AREA

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE

24.11 @ 40% = 9.60 AC

PROVIDED OPEN SPACE

PRESERVE	0.20 AC
LAKE (9.6 X 25%)	2.40 AC
LAKE SLOPE	0.99 AC
AMENITY	0.47 AC
REAR YARD DRAINAGE & PERIMETER BERM	3.74 AC
BONUS LAKE AREA TO REDUCE DISCHARGE (5)	1.80 AC
TOTAL	9.60 AC

REQUIRED INDIGENOUS PRESERVE

9.60 @ 50% = 4.80 AC

PROVIDED INDIGENOUS PRESERVE

PROVIDED = 0.20 AC

NOTE:
NO OPEN SPACE OR INDIGENOUS PRESERVE IS REQUIRED IF THE FOLLOWING CONDITIONS ARE MET:

1. MINIMUM SINGLE FAMILY DETACHED LOT SIZE = 6500 SF
2. MINIMUM TWO-FAMILY ATTACHED LOT SIZE = 3750 SF
3. MAXIMUM LOT COVERAGE RESIDENTIAL LOT COVERAGE = 40%

IF ABOVE CRITERIA IS MET DEVIATION 5 AND ASSOCIATED CONDITIONS OF DEVIATION 5 ARE NOT APPLICABLE.

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

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2016, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23370-Z02.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	MON, 8-22-2016 - 8:43 AM
PLOT BY	JENNIFER.SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23370-Z00.DWG

PLAN REVISIONS

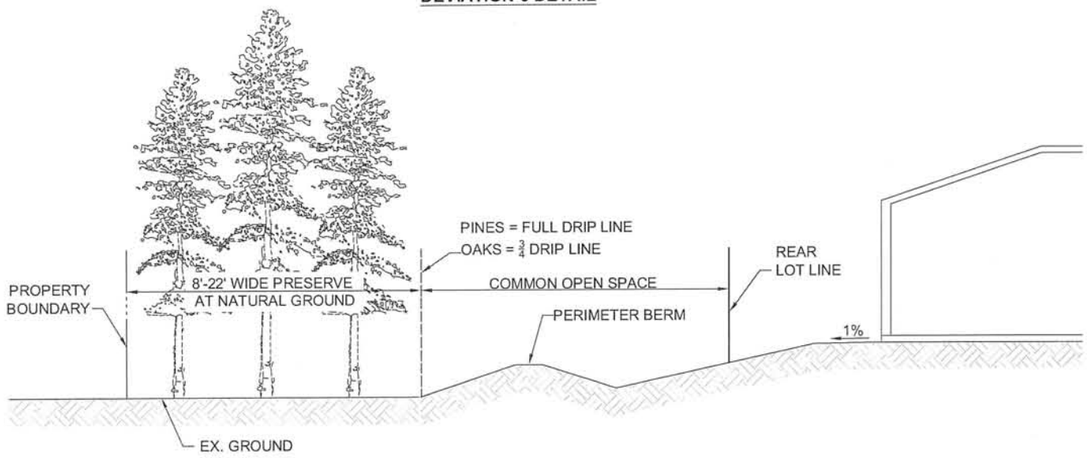
7-11-16	PER LEE COUNTY
8-22-16	SECOND SUFFICIENCY

PLAN STATUS

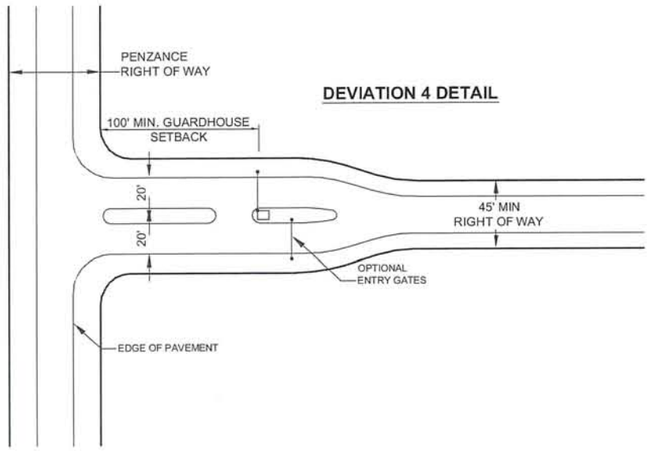
MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
23370	1 OF 2

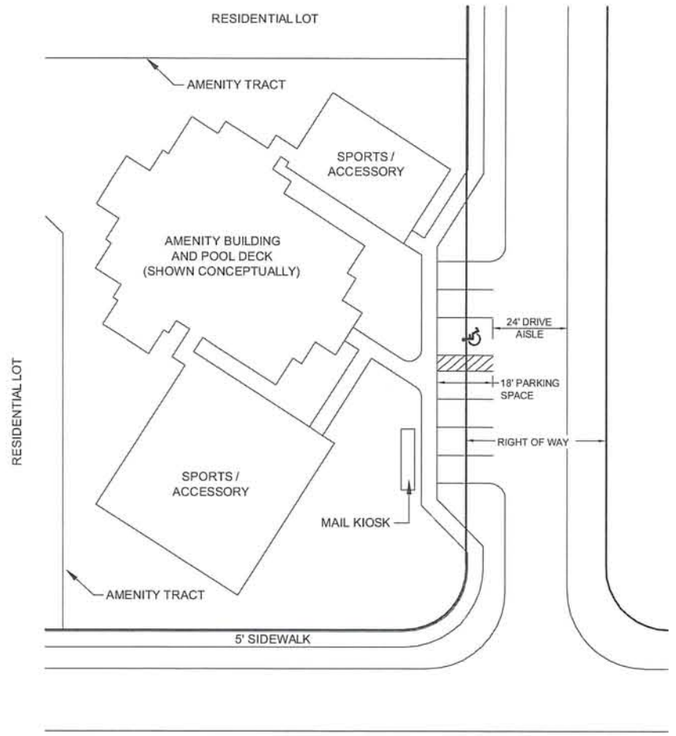
DEVIATION 6 DETAIL



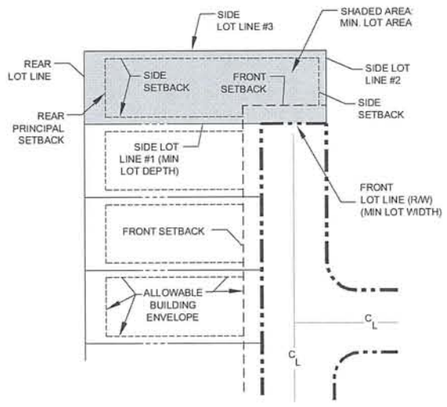
DEVIATION 4 DETAIL



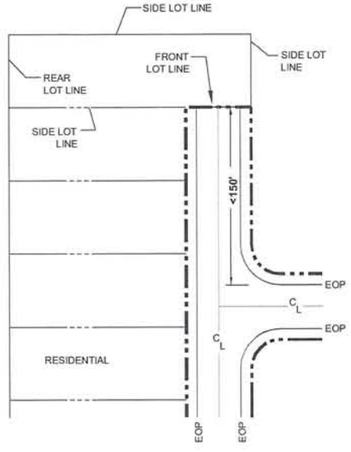
DEVIATION 7 DETAIL



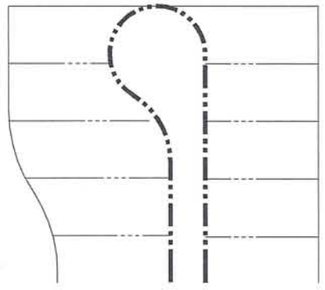
DEVIATION 3 LOT SIZE DETAIL



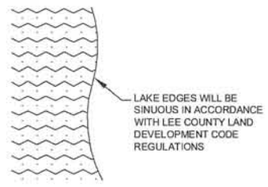
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



CUL-DE-SAC DESIGN DETAIL



SINUOUS LAKE SHORELINE DETAIL



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

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2016, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23370-Z03.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	MON, 8-22-2016 - 8:43 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

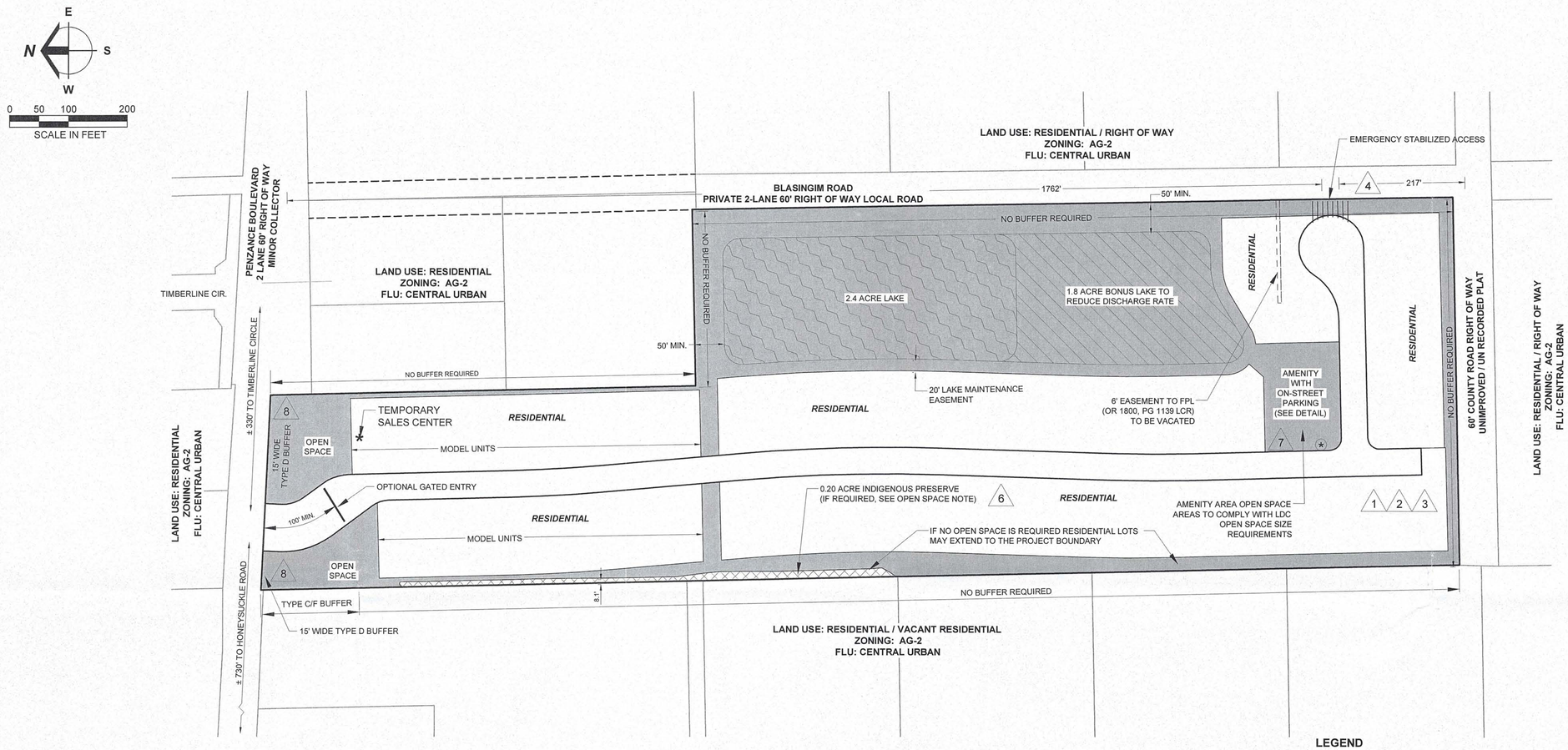
BASEPLAN = 23370-Z00.DWG

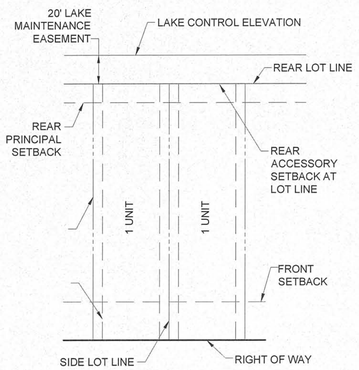
PLAN REVISIONS	
7-11-16	PER LEE COUNTY
8-22-16	SECOND SUFFICIENCY

PLAN STATUS

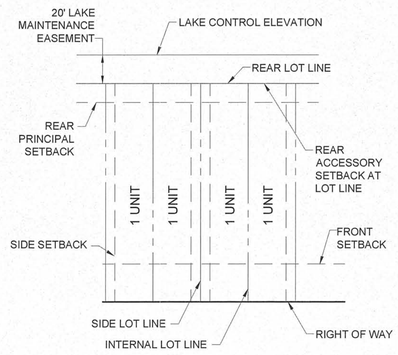
DETAILS AND DEVIATIONS

PROJECT / FILE NO.	SHEET NUMBER
23370	2 OF 2





SINGLE FAMILY TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED TYPICAL LOT DETAIL

LEGEND

- LAKE
- BONUS LAKE TO REDUCE DISCHARGE
- INDIGENOUS PRESERVE
- COMMON OPEN SPACE AREAS
- DEVIATION REQUEST
- LOADING AREA

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE

24.11 @ 40% = 9.60 AC

PROVIDED OPEN SPACE

PRESERVE	0.20 AC
LAKE (9.6 X 25%)	2.40 AC
LAKE SLOPE	0.99 AC
AMENITY	0.47 AC
REAR YARD DRAINAGE & PERIMETER BERM	3.74 AC
BONUS LAKE AREA TO REDUCE DISCHARGE (5)	1.80 AC
TOTAL	9.60 AC

REQUIRED INDIGENOUS PRESERVE

9.60 @ 50% = 4.80 AC

PROVIDED INDIGENOUS PRESERVE

PROVIDED = 0.20 AC

NOTE:
NO OPEN SPACE OR INDIGENOUS PRESERVE IS REQUIRED IF THE FOLLOWING CONDITIONS ARE MET:

1. MINIMUM SINGLE FAMILY DETACHED LOT SIZE = 6500 SF
2. MINIMUM TWO-FAMILY ATTACHED LOT SIZE = 3750 SF
3. MAXIMUM LOT COVERAGE RESIDENTIAL LOT COVERAGE = 40%

IF ABOVE CRITERIA IS MET DEVIATION 5 AND ASSOCIATED CONDITIONS OF DEVIATION 5 ARE NOT APPLICABLE.

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
© COPYRIGHT 2016, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23370-Z02.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	MON. 8-22-2016 - 8:45 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS
BASEPLAN = 23370-Z00.DWG

PLAN REVISIONS

7-11-16	PER LEE COUNTY
8-22-16	SECOND SUFFICIENCY

PLAN STATUS

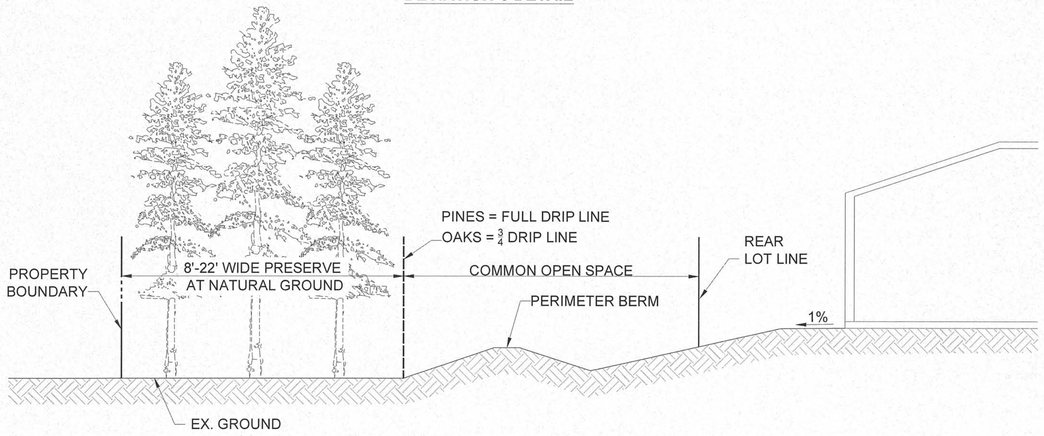
MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
23370	1 OF 2

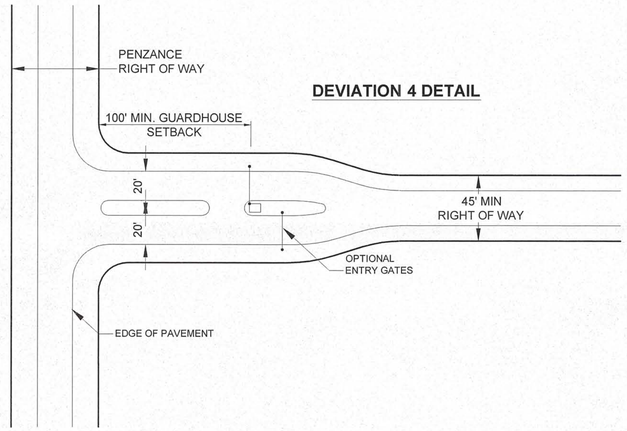
RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

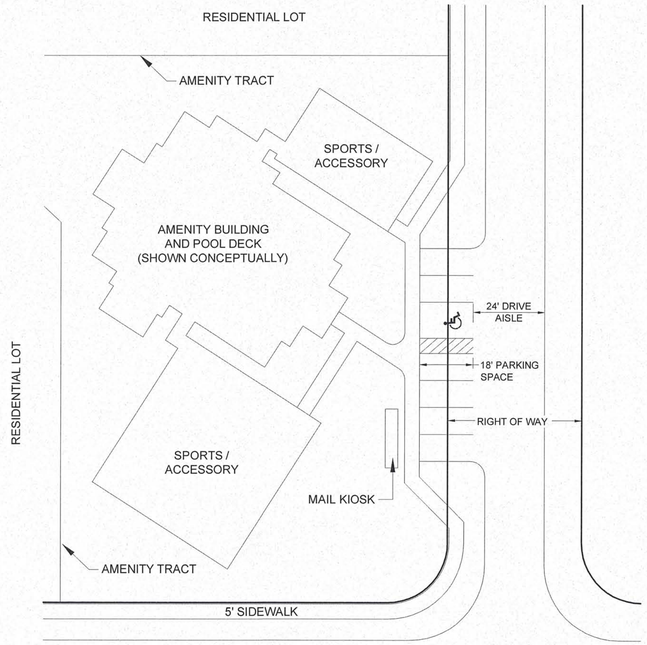
DEVIATION 6 DETAIL



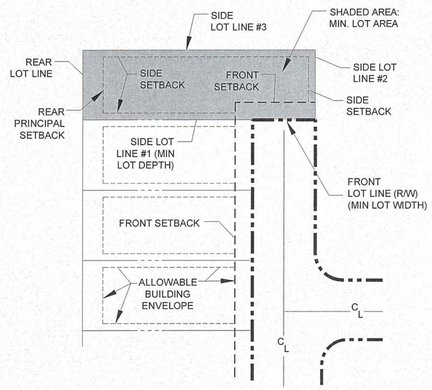
DEVIATION 4 DETAIL



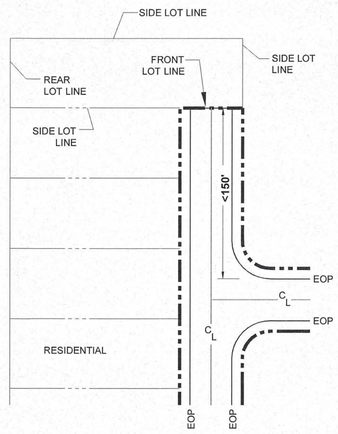
DEVIATION 7 DETAIL



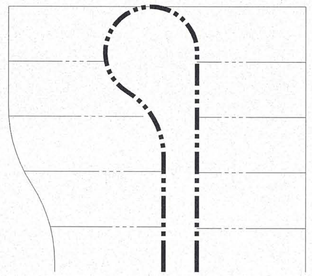
DEVIATION 3 LOT SIZE DETAIL



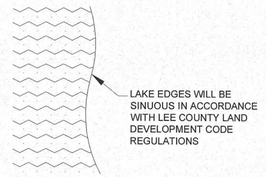
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



CUL-DE-SAC DESIGN DETAIL



SINUOUS LAKE SHORELINE DETAIL



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

DCI 2016-00011

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2016, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23370-Z03.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	MON. 8-22-2016 - 8:45 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23370-Z00.DWG

PLAN REVISIONS	
7-11-16	PER LEE COUNTY
8-22-16	SECOND SUFFICIENCY

PLAN STATUS

DETAILS AND DEVIATIONS

PROJECT / FILE NO.	SHEET NUMBER
23370	2 OF 2

DCI 2016-00011

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT