ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst County Attorney
DS Reviewer - Susan L Hollingsworth
Marcus Evans, TIS Reviewer
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: Tony Palermo, AICP

DATE: 09/30/2016

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

PROJECT NAME: OAK VIEW RPD

CASE #: DCI2016-00010

INFORMATION SUMMARY:

NEW SUBMITTAL

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

RESPONSE REQUIRED BY: 10/18/2016

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: 10/03/2016

fvmtlafaunow_dci_rasub_r

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

September 30, 2016

Tony Palermo, AICP
Senior Planner
Lee County Department of Community Development
Zoning Division
1500 Monroe Street
Fort Myers, FL 33901

Re: OAK VIEW RPD
DCI2016-00010 – Minor Plan Dev Application

Dear Mr. Palermo,

Please accept the following information in response to your June 6, 2016 correspondence regarding the above referenced project. The following responses are provided in order with respect to your correspondence.

LC ZTIS PD Application Sufficiency Checklist

Comment 3: Site Plan

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

The TIS [or master concept plan] does not appear to contain a drawing that shows the location of site access points in relation to non-access points on both sides of the street within proximity of the site. Please review and revise the TIS [or master concept plan] accordingly. (5/20/16 ME)

Response 3:

As referenced in the correspondence prepared by TR Transportation Consultants, Inc., included in this submittal, the MCP shows the locations of the access points utilized by the TIS.

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

Comment 10: Miscellaneous Items

The site design parameters that are stated in the TIS do not appear to correspond to the parameters that are stated and/or depicted in the non-TIS submittals. The TIS and the MCP do not appear to agree with respect to the number of access points and the permissible directional; movements at them. Please clarify how many access points are proposed for the site and what permissible movements (if any for the secondary access) are expected at each of them, and review and revise the TIS accordingly. (5/20/16 ME)

Response 10:

Please see enclosed letter prepared by TR Transportation Consultants, Inc.

Comment 10 continued:

The TIS review is not complete. Review comments are based upon information presented in the TIS in its present form. The TIS reviewer reserves the right to comment on and/or require revisions to any portion of the TIS, whether or not it was part of the original submittal or subsequent revisions, until the TIS has been fully approved. (5/20/16 ME)

Response 10 (#2):

Understood. Please feel free to contact Ted Treesh at TR Transportation directly should you have any questions after reviewing the new information.

LC Environmental Sciences PD Application Sufficiency Checklist

Comment 12j: Buffers

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

From the aerial photography, the Buckingham Road right of way has overhead powerlines. Is there an easement on the subject property and if so show the easement on the MCP and illustrate the buffer width. The type D buffer must have at least 7.5 feet of planting space outside of the easement and small trees must be set back ten feet and large trees 20 feet from powerlines according to LCEC/FPL planting guidelines.

Response 12j:

The powerline easement lies 3.5' inside the project boundary. A cross section has been added to page 3 which shows the 7.5' Type D planting area beyond the FPL easement and trees a minimum of 20' from the powerline easement to allow for canopy growth

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

DCI 2016-00010

Comment 16a4: Natural Features-Preservation

How existing natural features will be preserved must be explained. The explanation must include an estimate of the ranges of existing and post development water table elevations, where appropriate. [34-373(b)(1)d.]

Will the indigenous preserve be used for surface water management? The Surface Water Management Plan states that there will be buffers surrounding the natural feature but does not state if it will be included in the surface water management calculations. This preserve is a requirement for the LDC and if a change in the water table occurs (more or less) it will change the habitat and could be detrimental to the health of the preserve. Please provide the water table elevations (existing and proposed) if the indigenous will be used to handle the surface water.

Response 16a4:

Please see revised surface water management plan.

Comment 16a4 continued:

From the aerial photograph, the wetland preserve on the subject property continues to the adjacent property to the west. The adjacent property to the west has a lake to the north of the wetland. Does the neighboring property's lake tie into the wetlands? The wetland overlapping the adjacent property and the adjacent property lake tying into the wetland could affect the surface water management needed for the subject property. Please provide more information in the surface water management plan as to how the wetlands will be shared and how the existing adjacent lake ties into the system.

Response 16a4 (#2):

Please see revised surface water management summary.

Comment 19: Miscellaneous Items

The proposed lakes is not sinuous even though the "Sinuous Lake Shoreline Detail" states it will be. Please illustrate a sinuous lake on the MCP.

Response 19:

The lake has been revised to show a conceptual sinuous shoreline. Final shoreline configuration will be determined during D.O. review.

DCI 2016-00010

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

Comment 19 continued:
Please label the 20 foot L.M.E. on the MCP

Response 19 (#2):
The 20' lake maintenance easement has been labeled on the MCP and is shown on the cross section on page 3.

Comment 19 continued:
Is the lake proposed to be greater than 12 feet deep?

Response 19 (#3):
At this time lake depth is undetermined.

FUTURE CONDITION:
Prior to D.O. approval, the planted littoral shelf and deep lake trees (if required) must be located at the east side of the lake adjacent to Buckingham Road.

Response/Condition 19:
The applicant is agreeable to such a condition. The MCP and cross section on page 3 has been revised to reflect this condition.

Sufficiency Comments

Comment 1:
The Master Concept Plan needs to show the distances between the proposed projects driveways and the adjacent driveways/streets including the distance between the projects entrance and the emergency stabilized access.

Response 1:
Distances to the emergency stabilized access have been added to the MCP.

DCI 2016-00010

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

LC Public Hearing for Planned Development Application- Supplement D Checklist

Zoning Comments

Comment 1:

Request to rezone +/- 16.2 acres from Agricultural (AG-2) to Residential Planned Development (RPD) to allow the development of up to 60 single family and/or two family attached residential units with a maximum height of 35 feet.

Please check the draft wording above.

Response 1:

The wording above is correct.

Comment 2:

Please see attached comments. Comments from the County Attorney included.

Response 2:

Responses included below.

Comment 3:

Thank you for the LCU letter.

Response 3:

You're welcome.

Comment 4:

Can you put a general location map on the MCP?

Response 4:

A cover sheet has been added to the MCP which shows a general location map. Due to the addition of sheet 3, the cover sheet also includes a plan index.

Comment 5:

Please specify if the surrounding uses are single-family or multi-family on the MCP.

Response 5:

Existing residential uses have been labeled single family as appropriate.

DCI 2016-00010

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

Comment 6:
Schedule of uses – how many models?

Response 6:
The schedule of uses has been revised to indicate a maximum of 8 model units and the MCP has been revised to show model home locations.

Comment 7:
Your Lee Plan analysis should include Policy 5.1.5

Response 7:
Please see revised Request Statement and Surrounding Density Exhibit.

Comment 8:
Please demonstrate how you will comply with the community meeting requirement below.

Sec. 33-1480 Applicability.
This division is applicable to Caloosahatchee Shores Planning Community (see Map 14 in Appendix I), described in Goal 21 of the Lee County Comprehensive Plan (Lee Plan).
(a) Scope. The provisions of this article apply to all development located in the Caloosahatchee Shores Planning Community, as defined in section 33-1481(a) and depicted in the Lee County Comprehensive Plan on Lee Plan Map 1 Special Treatment Areas (Page 2 of 8) and apply to all commercial, religious, institutional, multiple-family, and mixed use developments, including live-work units, except where the authority of a separate political jurisdiction supersedes County authority.
(b) Zoning. The provisions of this article apply to all requests to rezone property located within the Caloosahatchee Shores Community. Compliance with these provisions will be required to obtain zoning approval unless approved by variance or deviation.
Development orders. The provisions of this article apply to all development orders and limited review development orders described in sections 10-174(1), 10-174(2) and 10-174(4)a that are for property located within the Caloosahatchee Shores Community. Compliance with these provisions will be required in order to obtain development order approval.
(c) Demonstrating compliance. Compliance with the standards set forth in this article must be demonstrated on the drawings or site development plans submitted in conjunction with an application for development order approval or with a building permit application if a development order is not

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

required. (Ord. No. 12-01, § 5, 1-10-12; Ord. No. 13-10, § 9, 5-28-13)
Sec. 33-1481. Planning community boundaries.
(a) Caloosahatchee Shores Planning Community. The boundaries of the Caloosahatchee Shores Planning Community are as depicted in the Lee County Comprehensive Plan on Lee Plan Map 1 Special Treatment Areas (Page 2 of 8) and in Appendix I on Map 14. The following overlays are located within the Caloosahatchee Shores Planning Community:
(1) Olga Planning Community Overlay. The boundaries of the Olga Community overlay district are as depicted in the Lee County Comprehensive Plan on Lee Plan Map 1 Special Treatment Areas (Page 2 of 8) and in Appendix I on Map 14.
(2) State Route 80 Corridor Overlay. The boundary of the State Route 80 Corridor overlay district is as depicted in Appendix I on Map 15 and is generally described as the linear corridor between State Route 80 and First Street from West Road to Buckingham Road/Old Olga Road.
(Ord. No. 12-01, § 5, 1-10-12; Ord. No. 13-10, § 9, 5-28-13)
Sec. 33-1482. Community review.
(a) Applications requiring review. The owner or agent applying for the following types of County approvals must conduct one publically advertised information session within the Caloosahatchee Shores Planning Community prior to obtaining approval or finding of sufficiency of the following:
(1) Development orders.
(2) Planned development zoning actions. This includes administrative deviations amending the approved master concept plan or other provisions of the zoning resolution.
(3) Special exception and variance requests.
(4) Conventional rezoning actions.
(b) Meeting requirements. The applicant is responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. The meeting location will be determined by the applicant. Meetings may, but are not required to, be conducted before Non-County formed boards, committees, associations, or planning panels. During the meeting, the agent will provide a general overview of the project for any interested citizens. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. The applicant is not required to receive an affirmative vote or

DCI 2016-00010

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

approval of citizens present at the meeting.
(Ord. No. 12-01, § 5, 1-10-12; Ord. No. 13-10, § 9, 5-28-13)

Response 8:
The applicant has been in contact with the Chair of the Caloosahatchee Shores Community Plan-Review Committee to schedule a community meeting. As advised by the chair, the community's protocol is to hear presentations once the application has been found sufficient. Once receiving a letter of sufficiency a community meeting will be scheduled and a presentation of the request will be conducted. The applicant will then provide results of that meeting to staff.

John Fredyma Comments

Comment 1:
The legal description attached to the Title Opinion should be the same as the description provided pursuant to LDC Section 34-202(a)( ).

Comment 2:
As noted by Chick, the legal description appearing on the Survey should also be the same as the description provided pursuant to LDC Section 34-202(a)(l).

Response 1 and 2:
The enclosed boundary survey, sketch and legal description has been revised to reference the legal description found within the title opinion.

Comment 3:
The most recent field work for the Survey should have occurred subsequent to the issuance of the title opinion insofar as the survey is required to show all easements affecting the subject property, both recorded and unrecorded. The last field work was performed in August of 2015.

Response 3:
The boundary survey reflects the current title opinion letter.

Comment 4:
If the title work is updated, then the Survey should also be revised and the note for this matter updated.

Response 4:
Note #9 on the boundary survey references the title opinion.

Comment 5:
The Existing Agricultural Use Affidavit did not include the two exhibits (A and B) referenced in the affidavit.

Response 5:
Exhibits A and B have been included with the Existing Agricultural Use Affidavit.

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

DCI 2016-00010

Comment 6:
The deviation request from LDC Section 10-296(p)(l) is unclear and inconsistent. The narrative states there is only one location for this deviation, but two are shown on the MCP. Additionally, the narrative does not appear to describe what is shown on the MCP insofar as the project street(s) is/are all dead-ended.

Response 6:
The deviation request from Section 10-296(p)(1) has been revised to include two dead-end locations. The proposed layout essentially consists of one road, but as required by LDC, the roadway end of the development pod includes a circular turn around meeting LDC cul de sac requirements. A small dead-end road segment is added at the cul de sac to provide appropriate right of way frontage for 2 lots in the corner of the site; premium lots with preserve views. The application of the deviation request at this pinch-point location in the project boundary allows the applicant to utilize all of the cleared upland portions of the project for residential use.

Comment 7:
The Schedule of Uses should be revised to indicate "signs" will be in accordance with both Chapter 34 and 33.

Response 7:
The Schedule of Uses has been revised accordingly.

Comment 8:
Insofar as the property is located in the Caloosahatchee Shores Community Plan Area, the results from a community meeting are also required in conjunction with the Zoning Application.

Response 8:
The applicant has been in contact with the Chair of the Caloosahatchee Shores Community Plan-Review Committee to schedule a community meeting. As advised by the chair, the community's protocol is to hear presentations once the application has been found sufficient. Once receiving a letter of sufficiency a community meeting will be scheduled and a presentation of the request will be conducted. The applicant will then provide results of that meeting to staff.

Peter Blackwell Comments

Comment 1:
On part 3G, the applicant states that the Future Land Use on the property is 16.2 acres of Suburban, but on Part 4D the applicant states that there is 15.2 acres of Suburban and 1acre of Wetland. This discrepancy needs to be cleared up. The applicant should depict the Wetland FLUC on their application.

Response 1:
In accordance with the FLUCFCS map, parts 3, 4 and 5 of the application have been revised to indicate 1.2 acres of existing/preserved wetlands and 15.0 acres of upland Suburban area.

DCI 2016-00010

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

Comment 2:
Part 3H has a typo, listing 26.2 acres.

Response 2:
Thank you, the typo has been corrected.

Comment 3:
Part 5A lists the potential units as 97.2. This should be "97" for clarity.

Response 3:
Total permitted units in Part 5.A.3 has been revised to indicate 97 units.

Comment 4:
On Page 5 of 8 of their narrative, the applicant lists the acreage allocation for Urban Community but their property is in Suburban. This needs to be cleared up.

Response 4:
The acreage allocation provided previously was correct but the Future Land Use noted was incorrect. The error has been revised.

Charles Jakacki Comments

Comment 1:
The legal description on the survey must match the verbiage on the metes and bounds legal and sealed sketch provided. No less and accept language is permitted.

Response 1:
The legal descriptions on the enclosed (meets and bounds and boundary survey) are identical. A second legal description, including less and accept language, has been added to the boundary survey which matches the title opinion.

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

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

DCI 2016-00010

23354

TR TRANSPORTATION CONSULTANTS, INC.

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

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

July 19, 2016

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

RE: Oak View RPD
DCI2016-00010

Dear Ms. Sapen:

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

LC ZTIS PD Application Sufficiency Checklist

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

See Master Concept Plan prepared by Barraco & Associates.

10) The site parameters that are stated in the TIS do not appear to correspond to the parameters that are stated and/or depicted in the non-TIS submittals. The TIS and the MCP do not appear to agree with respect to the number of access points and the permissible directional movements at them. Please clarify how many access points are proposed for the site and what permissible movements (if any for the secondary access) are expected at each of them, and review and revise the TIS accordingly.

The MCP was modified since the original TIS was prepared. The correct MCP reflects one full site access to Buckingham Road and an emergency only access to Buckingham Road. Figure 2 was revised and is attached for reference.

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

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

Sincerely,

Ted B. Treesh, PTP
President

Attachments

K:\2016\01 January\09 Oak View Rezoning - Buckingham Rd\Sufficiency\7-19-2016 Oak View RPD.doc

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

OAK VIEW RPD

Surface Water Management Plan

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

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

B. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies, including how drainage flow from adjacent properties will be maintained.

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

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

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

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

The existing natural features preserved will have buffers as required by SFWMD surrounding them to protect preserves from proposed hardscape areas. The proposed preserve area will not be included in the surface water management for the proposed project nor is it included in the surface water management system of the neighboring property. The off-site lake to the west of the preserve is separated from the preserve area by a perimeter berm. Maintenance responsibilities of the shared preserve area will be coordinated during the SFWMD permit process. Control elevations for the site will comply with the future SFWMD permit requirements.

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

DCI 2016-00010

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

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

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

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

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

MASTER CONCEPT PLAN

FOR

OAK VIEW

RESIDENTIAL PLANNED DEVELOPMENT

PART OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST
FORT MYERS, LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS
3600 BUCKINGHAM ROAD
FORT MYERS, FLORIDA 33905

PROJECT DATUM
FLORIDA STATE PLANE WEST ZONE (NAD1983/90)
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

ZONING
CURRENT: AG-2
PROPOSED: RPD

RECORD PLAT
-

FLOOD ZONE
ACCORDING TO F.I.R.M. NO. 12071C0311F, MAP REVISED: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN ZONE "AE" & "X"

STRAP NUMBERS
32-43-26-00-00002.0000

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	PENDING	-
LEE COUNTY DEVELOPMENT ORDER	PENDING	-
FLORIDA DEPARTMENT OF HEALTH	PENDING	-
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	PENDING	-
F.D.O.T. CONNECTION PERMIT	PENDING	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	PENDING	-
F.D.O.T. UTILITY PERMIT	PENDING	-
ARMY CORPS OF ENGINEERS	PENDING	-
F.D.E.P. NOTICE OF INTENT	PENDING	-

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER
CARL A BARRACO

PROJECT MANAGEMENT
STEVE COLEMAN

DESIGN ENGINEER
TIM GAVIN

PROJECT SURVEYOR
SCOTT A. WHEELER, PSM

LEAD DESIGN TECHNICIAN
WES KAYNE

SITE PLANNING
ANGELICA CARLEY

DESIGN STAFF
JAN BILDZUKEWICZ

LANDSCAPE DESIGN
BY OTHERS

QUALITY CONTROL
CHRIS VAN BUSKIRK

LAND PLANNER
JENNIFER SAPEN

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.



PROJECT LOCATION

N
W E
S

LOCATION MAP

0 750 1500 3000
SCALE IN FEET

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.sunshine811.com

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	23354Z01.DWG
2	MASTER CONCEPT PLAN	B	23354Z02.DWG
3	DETAILS AND DEVIATIONS	-	23354Z03.DWG

CROSS-REFERENCED DRAWINGS:

XREF	DESCRIPTION	DRAWING NAME
A	AERIAL PHOTOGRAPH	LOC2015.JPG
B	BASE PLAN	23354Z00.DWG

PLAN STATUS

NOT FOR CONSTRUCTION

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI2016-00010

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

PREPARED FOR

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

PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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

FILE NAME	23354-Z01.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	FRI, 9-30-2016 - 2:05 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS
MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

7-25-16	PER LEE COUNTY COMMENTS

PLAN STATUS
NOT FOR CONSTRUCTION

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23354	1

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

Oak View RPD
Residential Planned Development
Schedule of Uses

Residential:

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

Entrance Gates and Gatehouse
Essential Services
Essential Services Facilities, Group 1
Excavation, Water Retention
Fences, Walls
Home Occupation
Models: (Maximum of 8 model units)
- Model Display Group
- Model Homes
- Model Units

Parking Lot:
- Accessory

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

Signs in accordance with LDC Chapters 33 and 34
Temporary Sales Center
Temporary Construction Trailer, during construction

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

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

OAK VIEW RPD

RESIDENTIAL PLANNED DEVELOPMENT

Request and Compliance Statement

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

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

Compliance with Design Standards. Section 34-411;

a) As provided further in this report, the planned development is consistent with the provisions of the Lee Plan.
b) The planned development will be designed and constructed in accordance with all applicable country regulations. Four (4) deviations have been requested in accordance with section 34-373 (a)(9). Justifications to deviations are included herein.
c) The planned development will be designed to be compatible with adjacent uses and therefore will not negatively impact surrounding properties and the general interest (see Lee Plan policy 5.2.4). The subject property is of adequate size to accommodate the proposed structures, required open space, pedestrian ways, buffers, parking, access, on-site utilities, and water management areas. Community and regional park impact fees will be paid during the Development Order process.
d) The planned development will have access to Buckingham Road, an arterial roadway. With a level service of "C" pre- and post-development, it has sufficient capacity to handle the traffic generated by the proposed land use as well as the traffic generated by existing land uses.
e) The planned development is located within the Lee Tran service area. Stop #649 on Lee Tran Route 100 is within 2 miles of planned development.
f) As described in this report, the planned development will not create hazards to persons or property, whether on or off the site, nor shall it impose a nuisance on surrounding land uses or the public's interest.
g) The planned development will not unnecessarily destroy or alter natural, historic, or archeological features of the site. It will preserve and protect the existing wetlands present. As shown in the Master Concept Plan, all existing wetlands are proposed to be preserved. No historic or archeological features are known to exist on the property.

DCI2016-00010

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

h) The planned development was designed to produce an architecturally integrated human environment by preserving wetlands and promoting open space.
i) In addition to the existing wall and landscaping at Verandah, the planned development will utilize building setbacks and perimeter buffers and/or open space to minimize impacts on surrounding land uses. Verandah already provides the site with a buffer on two sides, the north and west, which consists of a six-foot decorative stone wall surrounded by vegetation. The side of the wall facing the proposed site is covered with tall palm trees and various shrubbery. Altogether, this buffer is ±50' wide. A type "D" buffer will be implemented along Buckingham Road.
j) As demonstrated with the Lee Plan Policy 5.2.4 compliance statement in this report, the planned development is designed to promote compatibility with the existing uses in the surrounding area.
k) The planned development will be separated and mutually protected from the surrounding land uses by the required and existing perimeter buffering.
l) At 60 units, the maximum proposed unit allotment is small enough to function as a single neighborhood. It is not large enough to benefit from the creation of neighborhoods or internal communities within the development. It will function as a neighborhood with the aid of a homeowners association. Design practices will be used to promote a community environment, including street lighting and a central mail facility to encourage pedestrian interaction.
m) There will be no conflicting uses within the development. The two types of housing that have been proposed (single family and two-family attached) share identical, fee simple land use, and complement each other by promoting diversity of housing options within the project.
n) Parameters of intensity have been used to optimize the location and compatibility of land uses. As demonstrated with the Lee Plan Policy 5.2.4 compliance statement in this report, the proposed dwelling unit density, type of use, and lot dimensions are all consistent with the surrounding environment.
o) Minimum parking and loading requirements will be met.
p) Internal consistency for the proposed development will be encouraged through architectural controls, signage and uniform planting schedules. As a master planned community, each aspect of the development has been designed to create a functionally optimal and aesthetically desirable place for residents to live. A home owners association will be established to preserve internal consistency, maintain the preserve and water management system, and meet the needs of the future residents.

Surrounding Services

- Public sewer and water
  - Potable water, Wastewater and Reuse: Lee County Utilities
  - Availability letters enclosed
- Paved streets and roads
  - Buckingham Road (arterial)
- Public transit

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

DCI 2016-00010

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

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

- Urban levels of police, fire and emergency services
  - Tice Fire Department Station 3; within 2 miles
  - Fort Myers Shores Fire Department Station 1; within 4 miles
  - Lehigh Regional Medical Center; within 10 miles
  - Promise Hospital of Fort Myers; within 10 miles
  - Lee Memorial Hospital; within 14 miles
  - Lee County Sheriff's Department, Homestead Road; within 10 miles

- Schools
  - Buckingham Exceptional Student Center; within 1 mile
  - River Hall Elementary School; within 3 miles
  - Oak Hammock Middle School; within 4 miles
  - Riverdale High School; within 2 miles

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

- Community facilities
  - Buckingham Community Center; within 2 miles
  - Riverdale Branch Library; within 2 miles
  - Olga Community Center; within 3 miles

Policy 1.1.5: Suburban

The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. The areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard

DCI 2016-00010

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

residential densities are the same as the Urban Community category, one to six dwelling units per acre (1-6 du/acre) with a maximum total density of eight units per acre (8 du/acre). Higher densities, commercial development greater then neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed.

The proposed rezoning application requests a residential development with a maximum of 60 dwelling units. Residential uses are intended as single family detached and two-family attached units with a maximum density of 3.7 dwelling units per acre. Therefore, the residential development program and densities outlined in this application meet the description of the Suburban Land Use category maximum threshold of 6 du/ac and the intent of the Policy.

Lee Plan Policy 1.7.6: Acreage Allocations

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

Suburban Acreage Allocations

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

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

Lee Plan Policy 2.1: Development Location

Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development *more distant from services and existing communities.*

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

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

Abutting Land Use

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

Lee Plan Objective 2.2: New Development to Provide Required Infrastructure

Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

Lee Plan Policy 2.2.1: New Development Proximity to Required Infrastructure

Rezonings and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

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

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

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

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

DCI 2016-00010

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

Shopping, employment and commercial services are available at the Publix and Winn-Dixie Plazas along with various commercial establishments along Palm Beach Boulevard. Other employment opportunities exist at the FP&L plant on Palm Beach Boulevard, and, with easy access to I-75 via State Road 80, other major employment hubs are a short drive away.

Lee Plan Policy 5.1.2: Prohibit Residential Development where Hazards Exist

Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental imitations; aircraft noise; or other characteristics that may endanger the residential community.

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

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

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

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

Lee Plan Policy 5.2.4: Compatibility

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

The proposed development is compatible with the surrounding developments and entitled residential properties. The property development regulations approved for nearby developments allow for single family, two-family attached, townhouse, and multifamily housing. The proposed single family and two-family attached land use types will help meet housing demand in the same form and function as the surrounding planned developments.

As demonstrated in the table below, the proposed density of 3.7 du/ac is consistent with development along Buckingham Road; see Riverdale Shores at 3.5 du/ac and Hemmingway Pointe at 3.0 du/ac. The residential dimensions proposed are also consistent. At 50', the minimum lot width proposed for single family units is identical to those approved for Verandah, Hemmingway Pointe, and Portico. The 30' minimum lot width proposed for the two-family attached units matches or exceeds the minimum widths of Verandah's and Hemmingway Pointe's fee simple Townhouse products. Therefore, the proposed residential products are

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

highly compatible with the existing Verandah development, which surrounds Oak View on three sides.

Densities- Comparison Table

COMMUNITY	DU/AC	Product Types	Min. Lot Width
Proposed / Oak View	3.7	Single family & Two-family attached	50' (Single family) 30' (Two-family attached)
Riverdale Shores	3.5	Single family & Multifamily	65'/75' (Single family)
Hemmingway Pointe	3.0	Single family, Townhouse & Multifamily	50' (Single family) 33' (Townhouse)
Riverdale Estates	2.8	Single family	65'/75' (Single family)
Hawk's Preserve	2.0	Single family	65'/75' (Single family)
Buckingham 345	2.0	Single family & Zero lot line	70' (Single family) 50' (Zero lot line)
Portico	2.0	Single family & Townhouse	50' (Single family) 22' (Townhouse)
Verandah	1.0	Single family & Multifamily	50' (Single family) 40' (Two-family) 30' (Townhouse)
River Hall	1.0	Single family & Multifamily	45' (Single family)

The compatibility evident between Oak View and the surrounding residents goes beyond a neutral relationship. Based on similar characteristics and a complimentary fit, the proposed development would have a positive relationship with the surrounding residents. Nearby homeowners will benefit from the increased values of their home that can be expected from contiguous investment. Because the cleared agricultural land is prime for development, surrounding neighbors may perceive this undeveloped land as a liability, concerned about what may come. Less compatible uses allowed in the Ag-2 zoning district which may negatively impact property values include uses such as administrative offices, bed and breakfast, community residential home or day care. Establishing a compatible residential development on this parcel now can be a comfort to the weary neighbors who are concerned about what other uses could be developed on this land.

The proposed density of 3.7 du/ac is well below the 6.0 du/ac suburban density maximum set forth in Lee Plan Policy 1.1.5. The proposed compact growth design is in accordance to Lee County's goals to "*contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of* development *more distant from services and existing communities.*" 60 units in this location will make greater use of the existing infrastructure. Utilizing infrastructure where available is in the best interest to the taxpayers of

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

Lee County.

The existing agricultural land use is an enclave amongst developed property. It no longer matches its surroundings and will become more anomalous when Buckingham 345 builds on its entitlements. Converting the proposed lot use to residential will continue the landscaping along the west side of Buckingham Road and more appropriately match the aesthetic of the neighboring developments once they are complete.

Lee Plan Policy 5.1.5: Protect Existing and Future Residential Areas

Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

Due to its compatibility with the surrounding residential environment, the proposed development design does not possess a destructive character to threaten the integrity of its surroundings. The proposed quiet, suburban design will protect existing neighboring residential housing by providing open space around the perimeter of the site, preserving the onsite wetland, and installing buffers along Buckingham Road. The north property boundary is over ±300' from the backyards of the nearest homes, posing no threat to the golf course views enjoyed by the residents. The wall and dense, well established vegetation on the west side provides the current residents with a ±50' buffer. This, with an additional 20' of open space to the nearest proposed backyard, provides a comfortable distance between the two developments. The short property boundary to the south borders a single home. The proposed building closest to this home is also a fee simple residential unit, with similar building dimensions and orientated in the same direction. The proposed development offers ±30' of open space between Oak View and the offsite parcel to prevent impacts on the existing home. The proposed design eliminates any negative environmental impact on the indigenous wetland partially within the site. The wetland will be protected and maintained with stewardship that may not be currently provided with the existing agricultural use.

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

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

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

DCI 2016-00010

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

acceptable LOS will be maintained on all affected roadways. Lastly, the environmental review has also been included.

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010



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

PREPARED FOR

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

PROJECT DESCRIPTION

OAK VIEW

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
LEE COUNTY, FLORIDA
DCI2016-00010

N
W E
S

0 300 600 1200
SCALE IN FEET

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

FILE NAME	23354-SURRDEN.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	FRI. 9-30-2016 - 2:08 PM
PLOT BY	ANGELICA HARDY

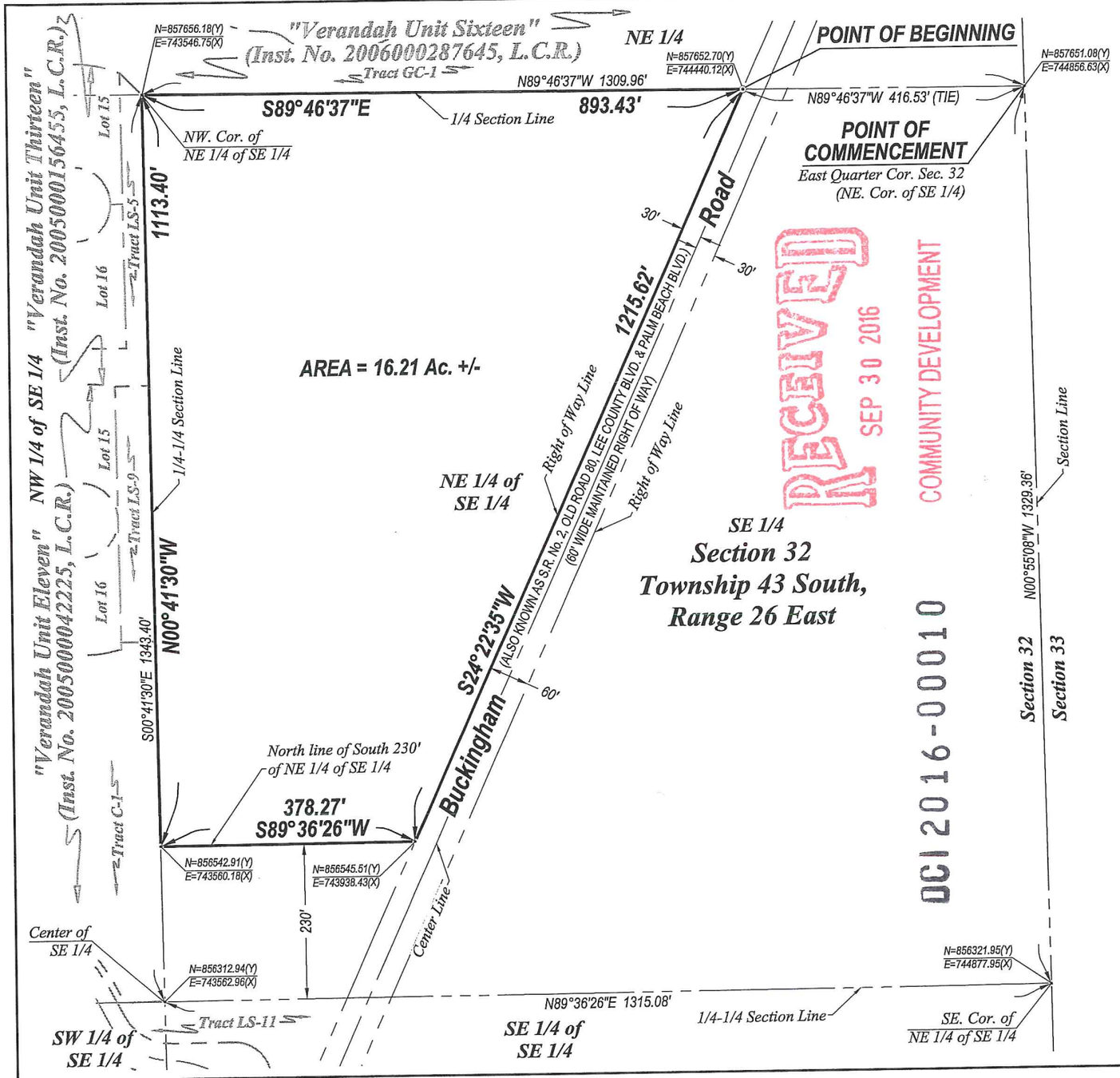
CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

SURROUNDING DENSITY EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
23354	



RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI2016-00010

N
W E
S

0 100 200
SCALE IN FEET

NOTES:

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

THIS IS NOT A SURVEY

SCOTT A. WHEELER (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

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

PROJECT DESCRIPTION

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

PROJECT SURVEYOR

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

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

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

DRAWING DATA

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

PLAN REVISIONS

STRAP NUMBERS

32-43-26-00-00002.0000

SKETCH TO ACCOMPANY DESCRIPTION

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

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

DESCRIPTION

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

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

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

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

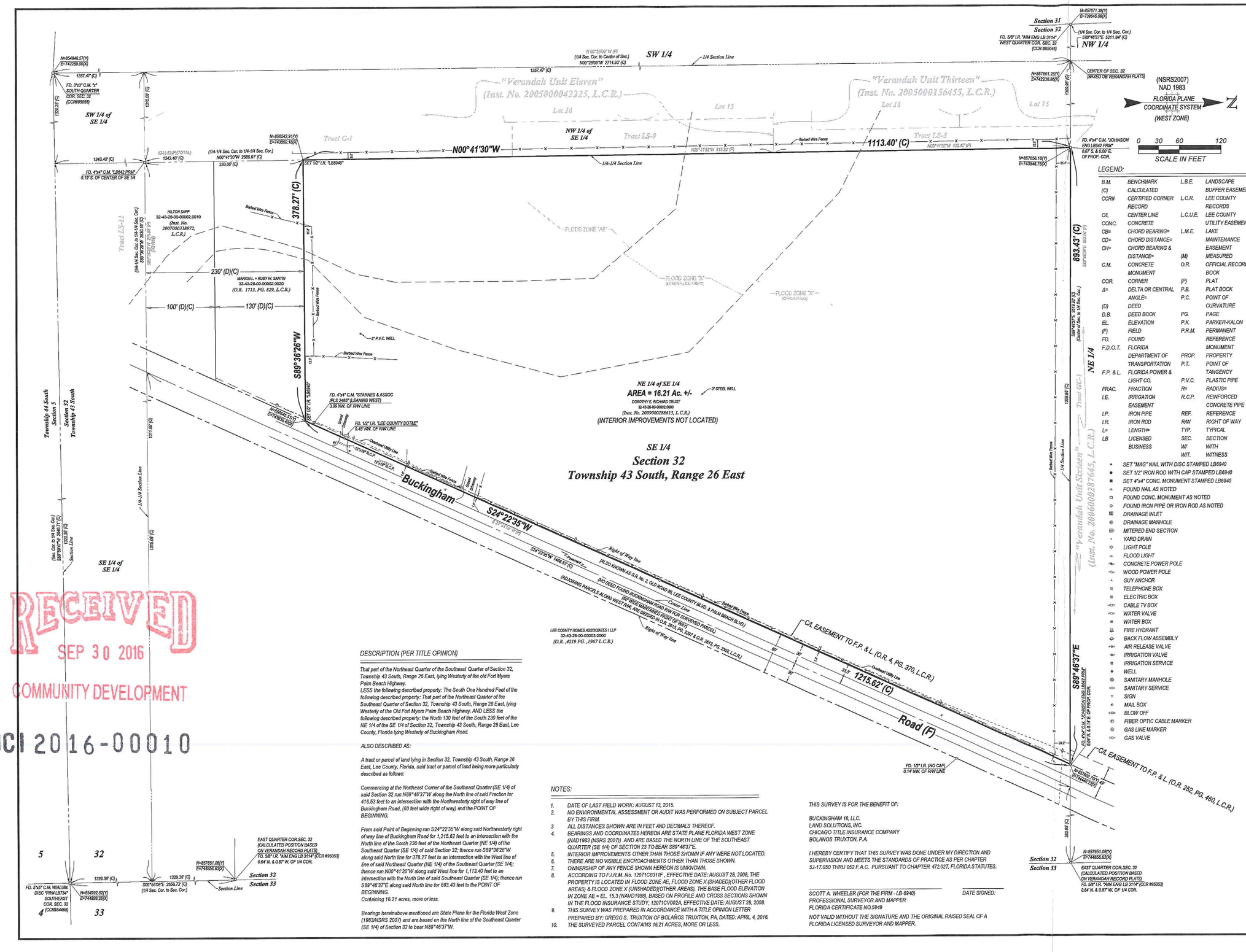
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Southeast Quarter (SE 1/4) of Section 32 to bear N89°46'37"W.

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

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

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI2016-00010

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



RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

DCI 2016-00010

DESCRIPTION (PER TITLE OPINION)

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

ALSO DESCRIBED AS:

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

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

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

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

NOTES:

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

THIS SURVEY IS FOR THE BENEFIT OF:

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

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

SCOTT A. WHEELER (FOR THE FIRM - LB-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.

LEGEND:

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

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

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

PREPARED FOR

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

PROJECT DESCRIPTION

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

PROJECT SURVEYOR

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

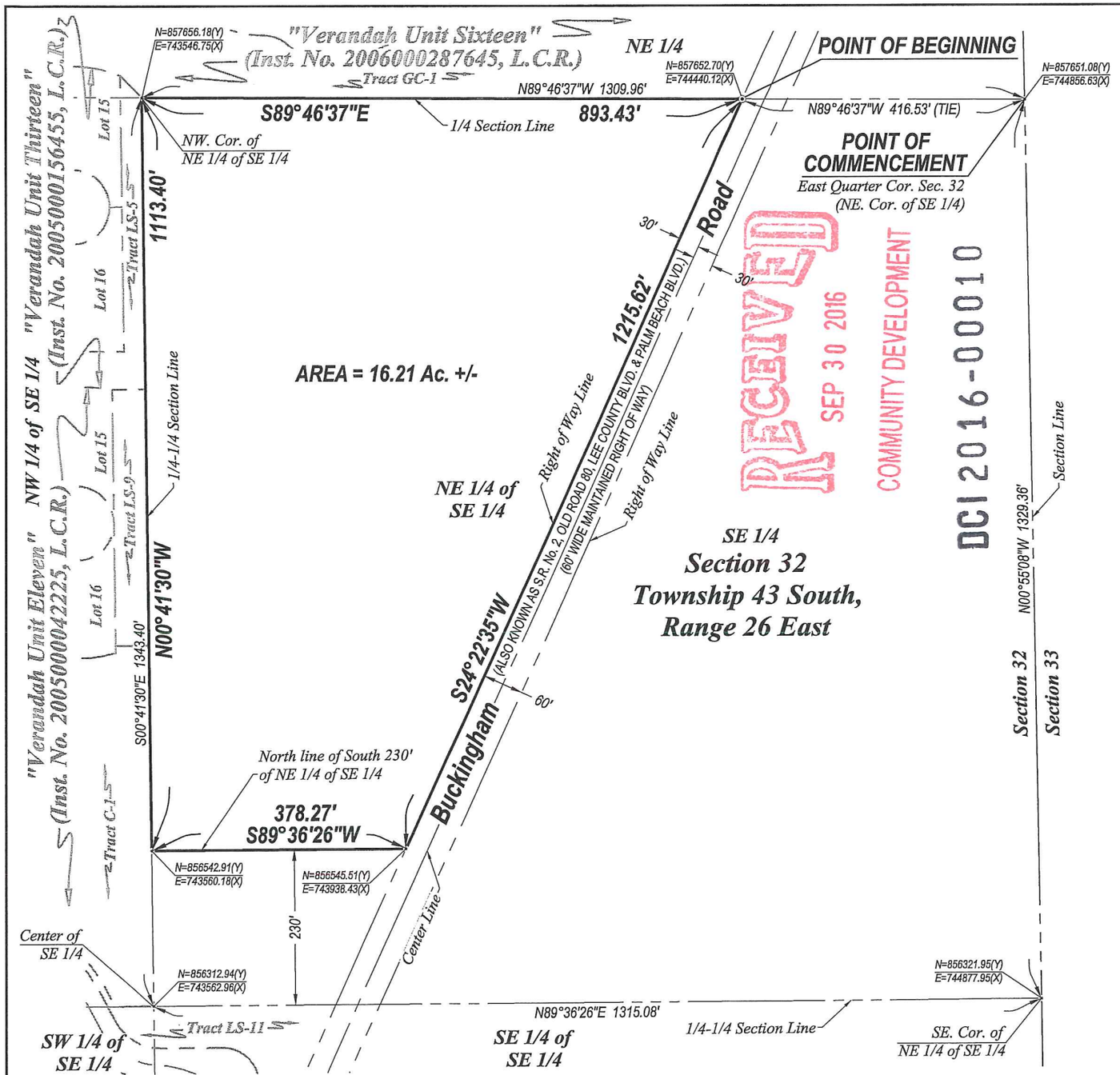
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23354S02.DWG
LAYOUT	1
LOCATION	J:\23354\DWG\SURVEYING\
PLOT DATE	THU, 6-16-2016 - 9:28 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	08-13-2015
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=60'
FIELD BOOK	345/10, 343/73
PLAN REVISIONS	
04-05-2016	ADD TITLE OPINION LETTER.
06-16-2016	ADD METES + BOUNDS LEGAL

STRAP NUMBERS
32-43-26-00-00002.0000

BOUNDARY SURVEY

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



RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI2016-00010

EXHIBIT A

N
W E
S

0 100 200
SCALE IN FEET

NOTES:

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

THIS IS NOT A SURVEY

SCOTT A. WHEELER (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-8940

PREPARED FOR

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

PROJECT DESCRIPTION

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

PROJECT SURVEYOR

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

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

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

DRAWING DATA

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

PLAN REVISIONS

STRAP NUMBERS

32-43-26-00-00002.0000

SKETCH TO ACCOMPANY DESCRIPTION

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



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

PREPARED FOR

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

PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

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

FILE NAME	23354-EXHIBITB.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	FRI. 9-30-2016 - 2:13 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23354-Z00.DWG

PLAN REVISIONS

PLAN STATUS

EXHIBIT B

AGRICULTURAL USES AT TIME OF ZONING APPLICATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23354	1

EXISTING AGRICULTURAL USE AFFIDAVIT

STATE OF Florida
COUNTY OF Lee

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

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

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

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

FURTHER AFFIANT SAYETH NAUGHT.

_____
Randy Thibaut
Managing Member

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

(Notary Seal)

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

_____
Signature of Notary Public

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

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

DCI2016-00010

Oak View RPD
Residential Planned Development
Schedule of Deviations

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

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

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

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

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

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

DCI2016-00010

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

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

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

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

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

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

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

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

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

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

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Oak View RPD

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

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

Summary of Project:

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

PART 1
APPLICANT/AGENT INFORMATION

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

B. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**
☒ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

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

☐ Application is County initiated. Attach BOCC authorization.

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

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

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

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

DCI 2016-00010

PART 2
PROPERTY OWNERSHIP

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

Name: Buckingham 16, LLC

Address: 10471 Six Mile Cypress Pky 402

City, State, Zip: Fort Myers, FL 33966

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

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

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

C. Multiple parcels: N/A

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

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

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

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

PART 3
PROPERTY INFORMATION

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

32-43-26-00-00002.0000

B. Street Address of Property: 3600 Buckingham Road

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

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

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)

AND

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

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

OR

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

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

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

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

E. Current Zoning of Property: Agricultural

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

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

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

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

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

Suburban	15.0	Acres	93	% of Total
Wetlands	1.2	Acres	7	% of Total
		Acres		% of Total

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

1. Width (average if irregular parcel): +/- 1109 Feet
2. Depth (average if irregular parcel): +/- 685 Feet
3. Total area: 16.2 Acres or square feet
4. Frontage on road or street: 1215.6 Feet on Buckingham Road
   2nd Frontage on road or street: _____ Feet on _____
   3rd Frontage on road or street: _____ Feet on _____

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel)			**16.2**	**Acres**
1. Submerged land subject to tidal influence			_____	Acres
2. a. Preserved freshwater wetlands	1.2	Acres		
b. Impacted wetlands	_____	Acres		
c. Preserved saltwater wetlands	_____	Acres		
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			1.2	Acres
3. R-O-W providing access to non-residential uses			_____	Acres
4. Non-residential use areas (1) (2)			_____	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).			_____	**Acres**
C. Gross residential acres. (A minus B) (3)			**16.2**	**Acres**

D. Gross residential acres (by Land Use Category)

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

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

4.	a.	Suburban – upland	15.0	Acres
	b.	Suburban – preserved freshwater wetlands	1.2	Acres
	c.	Suburban – impacted wetlands		Acres
5.	a.	Outlying Suburban – upland		Acres
	b.	Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Outlying Suburban – impacted wetlands		Acres
6.	a.	Sub-Outlying Suburban – upland		Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands		Acres
	c.	Sub-Outlying Suburban – impacted wetlands		Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland		Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands		Acres
8.	a.	Open Lands – upland		Acres
	b.	Open Lands – wetlands		Acres
9.	a.	Resource – upland		Acres
	b.	Resource – wetlands		Acres
10.	a.	Wetlands		Acres
11.	a.	New Community – upland		Acres
	b.	New Community – wetlands		Acres
12.	a.	University Community – upland		Acres
	b.	University Community – wetlands		Acres
13.	a.	Coastal Rural – upland		Acres
	b.	Coastal Rural – wetlands		Acres
		TOTAL (should equal "C" above)	**16.2**	**Acres**

Notes:

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

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

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

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

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

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

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

A. Future Land Use Category: **Suburban**

		Lee Plan Table 1(a) Max. standard density		Units
1.	**Standard Units**			
	a. Total upland acres (from Part 4, D.)	15.0	x 6 equals	90
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	1.2	x 6 equals	7.2
	c. Total impacted wetlands acres (from Part 4, D.)		x equals	
	d. Total Allowed Standard Units (1)			**97.2**
2.	**Bonus Units** (2) (3)			
	a. Low-moderate-housing density			
	b. TDR units			
	c. Sub-total			
3.	**Total Permitted Units** (1)			**97**

(see notes on next page)

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI2016-00010

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)]**

DCI 2016-00010

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

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

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

PART 8
ENVIRONMENTAL REQUIREMENTS

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

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

Please see enclosed.

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

Please see enclosed.

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

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

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

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

N/A

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

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

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

DCI 2016-00010

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

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

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

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:
   N/A
2. Current water table conditions:
3. Proposed rate of application:
4. Back-up system capacity:

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI2016-00010

PART 10
ADDITIONAL REQUIREMENTS

A. **Major Planned Developments:**

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

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

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

D. **Private Recreational Facility Planned Developments (PRFPDs):**

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

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

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

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

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

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

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

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

☒ Not applicable

☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

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

☒ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

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

☒ Not Applicable

☐ Bonus density will be used. Provide a copy of the Bonus Density application showing calculations.

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

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

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

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

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

☒ Not Applicable

☐ Property is located within Zone C Airport Noise Zone: **[34-1004]**

☐ Property is located within Airport Protection Zone. Indicate which Zone below. **[34-1005]**

- ☐ Property is located within Airport Runway Clear Zone: **[34-1006]**
- ☐ Property is located within Airport School Protection Zone: **[34-1007]**
- ☐ Property is located within Airport Residential Protection Zone: **[34-1009]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1009]**

☐ A Tall Structures Permit is required. **[34-1010]**

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT

DCI2016-00010

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
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI2016-00010

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 Application** (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
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

MASTER CONCEPT PLAN

FOR

OAK VIEW

RESIDENTIAL PLANNED DEVELOPMENT

PART OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST
FORT MYERS, LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS
3600 BUCKINGHAM ROAD
FORT MYERS, FLORIDA 33905

PROJECT DATUM
FLORIDA STATE PLANE WEST ZONE (NAD1983/90)
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

ZONING
CURRENT: AG-2
PROPOSED: RPD

RECORD PLAT
-

FLOOD ZONE
ACCORDING TO F.I.R.M. NO. 12071C0311F, MAP REVISED: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN ZONE "AE" & "X"

STRAP NUMBERS
32-43-26-00-00002.0000

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	PENDING	-
LEE COUNTY DEVELOPMENT ORDER	PENDING	-
FLORIDA DEPARTMENT OF HEALTH	PENDING	-
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	PENDING	-
F.D.O.T. CONNECTION PERMIT	PENDING	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	PENDING	-
F.D.O.T. UTILITY PERMIT	PENDING	-
ARMY CORPS OF ENGINEERS	PENDING	-
F.D.E.P. NOTICE OF INTENT	PENDING	-

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER
CARL A BARRACO

PROJECT MANAGEMENT
STEVE COLEMAN

DESIGN ENGINEER
TIM GAVIN

PROJECT SURVEYOR
SCOTT A. WHEELER, PSM

LEAD DESIGN TECHNICIAN
WES KAYNE

SITE PLANNING
ANGELICA CARLEY

DESIGN STAFF
JAN BILDZUKEWICZ

LANDSCAPE DESIGN
BY OTHERS

QUALITY CONTROL
CHRIS VAN BUSKIRK

LAND PLANNER
JENNIFER SAPEN

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.



PROJECT LOCATION

N
W E
S

LOCATION MAP

0 750 1500 3000
SCALE IN FEET

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.sunshine811.com

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	23354Z01.DWG
2	MASTER CONCEPT PLAN	B	23354Z02.DWG
3	DETAILS AND DEVIATIONS	-	23354Z03.DWG

CROSS-REFERENCED DRAWINGS:

XREF	DESCRIPTION	DRAWING NAME
A	AERIAL PHOTOGRAPH	LOC2015.JPG
B	BASE PLAN	23354Z00.DWG

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

PLAN STATUS

NOT FOR CONSTRUCTION

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

PREPARED FOR

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

PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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

FILE NAME	23354-Z01.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	FRI. 9-30-2016 - 2:07 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

7-25-16	PER LEE COUNTY COMMENTS

PLAN STATUS

NOT FOR CONSTRUCTION

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23354	1

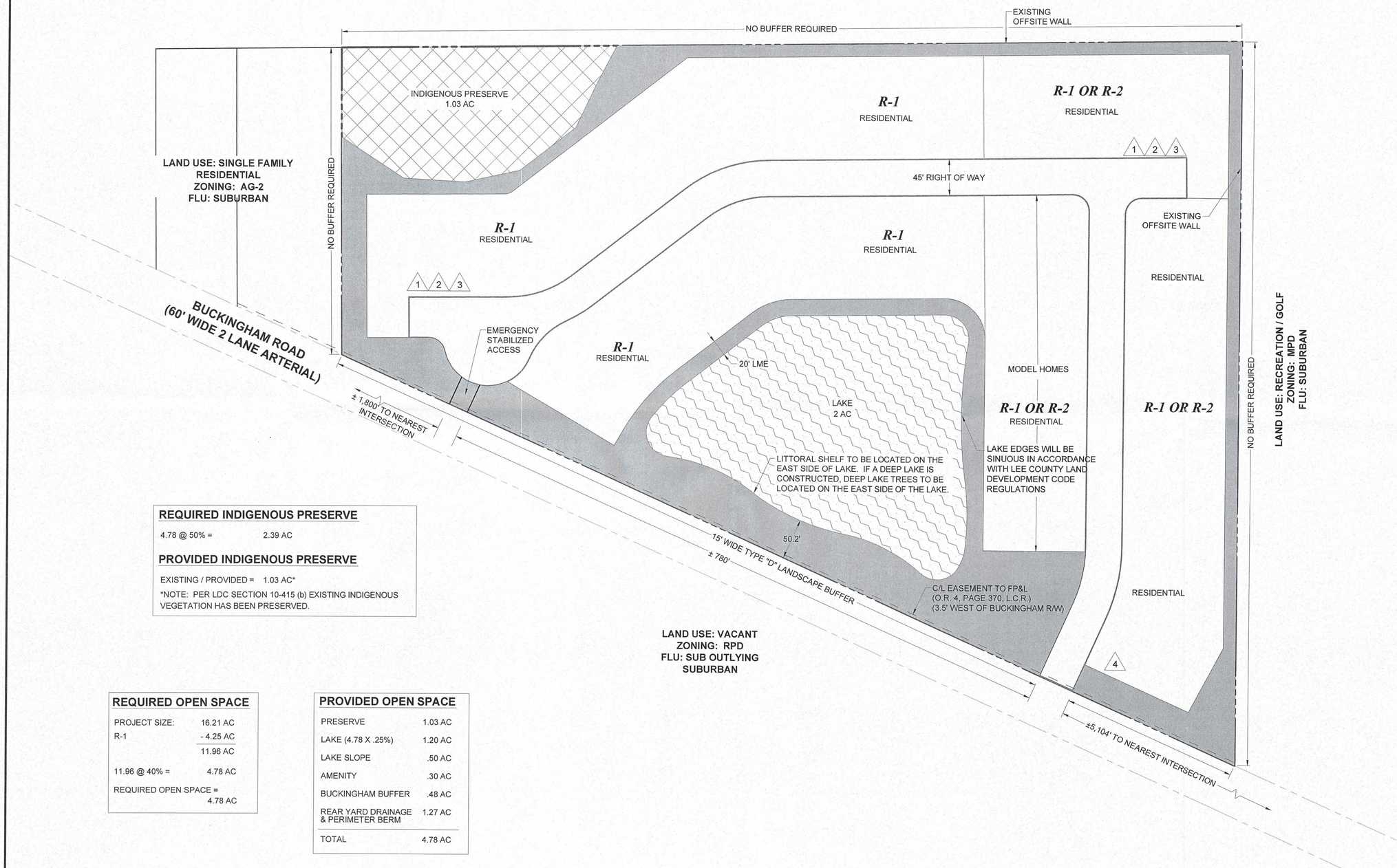
LEGEND

LAKE | OPEN SPACE | INDIGENOUS PRESERVE | DEVIATION REQUEST (#)

LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: MPD
FLU: SUBURBAN

0 30 60 120
SCALE IN FEET

W S N E



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

REQUIRED INDIGENOUS PRESERVE

4.78 @ 50% = 2.39 AC

PROVIDED INDIGENOUS PRESERVE

EXISTING / PROVIDED = 1.03 AC*

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

REQUIRED OPEN SPACE

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

PROVIDED OPEN SPACE

PRESERVE	1.03 AC
LAKE (4.78 X .25%)	1.20 AC
LAKE SLOPE	.50 AC
AMENITY	.30 AC
BUCKINGHAM BUFFER	.48 AC
REAR YARD DRAINAGE & PERIMETER BERM	1.27 AC
TOTAL	4.78 AC

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

PREPARED FOR

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

PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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

FILE NAME	23354-Z02.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	FRI. 9-30-2016 - 2:07 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23354-Z00.DWG

PLAN REVISIONS

7-25-16	PER LEE COUNTY COMMENTS

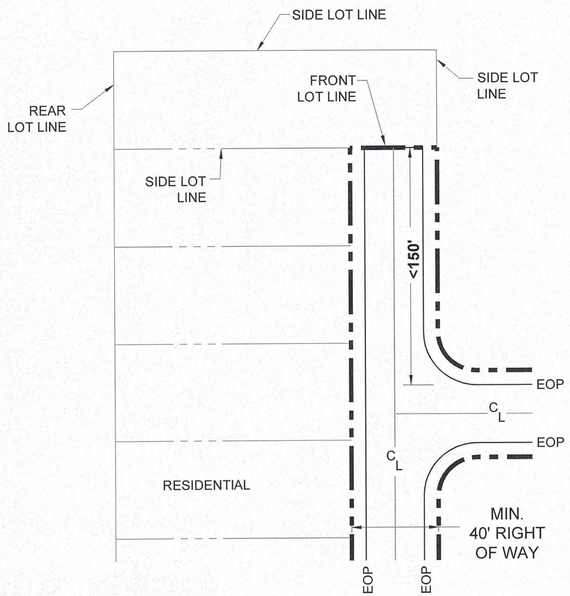
PLAN STATUS

MASTER CONCEPT PLAN

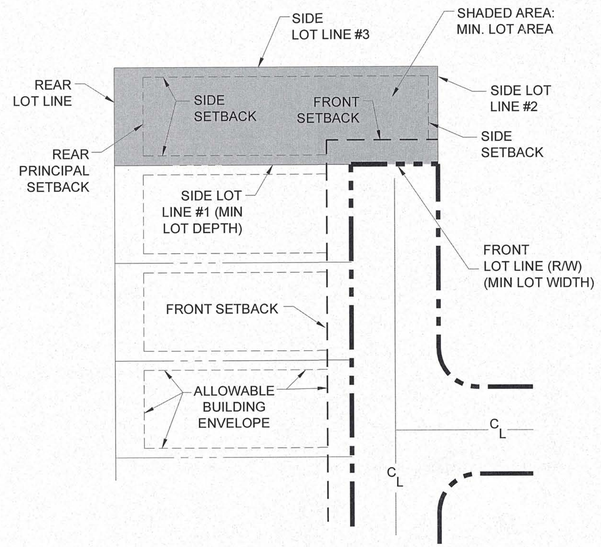
PROJECT / FILE NO.	SHEET NUMBER
23354	2

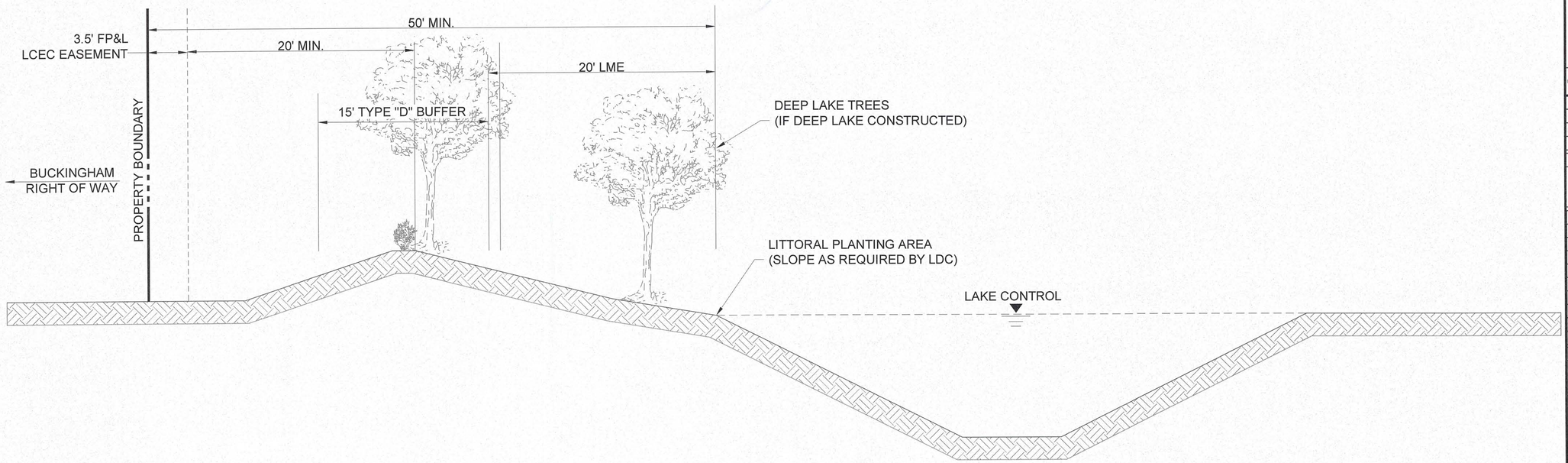
RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

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



DEVIATION 3 LOT SIZE 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

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

PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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

FILE NAME	23354-Z03.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	FRI. 9-30-2016 - 2:07 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

7-25-16	PER LEE COUNTY COMMENTS

PLAN STATUS

DEVIATIONS AND DETAILS

PROJECT / FILE NO.	SHEET NUMBER
23354	3

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010