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, Zoning Manager

FROM: Tony Palermo, AICP

DATE: 11/14/2016

*** 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: 12/02/2016

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 Toussaint

Date: 11/14/2016

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

November 10, 2016

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

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NOV 14 2016
COMMUNITY DEVELOPMENT

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

DCI 2016-00010

Dear Mr. Palermo,

Please accept the following information in response to your October 20, 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:

Prior Comment: "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."

The July 19, 2016 letter from TR Transportation Consultants indicated that a revised TIS "Figure 2" would be provided to address this comment, however this figure has not been received by staff to date. (10/6/16 ME).

Response:

Please find attached TIS "Figure 2".

LC Environmental Sciences PD Application Sufficiency Checklist

Comment:

Please provide a cross section of each type of residential lot showing the 20 foot LME, rear yard drainage, indigenous preserve and perimeter berm where applicable.

Please ensure that dimensions are noted for the various items within the residential cross sections listed above in #1.

Response:

Cross sections showing rear yard configurations have been added to page 3 of the MCP.

Comment:

The open space table on the MCP indicates that .30 ac of open space will be provided. The MCP does not label the amenity area, the property regulations do not provide the regulations, and the schedule of uses include recreational facilities, private on-site but not amenity. Please revise all documents to include an amenity area.

Please revise open space table to reflect any necessary changes.

Response:

The recreation area south of the entrance is anticipated to be utilized as a small open space park with potentially a small gazebo-like structure. This area has been labeled and development regulations revised. Open space areas will be calculated in detail during Development Order review in accordance with LDC requirements.

Comment:

How does the offsite wall shown on the MCP at the northwest corner apply to the subject parcel?

Response:

No changes are proposed to the offsite wall or landscaping. A cross section has been added on page 3 of the MCP showing the wall location relative to the property boundary per recent survey data.

Comment:

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:

Understood.

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LC Public Hearing for Planned Development Application-Supplement D Checklist - Zoning Comments

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.

Comment:

Please check the draft wording above.

Response 1:

The wording is correct.

Comment 2:

Please demonstrate how you will comply with the community meeting requirement below. We may be able to find you conditionally sufficient if you can quickly establish a meeting time, place and date.

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).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.

(a) 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.

(b) 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 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

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

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Response:
As required by the Caloosahatchee Shores Planning Community, a meeting will be scheduled once a letter of sufficiency is issued.

Comment:
FUTURE STIPULATION: At the time of Development Order, written approval must be provided from the Fire District allowing the conditions requested by deviations 2 and 4.

Response:
Understood.

John Fredyma:

Comment:
I still have not seen the revised legal description for the subject property was attached to the Title Opinion. Was revised Title Opinion provided subsequent to my last review on June 6th with this change?

Response:
Please see revised Title Opinion.

Comment:
Was the date for the most recent field work Survey revised to be subsequent to the issuance of the title opinion insofar as the survey required to show all easements affecting the subject property, both recorded and unrecorded? The last field work was performed in August of 2015.

Response:
Please see revised Boundary Survey.

Comment:
I believe this submittal indicates the results from a community meeting in the Caloosahatchee Shores Community Plan Area is still forthcoming.

Response:
As required by the Caloosahatchee Shores Planning Community, a meeting will be scheduled once a letter of sufficiency is issued.

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

23354

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Bolaños Truxton, P.A.

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

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

Reply to Ft. Myers

Email: GTruxton@bolanostruxton.com

November 4, 2016

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

Re: Buckingham 16, LLC ("Applicant")

Dear Commissioners:

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

In rendering the opinion set forth herein, we have examined (i) Chicago Title Insurance Company Owner's Policy of Title Insurance, dated October 9, 2015, Policy No. 6595-2-847-183-2016.7230609-95096588; and (ii) Chicago Title Insurance Company Title Information Update through October 23, 2016 at 11:00PM. Based on the foregoing, we are of the opinion that, as of October 23, 2016, fee simple title to the Property was vested in:

Buckingham 16, LLC, a Florida limited liability company

The Property is subject to the following encumbrances:

1. Mortgages: None.

2. Easements:

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

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

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DCI2016-00010

4. General Exceptions.

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

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

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

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Sincerely,

Bolaños Truxton, P.A.

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

cc: Sharail Cluck

P:\DOCS\Thibaut, Randy (847)\Purchase From Santin And Richardson Trust (Buckingham 3600) (183)\Correspondence\Opinion Of Title, November 4, 2016.Doc

DCI 2016-00010

EXHIBIT "A"

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.

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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.

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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

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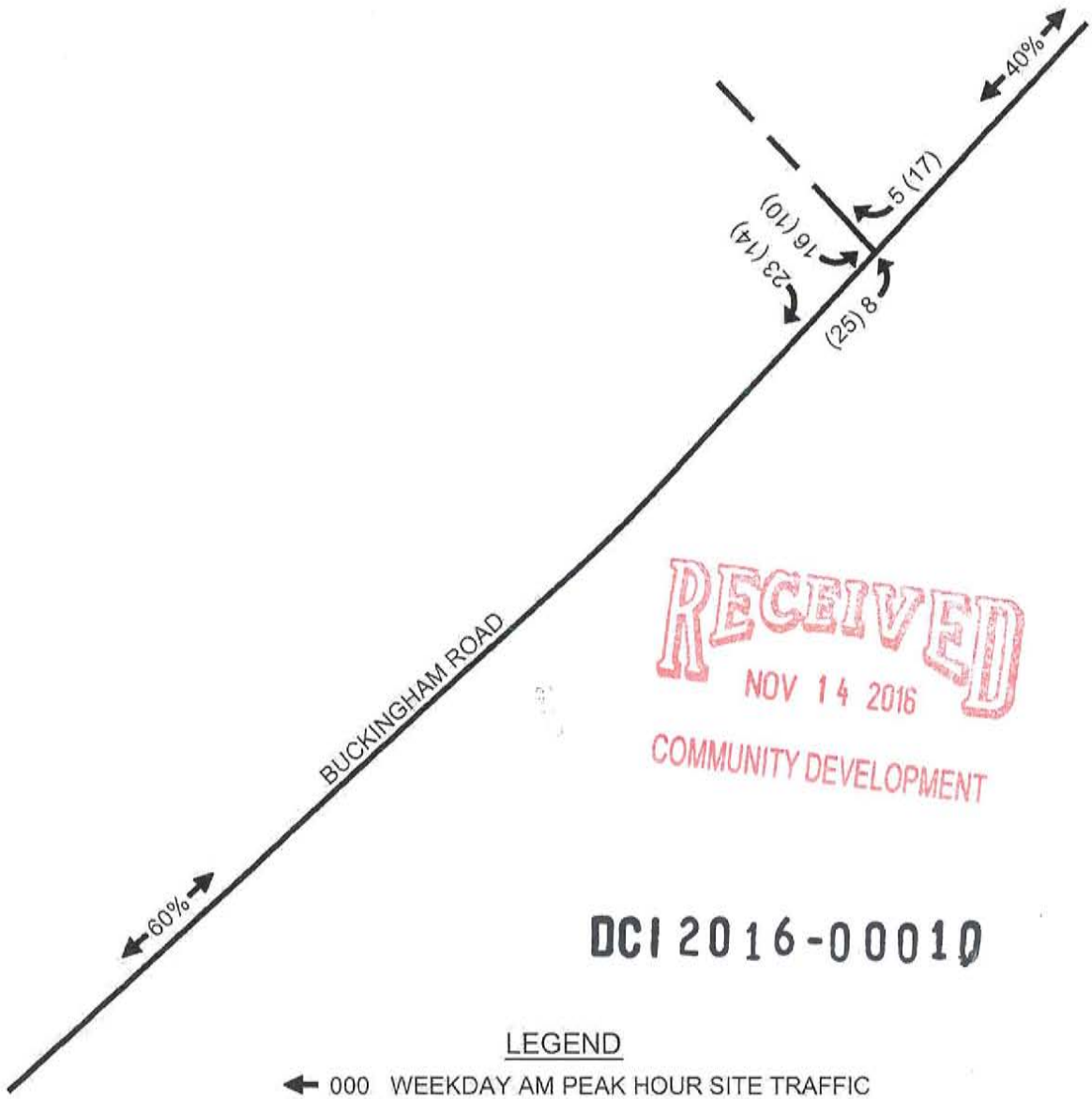
F1601.09



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LEGEND

← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
←(000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
←%→ PERCENT TRIP DISTRIBUTION

TR TRANSPORTATION CONSULTANTS, INC.

TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT OAK VIEW ZONING

Figure 2

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

ZONING
CURRENT: AG-2
PROPOSED: RPD

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

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

RECORD PLAT
-

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

DESIGN ENGINEER
TIM GAVIN

LEAD DESIGN TECHNICIAN
WES KAYNE

DESIGN STAFF
JAN BILDZUKEWICZ

QUALITY CONTROL
CHRIS VAN BUSKIRK

PROJECT MANAGEMENT
STEVE COLEMAN

PROJECT SURVEYOR
SCOTT A. WHEELER, PSM

SITE PLANNING
ANGELICA CARLEY

LANDSCAPE DESIGN
BY OTHERS

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

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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

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

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LEE COUNTY, FLORIDA
COMMUNITY DEVELOPMENT

DCI 2016-00010

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FILE NAME	23354-Z01.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	THU. 11-3-2016 - 9:54 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

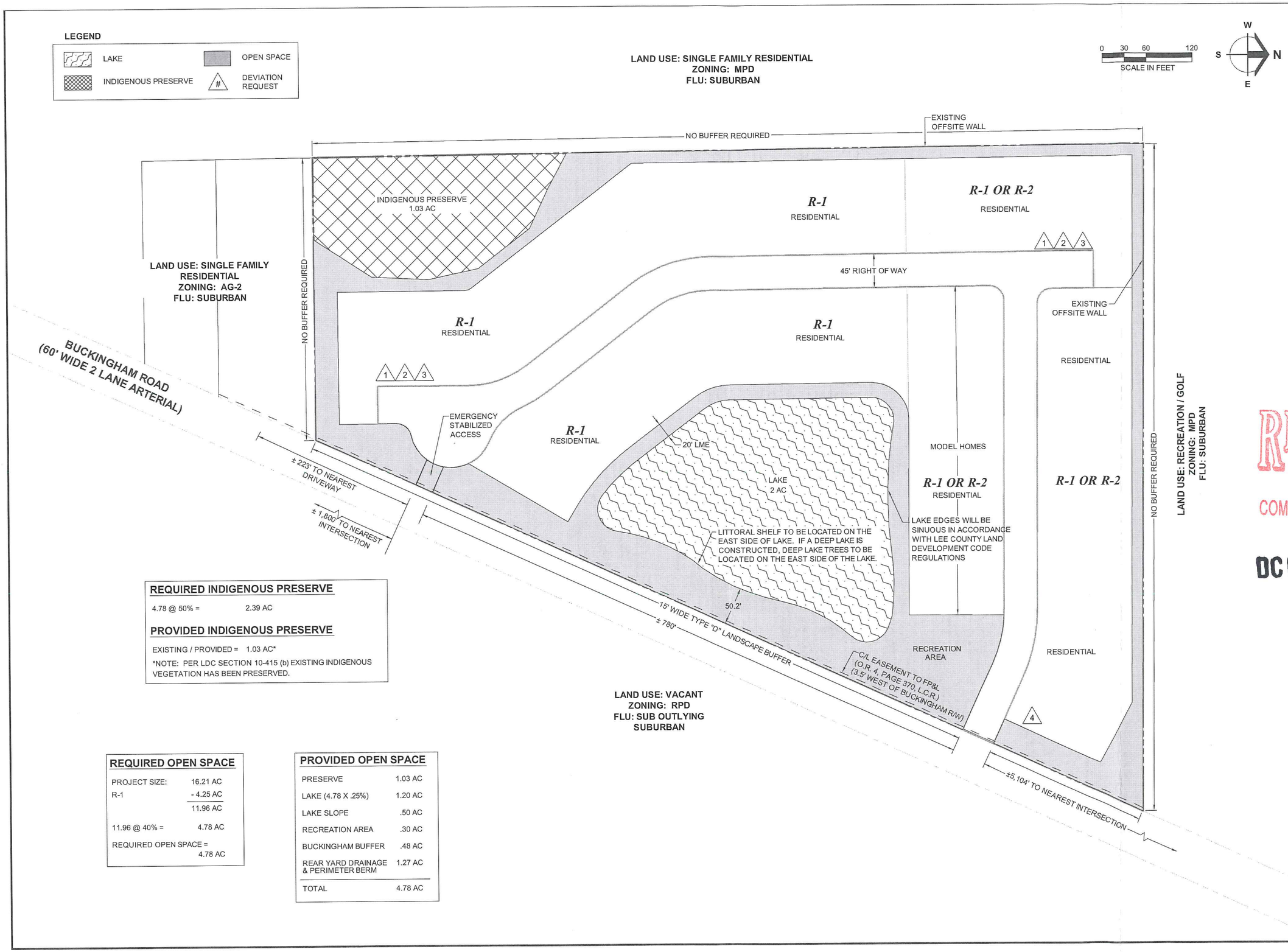
7-25-16	PER LEE COUNTY COMMENTS
10-26-16	PER LEE COUNTY

PLAN STATUS

NOT FOR CONSTRUCTION

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23354	1



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
RECREATION AREA	.30 AC
BUCKINGHAM BUFFER	.48 AC
REAR YARD DRAINAGE & PERIMETER BERM	1.27 AC
TOTAL	4.78 AC

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LAND PLANNING - LANDSCAPE DESIGN
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PHONE (239) 461-3170
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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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COMMUNITY DEVELOPMENT
DCI2016-00010

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LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	THU. 11-3-2016 - 9:54 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23354-Z00.DWG

PLAN REVISIONS

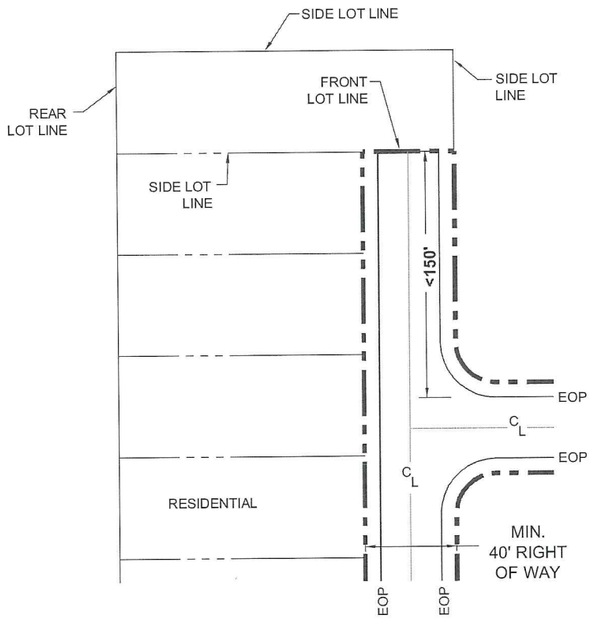
7-25-16	PER LEE COUNTY COMMENTS
10-26-16	PER LEE COUNTY

PLAN STATUS

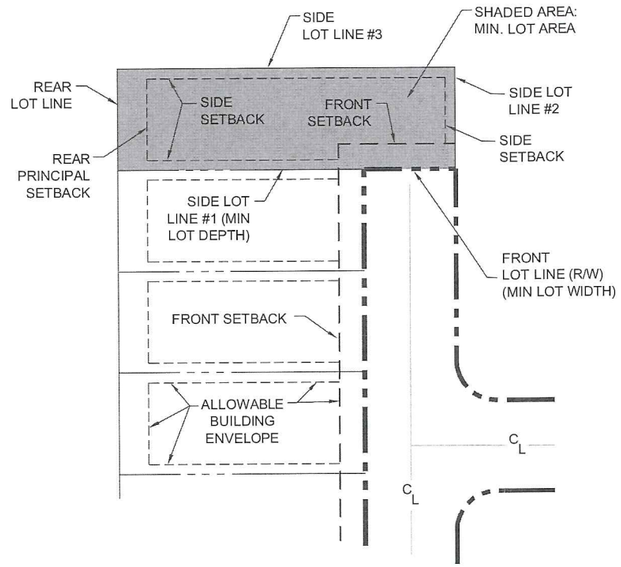
MASTER CONCEPT PLAN

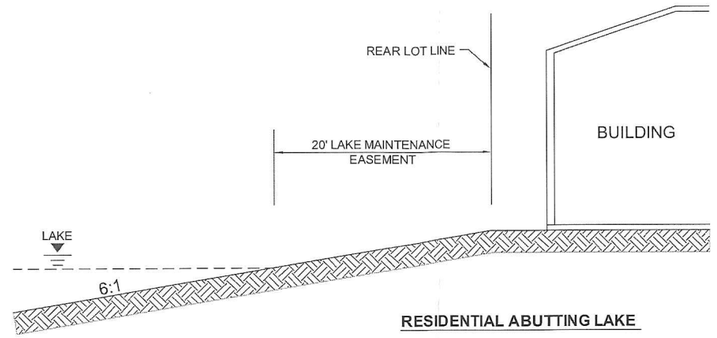
PROJECT / FILE NO.	SHEET NUMBER
23354	2

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

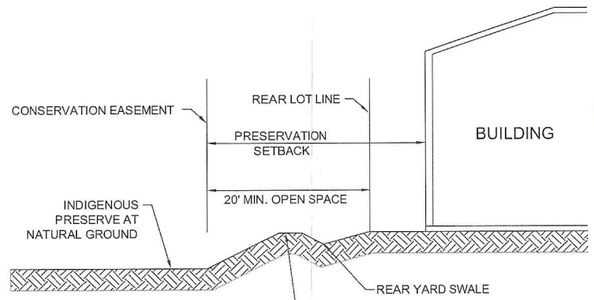


DEVIATION 3 LOT SIZE DETAIL

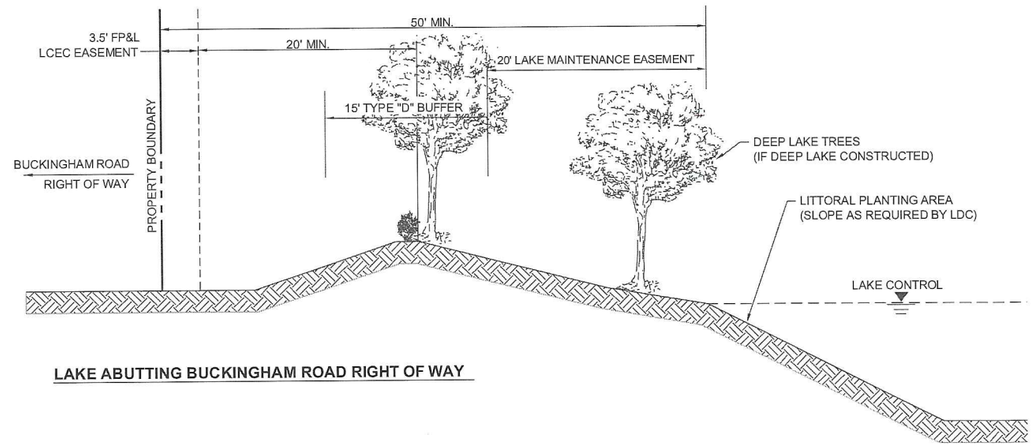




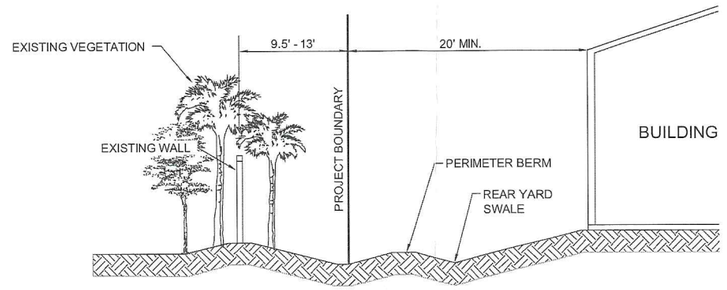
RESIDENTIAL ABUTTING LAKE



RESIDENTIAL ABUTTING PRESERVE



LAKE ABUTTING BUCKINGHAM ROAD RIGHT OF WAY



RESIDENTIAL ABUTTING VERANDAH

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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
NOV 14 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

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FILE NAME	23354-Z03.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	THU. 11-3-2016 - 9:55 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
7-25-16	PER LEE COUNTY COMMENTS
10-26-16	PER LEE COUNTY

PLAN STATUS

DEVIATIONS AND DETAILS

PROJECT / FILE NO.	SHEET NUMBER
23354	3

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COMMUNITY DEVELOPMENT

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.
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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

Barraco and Associates, Inc.
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LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
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FORT MYERS, FLORIDA 33902-2800
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FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
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PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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FILE NAME	23354-Z01.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	THU. 11-3-2016 - 10:23 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

7-25-16	PER LEE COUNTY COMMENTS
10-26-16	PER LEE COUNTY

PLAN STATUS

NOT FOR CONSTRUCTION

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23354	1

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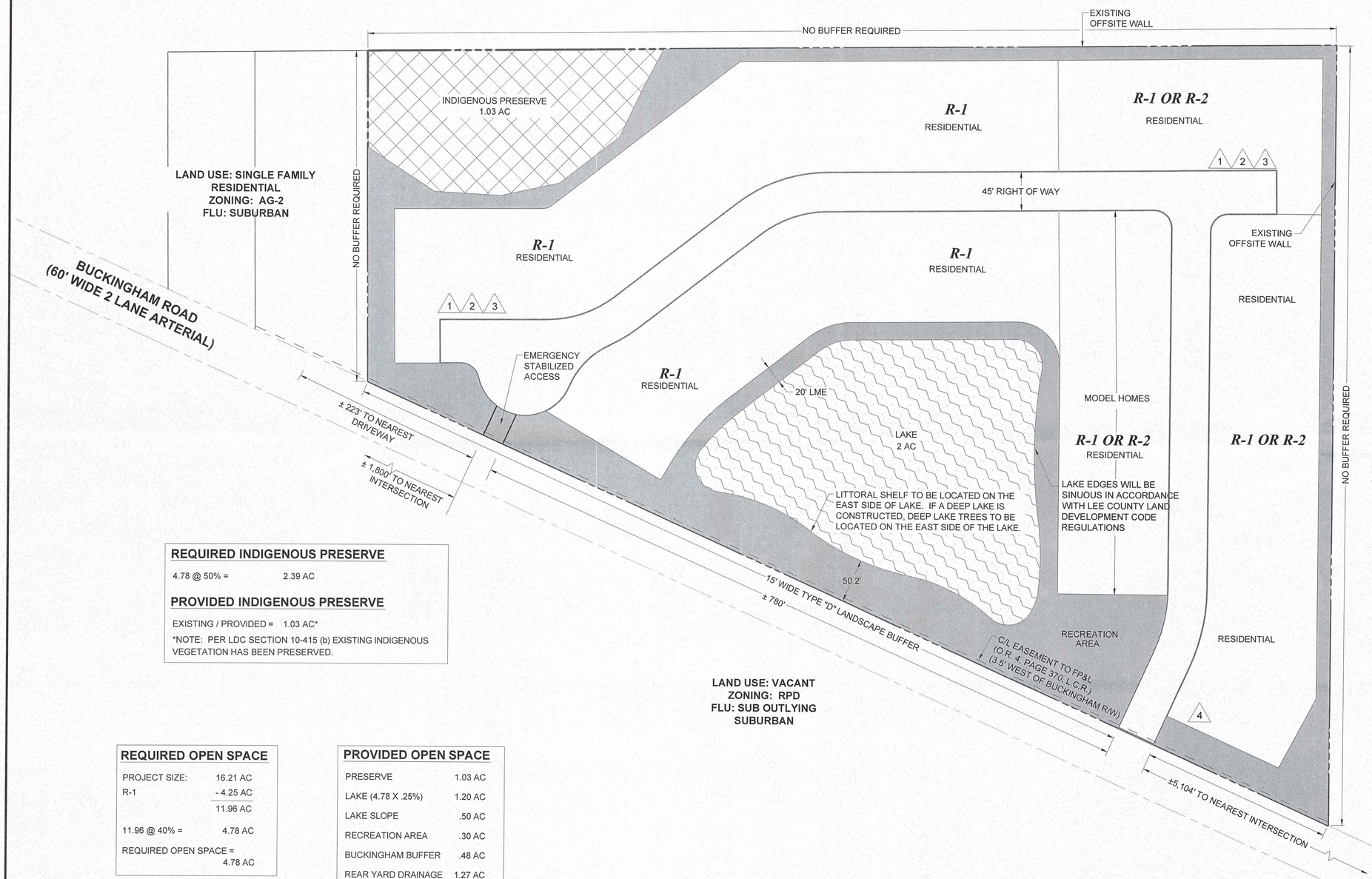
LEGEND

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
RECREATION AREA	.30 AC
BUCKINGHAM BUFFER	.48 AC
REAR YARD DRAINAGE & PERIMETER BERM	1.27 AC
TOTAL	4.78 AC

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PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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FILE NAME	23354-Z02.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	THU. 11-3-2016 - 10:24 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23354-Z00.DWG

PLAN REVISIONS

7-25-16	PER LEE COUNTY COMMENTS
10-26-16	PER LEE COUNTY

PLAN STATUS

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
23354	2

DCI 2016-00010

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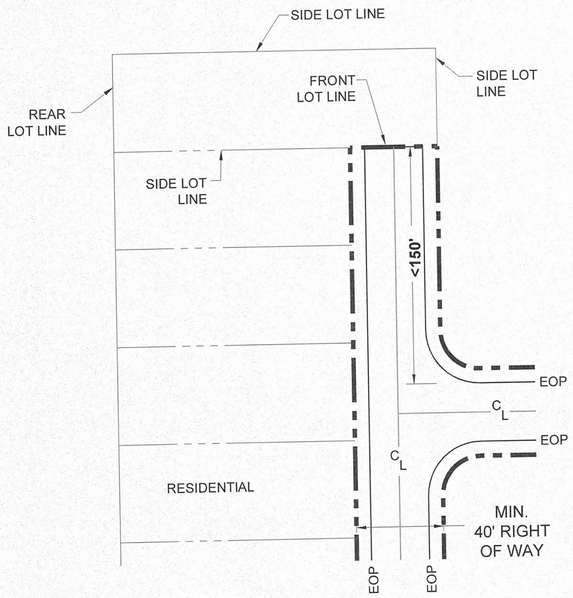
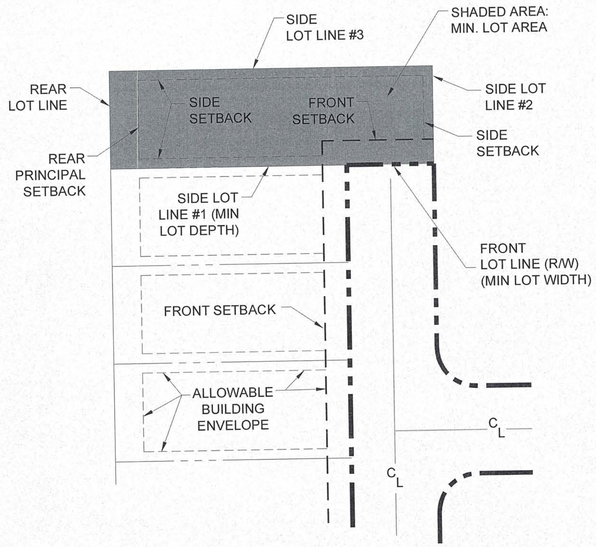
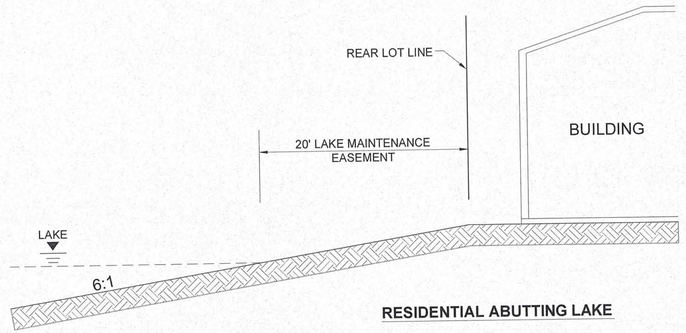
COMMUNITY DEVELOPMENT

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

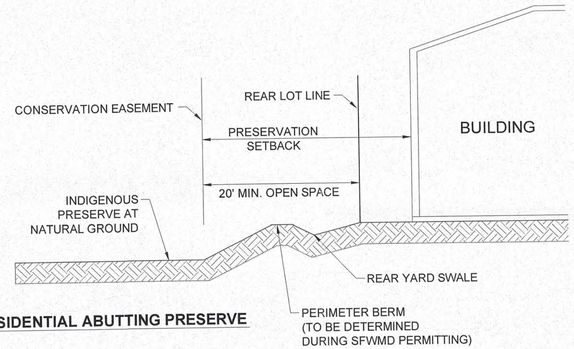


DEVIATION 3 LOT SIZE DETAIL

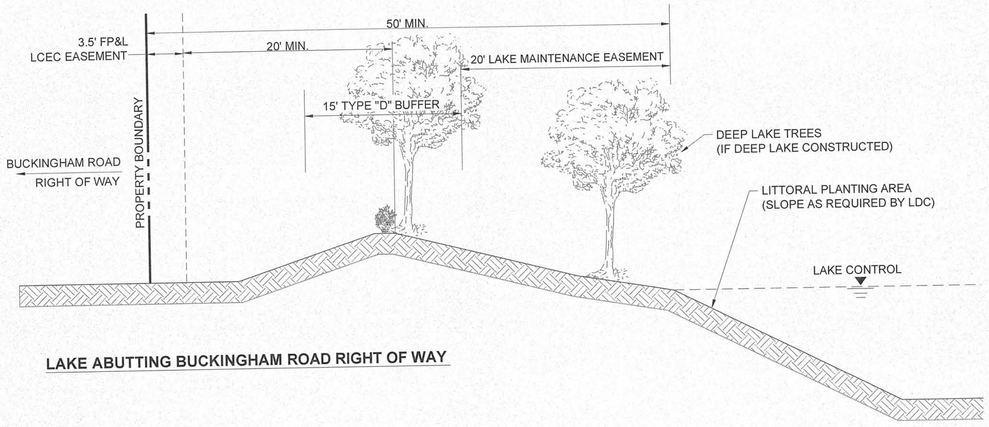




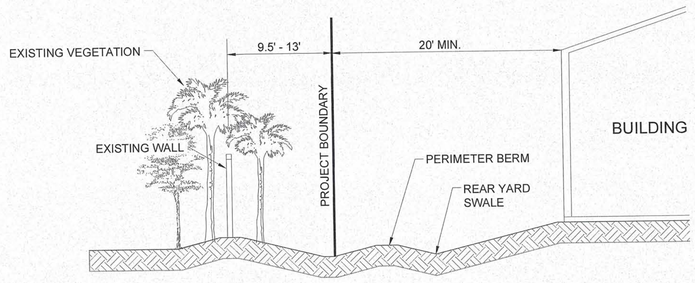
RESIDENTIAL ABUTTING LAKE



RESIDENTIAL ABUTTING PRESERVE



LAKE ABUTTING BUCKINGHAM ROAD RIGHT OF WAY



RESIDENTIAL ABUTTING VERANDAH

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land Solutions inc.
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FORT MYERS, FL 33966
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PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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FILE NAME	23354-Z03.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	THU. 11-3-2016 - 10:24 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

7-25-16	PER LEE COUNTY COMMENTS
10-26-16	PER LEE COUNTY

PLAN STATUS

DEVIATIONS AND DETAILS

PROJECT / FILE NO.	SHEET NUMBER
23354	3

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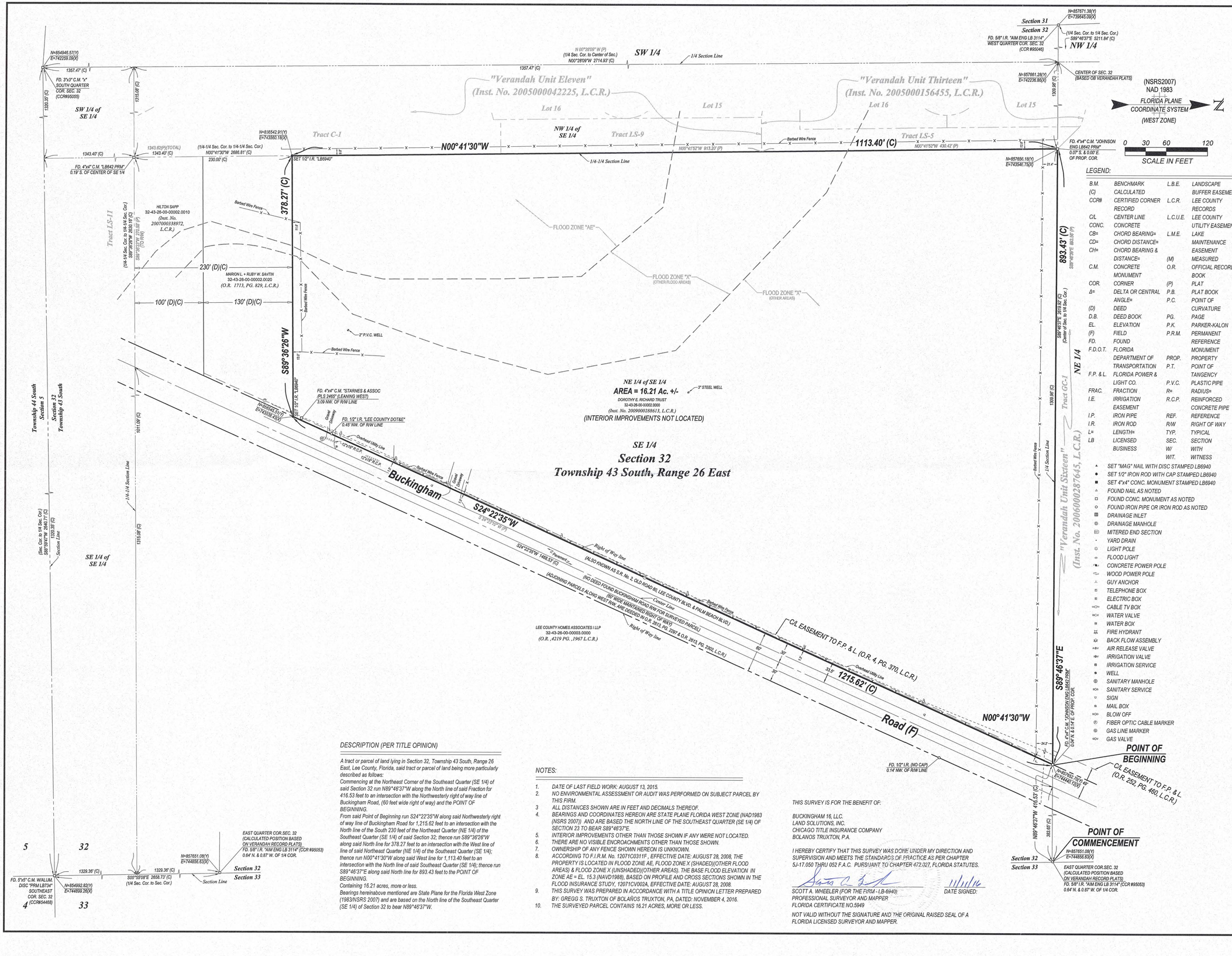
NOV 14 2016
COMMUNITY DEVELOPMENT



DESCRIPTION (PER TITLE OPINION)

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: NOVEMBER 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)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.5949

DATE SIGNED: 11/11/16

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

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PROJECT DESCRIPTION

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

PROJECT SURVEYOR

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

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FILE NAME	23354S02.DWG
LAYOUT	1
LOCATION	J:\23354\DWG\SURVEYING\
PLOT DATE	THU. 11-10-2016 - 1:25 PM
PLOT BY	SCOTT WHEELER

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

PLAN REVISIONS	
04-06-2016	ADD TITLE OPINION LETTER.
05-16-2016	ADD METES + BOUNDS LEGAL
07-25-2016	ADD POC/POB + TIE
11-10-2016	REVISED NOTE 9 AND DESC

STRAP NUMBERS

32-43-26-00-00002.0000

BOUNDARY SURVEY

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