RESOLUTION NUMBER Z-16-024

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

WHEREAS, Blasingim Road Property LLC, filed an application on behalf of the property owner, Nicholas R. Cameratta, to rezone a 24.11± acre parcel from Agriculture District, (AG-2) to Residential Planned Development, (RPD) in reference to Blasingim Road RPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on November 10, 2016; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2016-00011 and recommended Approval of the Request; and

WHEREAS, a second public hearing was advertised and held on January 25, 2017 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone a 24.11± acre parcel from AG-s to RPD, to permit development of 120 dwelling units consisting of single-family and two-family attached housing types.

The property is located in the Central Urban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

012517Z

1. Master Concept Plan & Development Parameters

Development of this project must be consistent with the two-page Master Concept Plan (MCP) entitled "Blasingim Road RPD," prepared by Barraco and Associates, Inc., stamped received SEP 27 2016, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary. The approved development parameters are up to 120 dwelling units and an amenity center/facility up to 7,000 square feet in floor area.

2. Permitted Uses and Site Development Regulations

a. Schedule of Uses

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

Parking Lot:
- Accessory

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

Residential Accessory Uses and Structures
Signs in accordance with LDC Chapter 30
Temporary Construction Trailer
Recreational Facilities, Private (located at Amenity Site, Max. Floor Area 7,000 s.f.)
- Accessory Uses and Structures Club (private)
- Community Gardens Clubhouse/Amenity Areas
- Administrative Offices
- Consumption on Premises
  - Health Clubs or Spas, as part of the private club: volleyball, tennis, pickle ball, bocce courts, swimming pool, piers, playground, fire pit.

NOTE:
The alcoholic beverages may be consumed indoors and outdoors at the amenity center.

b. Site Development Regulations

	SINGLE FAMILY	TWO-FAMILY ATTACHED	AMENITY
Minimum lot Width:	40'	30'	80'
Minimum lot Depth:	125"	125'	125'
Minimum lot Area:	5,000 s.f.	3,750 s.f.	10,000 s.f.
Max. Building Area:	N/A	N/A	7,000 s.f.
Max. Building Height:	35"	35'	35'
Max. lot Coverage:	60%	60%	40%
Minimum Setbacks:			
Front (right-of-way):	20'(*)	20'(*)	20'
Side Yard:	5'	5'/0'(**)	6'
Rear Yard (principal):	10'	10'	10'
Rear Yard (accessory)	5'	5'	0'
Preserve(principal):	20'	20'	N/A
Preserve (accessory):	15'	15'	N/A

NOTE: * Setback shall be reduced to 15 feet for side entry garages.
** 0-foot setback to apply to internal lot line.

NOTES:
1. "Front (right-of-way) setback" is the same as Street setback.
2. Side entry garages are permitted for single-family and two-family attached residential dwelling units.

3. Sidewalk

The developer must construct a sidewalk along at least one side of internal project roadways.

4. Vehicular/Pedestrian Impacts

Zoning approval does not address mitigation of vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

5. Lee Plan Consistency

Zoning approval does not guarantee local development order approval. Future development order must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1 (b), as well as the remainder of the Lee Plan.

6. Concurrency

Zoning approval does not constitute a finding that the proposed project meets the concurrency requirements of the Lee Plan or LDC. The Developer must demonstrate compliance with concurrency requirements prior to issuance of a local development order.

7. Development Permits

Issuance of a county development permit does not establish a right to obtain permits from state or federal agencies. Further, it does not establish liability on the part of the County if the Developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies or (b) undertakes actions that result in a violation of state or federal law.

SECTION C. DEVIATIONS:

1. Lot Lines. Deviation (1) seeks relief from the LDC §10-254(c) requirement to provide side lot lines be at right angles to straight street lines and radial to curve street lines, to allow the lot design shown on the MCP in certain areas. This deviation is APPROVED.

2. Street Design and Construction Standards. Deviation (2) seeks relief from LDC §10-296(p)(1) to eliminate the requirement that dead-end streets be closed at one end by a circular turnaround, to allow an alternative turnaround configuration. This deviation is APPROVED SUBJECT TO the following condition:

Alternative Turnaround

The developer must submit the proposed turnaround design for the dead end roadway in the southwest corner of the property for review

by the local fire district. The developer must obtain a letter of no objection to the design from the fire district and include the letter with the application materials for a local development order. If the fire district objects to the alternative design, the developer must install a code compliant cul-de-sac.

3. Lot Depth. Deviation (3) seeks relief from LDC §10-703 to allow lot size to be measured as indicated on the MCP. This deviation is APPROVED.

4. Required Street Access. Deviation (4) seeks relief from the LDC §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 to Penzance Boulevard and one emergency stabilized access to Blasingim Road. This deviation is APPROVED SUBJECT TO the following condition:

   Vehicular Access

   a. Prior to recording the plat, the developer must record a notice to future property owners in the public records of Lee County articulating the emergency access plan and provide information on where residents may obtain a copy of the plan from the developer or its successor.

   b. Prior to development order approval, the developer must demonstrate:

      i. Measures to prevent unauthorized access to the stabilized access point, and

      ii. The party responsible for maintaining and regulating use of the stabilized access point.

   c. If the project will include an entrance gate, the developer must demonstrate compliance with code required turnaround radii at the time of development order application.

   d. This planned development approval must be amended through the public hearing process to change the Blasingim Road access from "emergency only" to a secondary project entrance.

   e. Construction traffic must access the site from Penzance Road.

5. Open Space. Deviation (5) seeks relief from LDC §10-415(d)(2)c., which allows up to 25% of required open space to be provided by water management lakes to allow 100% of the proposed lake to count towards

open space requirements. This deviation is APPROVED SUBJECT TO the following conditions:

1. Developer must provide the following information with the development order application for vertical construction:

   i. Details illustrating the initial drainage canal revisions to accommodate discharge from the property and a maintenance plan to maintain the drainage canal in perpetuity;

   ii. The development order drawing must identify the 1.8 acres of additional lake area; and

   iii. The drainage calculations must reflect a reduction in the discharge rate lower than the 64 CSM required by the LDC, but in no instance will the County require the developer to lower the discharge rate below 50 CSM.

2. The landscape drawings submitted with the development order application for vertical construction must illustrate and provide calculations for the following:

   i. The planted littoral shelf shoreline length calculated at 50% of the total linear feet of the lake at control elevation;

   ii. Deep lake trees calculated at two trees per 100 linear feet; and

   iii. At least 50% of the required general trees must be installed adjacent to Blasingim Road and the proposed lake.

3. Native Hedge

   The development order landscape plans must reflect a native hedge along the perimeter water management berm to be installed at 36 inches in height, planted four foot on center. The developer must install the hedge prior to the issuance of the first development order for vertical construction. The developer must integrate the perimeter water management berm plantings with the irrigation system for the project infrastructure.

   Once installed, the hedge must be maintained at a height of 60 inches post installation.

6. Open Space. Deviation (6) seeks relief from LDC §10-415(c), which requires minimum preservation width of 40 feet to allow the preserve to

have a minimum width of eight feet. This deviation is APPROVED SUBJECT TO the following condition:

Native Hedge

The development order landscape plans must reflect a native hedge along the perimeter water management berm to be installed at 36 inches in height, planted four foot on center. The developer must install the hedge prior to the issuance of the first development order for vertical construction. The developer must integrate the perimeter water management berm plantings with the irrigation system for the project infrastructure.

Once installed, the hedge must be maintained at a height of 60 inches post installation.

7. Parking. Deviation (7) seeks relief from LDC §§ 34-2015(2)(d), and 34-2013(a) which requires vehicles exiting a parking lot to enter a right-of-way in a forward motion, to allow back-out parking into a right of way. This deviation is APPROVED SUBJECT TO the following condition:

Back-out Parking

If the project roadway south of the amenity center is not connected to Blasingim Road for daily vehicle use, the amenity center parking spaces farthest from that project roadway must be located no closer than 22 feet from the edge of the right-of-way/easement.

If the project roadway south of the amenity center is ever connected to Blasingim Road for daily vehicle use, the amenity center parking area must be relocated to meet the requirements of the LDC.

8. Open Space. Deviation (8) seeks relief from LDC §10-415(b)(5), which requires a 50 foot right-of-way tree preservation buffer along collector roads to allow tree replanting. This deviation is APPROVED SUBJECT TO the following condition:

Northern Buffer

The developer must install a 15 foot wide right-of-way buffer along the north property line with the following enhancements prior to the issuance of the first development order for vertical construction consistent with the following:

a. Five trees and 18 shrubs per 100 linear feet within the 15 foot wide right- of-way buffer along the north property line;

b. Trees must be installed 14 feet from overhead power lines; and

c. Landscape materials must be native.

SECTION D. EXHIBITS:

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

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

SECTION E. FINDINGS AND CONCLUSIONS:

1. The request for RPD zoning on the 24.11 acre parcel is consistent with the Lee Plan. *See*, Lee Plan Vision Statement - Paragraph 15 (South Fort Myers Planning Community), Goals 4, 5, 11, 77, 135; Objectives 1.3, 2.1, 2.2, and Policies 1.1.3, 1.7.6, 2.1.1, 2.2.1, 4.1.1, 115.1.3 and 135.1.9; Lee Plan Tables 1(b). Lee Plan Maps 1 and 16.

2. As conditioned, the RPD zoning designation:

   a. is consistent with County regulations. *See*, LDC §§ 34-341(a), 34-373(a), 34-377(a)(2), 34-411, 34-413, 34-491, 34-612(2), 34-931(b), 34-934, 34-936, and 34-2175(b)(1);

   b. is compatible with existing or planned uses in the surrounding area. *See*, Lee Plan Goal 5; Objectives 2.1, 2.2, and Policies 1.3.4, 2.1.1, 5.1.5, 5.2.4; *and*

   c. will not adversely affect environmentally sensitive areas or natural resources. *See*, Lee Plan Objectives 61.3, 77.1, 117.2, Policies 4.1.1, 61.3.1, 61.3.11, 117.2.1; LDC §34-411(g).

3. The expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. *See,* Lee Plan Goal 11, Standard 11.3; Policies 4.1.2, 38.1.6, 39.1.1;

4. Urban services are available to serve the development. These services include public water and sewer, paved streets, parks and recreational facilities, police, fire, and emergency services, urban surface water

management, schools, employment and commercial centers and libraries. *See,* Lee Plan Goal 11, Standards 11.1, 11.2, 11.3; Objectives 2.1 and 2.2; Policies 2.2.1, 2.2.2, 5.1.3, 53.1.5, 56.1.5, and Maps 6 and 7.

5. Residential development is appropriate at the proposed location. *See,* Lee Plan Goals 5; Policies 1.1.1, 1.1.3, 2.1.1, 2.2.2, 5.1.2, 5.1.3, 5.1.5, 5.1.7, 135.9.5, and 135.9.6.

6. County regulations and recommended conditions of approval provide sufficient safeguards to protect the public interest. *See*, Lee Plan Policies 5.1.5; LDC §§ 34-411, and 34-932(c).

7. The recommended conditions are reasonably related to the impacts expected from the proposed development. *See*, Lee Plan Objective 4.1, Policies 2.12.1, LDC §§ 34-145(d)(4)a.2.(b), 34-411(c), (e), (i), and (k).

8. The requested deviations enhance the planned development and preserve the intent of the LDC to protect the public health, safety and welfare. *See*, LDC §34-377(a)(4).

Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Hamman. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 25TH day of January, 2017.

ATTEST:
LINDA DOGGETT, CLERK

BY: Michelle Miller
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: John Manning
John Manning, Chair

BOARD OF COUNTY COMMISSIONERS
SEAL
LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Michael D. Jacob
Managing Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
mm
2017 FEB -1 AM 11:37

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

DESCRIPTION

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

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

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

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

Applicant's Legal Checked
by BSJ 6/2/16
Page 1 of 2

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

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

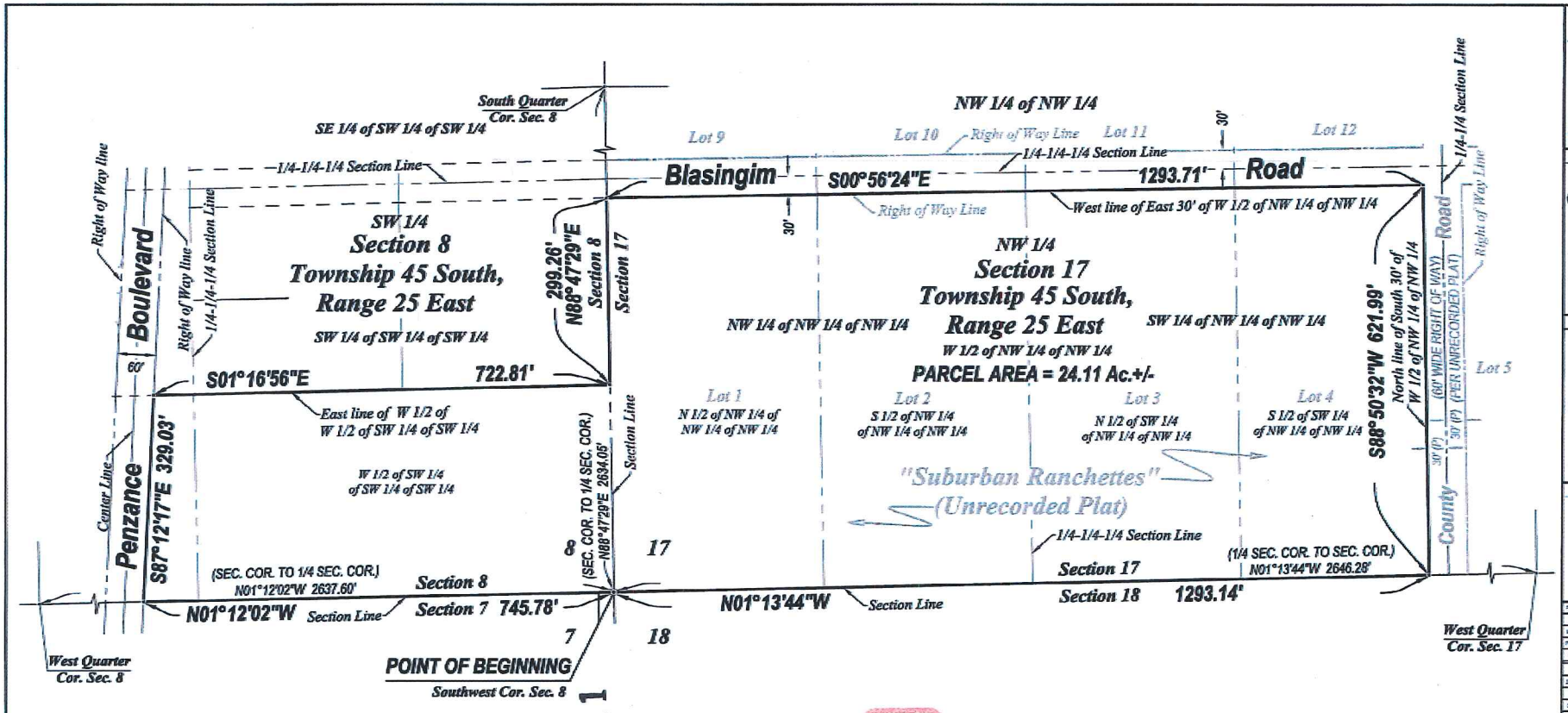
DCI 2016-00011

RECEIVED
JUN 01 2016
COMMUNITY DEVELOPMENT

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

EXHIBIT A

Pg 1



NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. D.B. - DENOTES DEED BOOK.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
5. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
6. (P) - DENOTES PLAT.
7. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17TO BEAR N01°13'44"W.
13. DESCRIPTION IS ATTACHED.

DCI 2016-00011

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

N

0 100 200
SCALE IN FEET

RECEIVED
JUN 01 2016
COMMUNITY DEVELOPMENT

THIS IS NOT A SURVEY

Pg 2

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

DATE SIGNED: 6/1/16

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 7326 - SURVEYING LB-6940

PREPARED FOR:
CAMERATTA COMPANIES
7730 TOWN CENTRE DRIVE
BROADVIEW HEIGHTS, OH
PHONE (440) 526-1000
FAX (440) 838-2988

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

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

FILE NAME	
LAYOUT	2
LOCATION	J:\2015\PH\SKETCH\SURVEY\DWG\SKETCH
PLOT DATE	6/1/2016 - 1:15 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	05-31-2016
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

PLAN REVISIONS

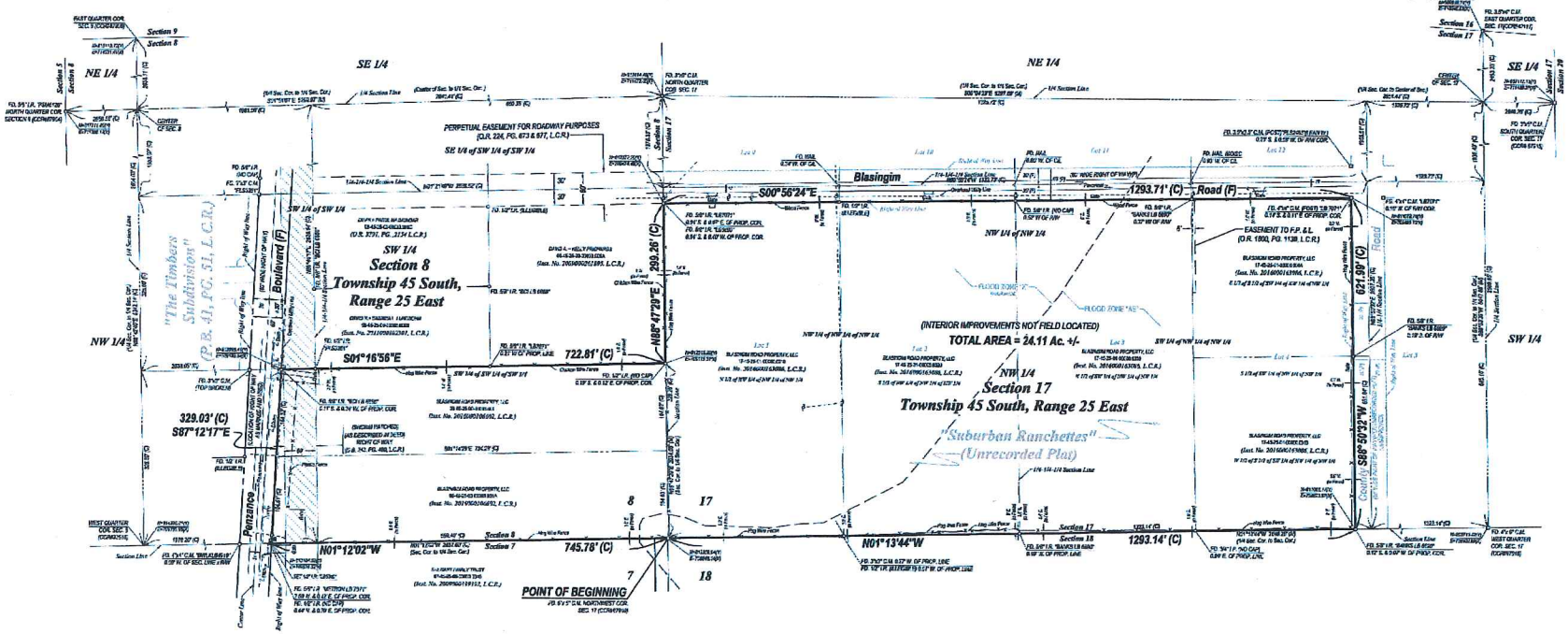
STAMP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
05-01-2016 17-4522	2 OF 2

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011



Applicant's Exhibit
by [illegible] 8/24/16

DESCRIPTION (PER TITLE CERTIFICATION)

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

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

Beginning at the Southwest Corner of said Section 8 run N01°12'02"W along the West line of the Southwest Quarter (SW 1/4) of said Section 8 for 745.78 feet to an intersection with Southerly right of way line of Panzanella Boulevard (66 feet wide); thence run S87°12'17"E along said Southerly right of way line for 329.03 feet to an intersection with the East line of the West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 8; thence run S01°16'56"E along said East line for 722.81 feet to an intersection with the North line of said Section 17; thence run N89°47'29"E along said North line for 299.26 feet to an intersection with the West line of the East 30 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17, also being the West right of way line of Blasingim Road; thence run S00°56'24"E along said West line for 1,293.71 feet to an intersection with the North line of the South 30 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17; thence run S89°50'32"W along said North line for 621.99 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 17; thence run N01°13'44"W along said West line for 1,293.14 feet to the POINT OF BEGINNING.
Containing 24.11 acres, more or less.

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

NOTES:

1. DATE OF LAST FIELD WORK: MAY 23, 2016.
2. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN (IF NOTED) HEREON.
3. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
4. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
5. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17 TO BEAR N01°13'44"W.
6. IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY WERE NOT LOCATED.
7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
8. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
9. ACCORDING TO F.I.R.M. No. 12071C0508E, EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS) AND FLOOD ZONE AE. THE BASE FLOOD ELEVATION (IN FLOOD ZONE AE) = EL. 15.3 (BASED ON PROFILE AND CROSS SECTIONS SHOWN IN THE FLOOD INSURANCE STUDY, 12071CV000A, EFFECTIVE DATE: AUGUST 28, 2008.
10. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A TITLE CERTIFICATION, PREPARED BY: PAVESE LAW FIRM, DATED: AUGUST 15, 2016.
11. THE SURVEYED PARCEL CONTAINS 24.11 ACRES, MORE OR LESS.
12. ELEVATIONS SHOWN ARE AT FEET ABOVE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON A LEVEL LOOP BY TIES FROM NATIONAL GEODETIC SURVEY BENCH MARK "D 415" (PID=AG3317)(ELEVATION = 15.16').

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

0 50 100 200
SCALE IN FEET

LEGEND:

B.M.	BENCHMARK	(F)	FIELD	L.M.E.	LAKE MAINTENANCE EASEMENT	REF.	REFERENCE	▲	SET "MAG" NAIL WITH DISC STAMPED LB6940	CATV	CABLE TV BOX
(C)	CALCULATED	F.D.	FOUND	R/W	RIGHT OF WAY	⊗	SET 1/2" IRON ROD WITH CAP STAMPED LB6940	WV	WATER VALVE		
CCR#	CERTIFIED CORNER RECORD	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	(M)	MEASURED	TYP.	TYPICAL	■	SET 4"x4" CONC. MONUMENT STAMPED LB6940	WB	WATER BOX
C/L	CENTER LINE	F.P. & L.	FLORIDA POWER & LIGHT CO	O.R.	OFFICIAL RECORD BOOK	SEC.	SECTION	△	FOUND NAIL AS NOTED	FH	FIRE HYDRANT
CONC.	CONCRETE			(P)	PLAT	W	WITH	□	FOUND CONC. MONUMENT AS NOTED	BF	BACK FLOW ASSEMBLY
CB=	CHORD BEARING=	FRAC.	FRACTION	P.B.	PLAT BOOK	WIT.	WITNESS	○	FOUND IRON PIPE OR IRON ROD AS NOTED	AR	AIR RELEASE VALVE
CD=	CHORD DISTANCE=	I.E.	IRRIGATION EASEMENT	P.C.	POINT OF CURVATURE			⊡	DRAINAGE INLET	IV	IRRIGATION VALVE
CH=	CHORD BEARING & DISTANCE=	I.P.	IRON PIPE	PG.	PAGE			⊞	DRAINAGE MANHOLE	IS	IRRIGATION SERVICE
		I.R.	IRON ROD	P.I.	PARKER-KALON			⊟	MITERED END SECTION	●	WELL
CM.	CONCRETE MONUMENT	L=	LENGTH=	P.R.M.	PERMANENT REFERENCE MONUMENT			-	YARD DRAIN	SM	SANITARY MANHOLE
COR.	CORNER	LB	LICENSED BUSINESS	PROP.	PROPERTY			☼	LIGHT POLE	SS	SANITARY SERVICE
Δ=	DELTA OR CENTRAL ANGLE=	L.B.E.	LANDSCAPE BUFFER EASEMENT	P.T.	POINT OF TANGENCY			☼	FLOOD LIGHT	S	SIGN
(D)	DEED	L.C.R.	LEE COUNTY RECORDS	P.V.C.	PLASTIC PIPE			⊸	CONCRETE POWER POLE	MB	MAIL BOX
D.B.	DEED BOOK	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	R=	RADIUS=			⊸	WOOD POWER POLE	BO	BLOW OFF
EL.	ELEVATION			R.C.P.	REINFORCED CONCRETE PIPE			⊸	GUY ANCHOR	FO	FIBER OPTIC CABLE MARKER
								⊸	TELEPHONE BOX	GM	GAS LINE MARKER
								⊸	ELECTRIC BOX	GV	GAS VALVE

THIS SURVEY IS FOR THE BENEFIT OF:

THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

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

8/22/16
DATE SIGNED:

SCOTT A. WHEELER (FOR THE FIRM - LB 6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5907

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

Barraco and Associates, Inc.
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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR:

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

PROJECT DESCRIPTION

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

PROJECT SURVEYOR

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

FILE NAME	23370901.DWG
LAYOUT	ZONING
LOCATION	J:\2300\WORK\SURVEY\BOU
PLOT DATE	MON, 8 22 2016 - 3:34 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	05-10-2016
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	357/69-70, 358/19, 359/1-2, 280/16

PLAN REVISIONS

07-05-2016	CORRECT PG. TO 449 IN I/W DEED
07-11-2016	REV. PER TITLE CERT.
08-22-2016	REV. PER TITLE CERT

STRAP NUMBERS

BOUNDARY SURVEY

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

DCI2016-00011

ZONING

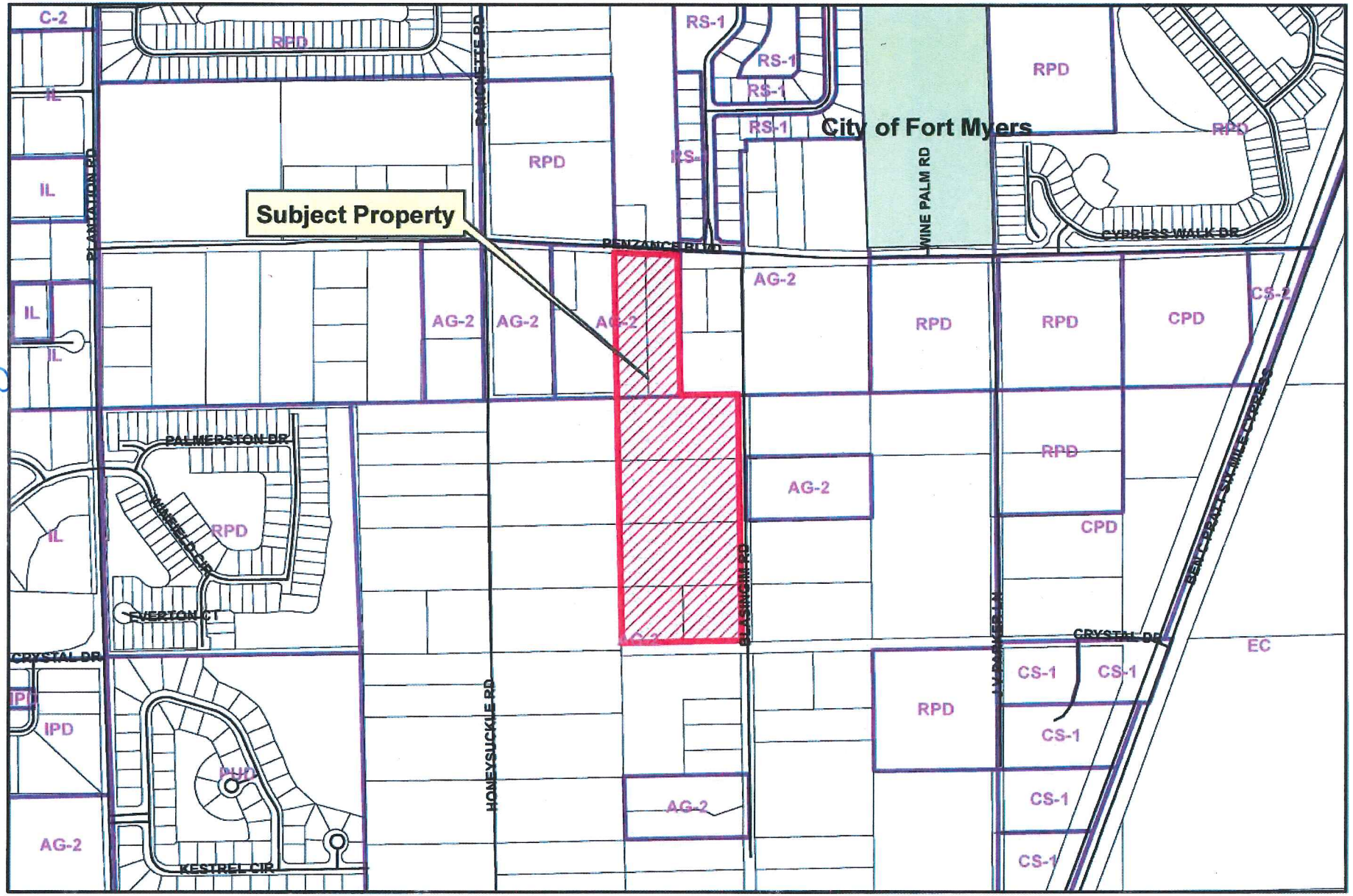
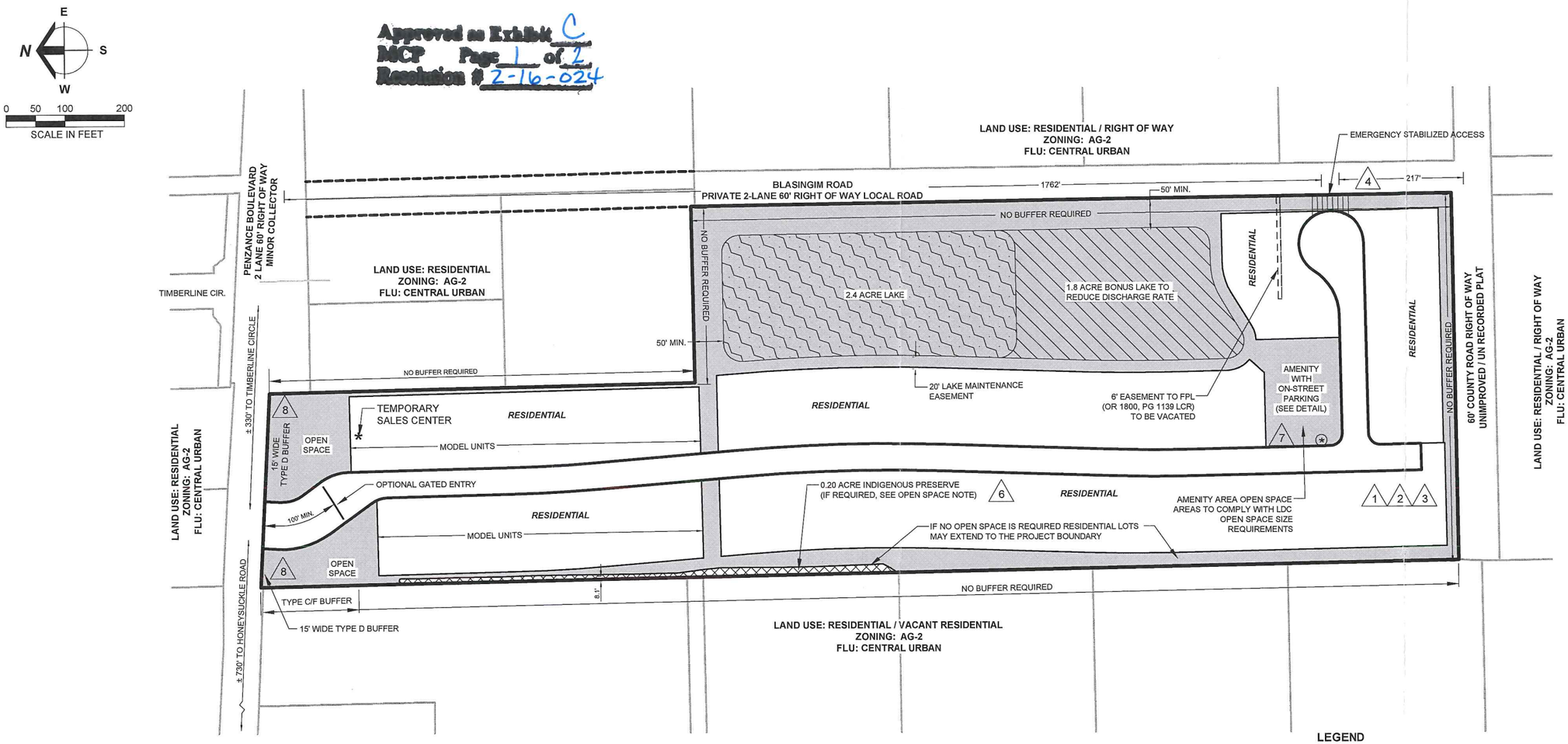
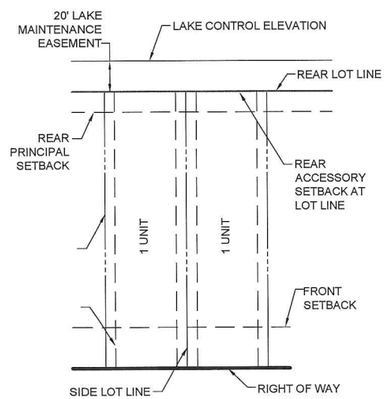


EXHIBIT B

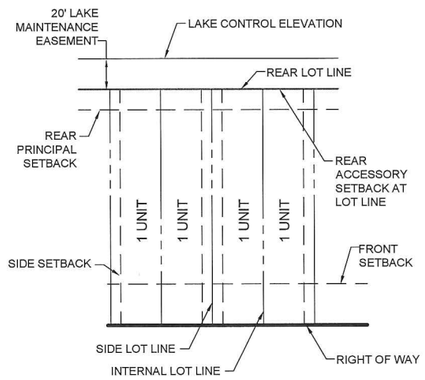
DCI 2016-00011

Approved as Exhibit C
MCP Page 1 of 2
Resolution # Z-16-024





SINGLE FAMILY TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED TYPICAL LOT DETAIL

LEGEND

LAKE	COMMON OPEN SPACE AREAS
BONUS LAKE TO REDUCE DISCHARGE	DEVIATION REQUEST (#)
INDIGENOUS PRESERVE	LOADING AREA (*)

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE

24.11 @ 40% = 9.60 AC

PROVIDED OPEN SPACE

PRESERVE	0.20 AC
LAKE & BONUS LAKE (9.6 @ 44%) (5)	4.22 AC
LAKE SLOPE	0.99 AC
AMENITY	0.47 AC
REAR YARD DRAINAGE & PERIMETER BERM	3.72 AC
TOTAL	9.60 AC

REQUIRED INDIGENOUS PRESERVE

9.60 @ 50% = 4.80 AC

PROVIDED INDIGENOUS PRESERVE

PROVIDED = 0.20 AC

NOTE:
NO OPEN SPACE OR INDIGENOUS PRESERVE IS REQUIRED IF THE FOLLOWING CONDITIONS ARE MET:
1. MINIMUM SINGLE FAMILY DETACHED LOT SIZE = 6500 SF
2. MINIMUM TWO-FAMILY ATTACHED LOT SIZE = 3750 SF
3. MAXIMUM LOT COVERAGE RESIDENTIAL LOT COVERAGE = 40%

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

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PROJECT DESCRIPTION

BLASINGIM ROAD RPD

LEE COUNTY, FLORIDA

RECEIVED
SEP 27 2016
COMMUNITY DEVELOPMENT

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FILE NAME	23370-Z02.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	TUE, 9-27-2016 - 10:46 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS
BASEPLAN = 23370-Z00.DWG

PLAN REVISIONS	
7-11-16	PER LEE COUNTY
8-22-16	SECOND SUFFICIENCY
9-27-16	REVISE OPEN SPACE TABLE

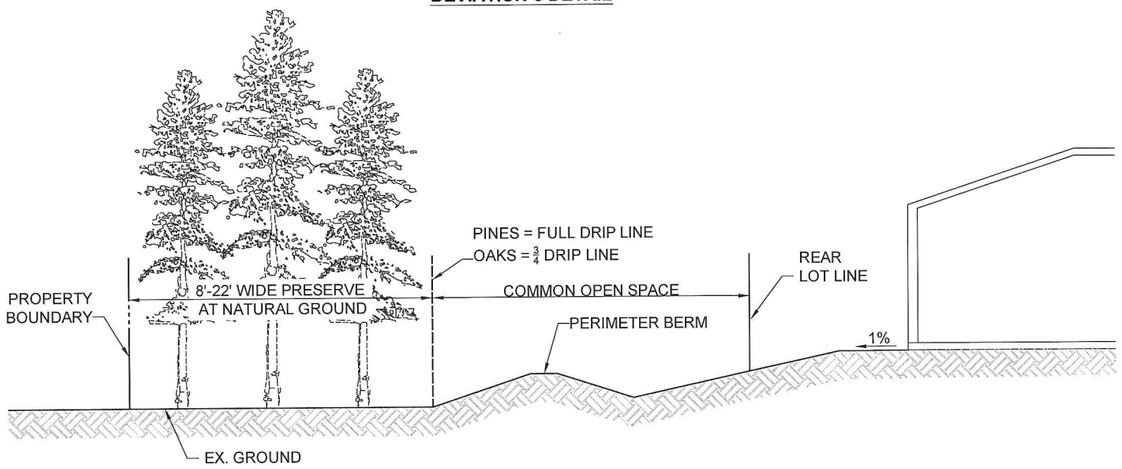
PLAN STATUS

MASTER CONCEPT PLAN

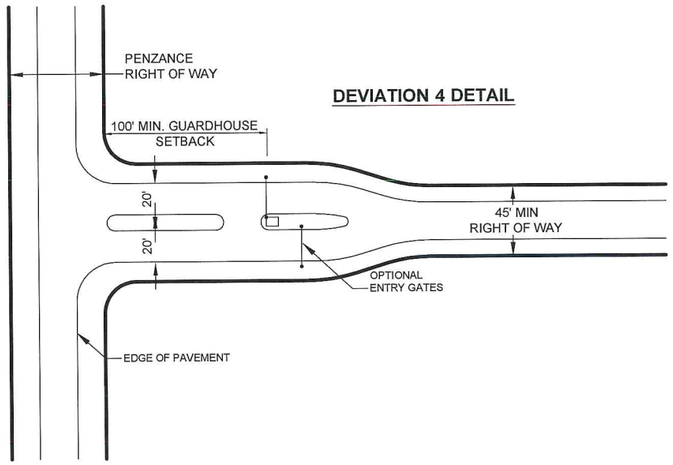
PROJECT / FILE NO.	SHEET NUMBER
23370	1 OF 2

DCI 2016-00011

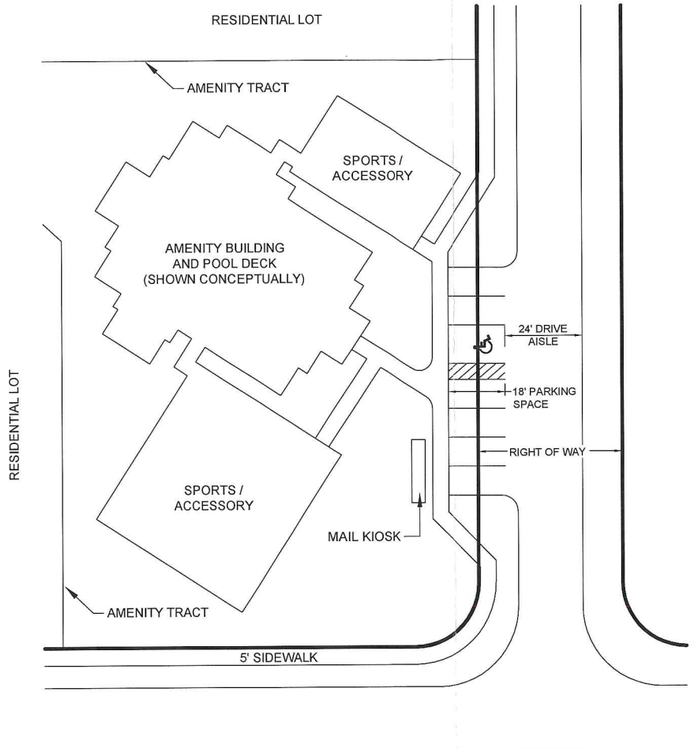
DEVIATION 6 DETAIL



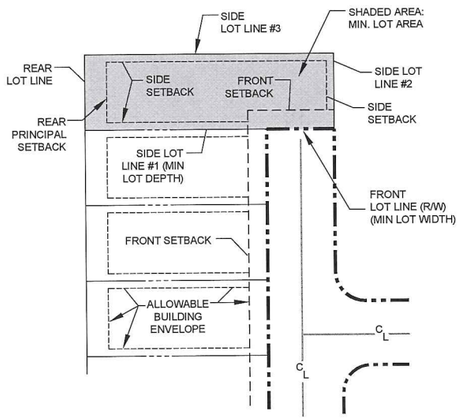
DEVIATION 4 DETAIL



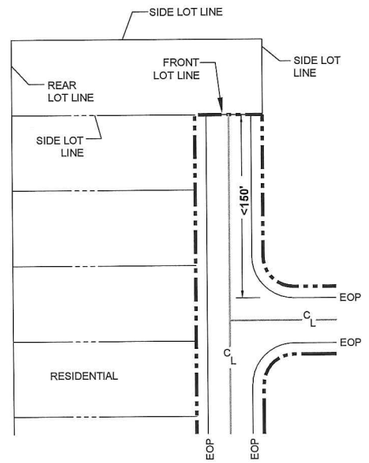
DEVIATION 7 DETAIL



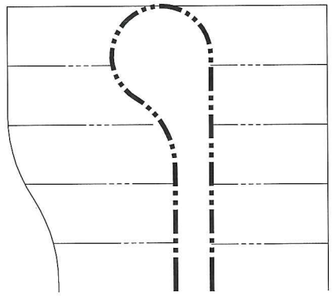
DEVIATION 3 LOT SIZE DETAIL



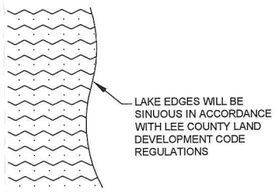
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



CUL-DE-SAC DESIGN DETAIL



SINUOUS LAKE SHORELINE DETAIL



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MCP Page 2 of 2
Resolution # Z-16-024

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FILE NAME	23370-Z03.DWG
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PLOT DATE	TUE. 9-27-2016 - 10:45 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

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7-11-16	PER LEE COUNTY
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9-27-16	REVISE OPEN SPACE TABLE

PLAN STATUS

DETAILS AND DEVIATIONS

PROJECT / FILE NO.	SHEET NUMBER
23370	2 OF 2