

RESOLUTION NUMBER Z-15-025

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

WHEREAS, Joe Cameratta, filed an application on behalf of the property owner, Resource Conservation Holdings, to rezone a 1.361.1± acre parcel from Agriculture District (AG-2) to Residential Planned Development (RPD) in reference to Corkscrew Farms; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner was advertised and held on September 2, 2015. On September 2, 2015, at the request of the Applicant, the Hearing Examiner continued the hearing until September 4, 2015. On September 4, 2015, the public hearing was held. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before September 18, 2015; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case Number DCI-2015-00004 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on November 18, 2015 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 1.361.1± acre parcel from AG-2 to RPD, to allow the development of up to 1,325 dwelling units, with maximum building heights of 45 feet. A concurrent application to amend the Lee County Comprehensive Plan, Case Number CPA2015-00001, for text and map amendments was filed and approved on August 19, 2015. The proposed development will connect to public potable water and sanitary sewer service. No development blasting is proposed.

The property is located in the Density Reduction/Groundwater Resource (DR/GR) 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).

1. Development of this project must be consistent with the four-page Master Concept Plan (MCP) entitled "Corkscrew Farms," prepared by Barraco and Associates, Inc., last revised

8-25-15, date-stamped "Received AUG 31 2015 Community Development" 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 project is approved for a maximum of 1,325 dwelling units and 50,000 square feet total building floor area in the Clubhouse/Amenity/Mail Kiosk area. [Maximum allowable density is based on Lee Plan Policy 33.3.4(3)(a) and (c).]

2. Uses and Site Development Regulations

a. Schedule of Uses

Accessory Uses and Structures

Club, private

Community Gardens

Clubhouse/Amenity Areas:

Administrative Offices

Consumption on Premises

Convenience Food and Beverage Store

Food and Beverage Service, limited

Food Stores, Group I only

Health Clubs or Spas, as part of the private club

Personal Services, Group I only, including ATM

Restaurant, Groups I, II, and III (including outdoor seating and service areas)

Specialty Retail, Groups I and II

Boat Ramps

Boat Rentals (non-motorized)

Parking lot – accessory

Volleyball, tennis, pickle, and bocce courts, swimming pools, piers, playground, fire pit

Dwelling Units:

Single-Family

Two-Family Attached

Entrance Gate and Gatehouse

Essential Services

Essential Service Facilities, Group I only

Excavation, Water Retention

Fences, Walls

Fire Station

Home Occupation

Model Homes, Model Display Center, Model Units

Parking Lot, Accessory

Real Estate Sales Office

Recreational Facilities, Personal & Private

Residential Accessory Uses

Signs, in accordance with LDC Chapter 30

Temporary Uses, in compliance with LDC §§34-3044 & 34-3048

b. Site Development Regulations

	Single Family	Two Family Attached
Minimum Lot Width	50'	40'
Minimum Lot Depth	165'	165'
Minimum Lot Area	6,500 sf	6,500 sf
Maximum Lot Coverage	60%	70%
Maximum building Height	35'	35'
Minimum Building Setbacks:		
Front	25'	25'
Side	5'	5'/0' (*)
Rear (principal structure)	10'	10'
Rear (accessory structure)	5'	5'
Rear accessory abutting water	0'	0'
Conservation Easement (primary structure)	30'	30'
Conservation Easement (accessory structure)	25'	25'

***0-foot setback at internal lot line**

	Clubhouse	Fire Station
Minimum Lot Width	100'	100'
Minimum Lot Depth	150'	150'
Minimum Lot Area	20,000 sf	20,000 sf
Maximum Lot Coverage	40%	40%
Maximum building Height	45'	45'
Minimum Building Setbacks:		
Front	25'	25'
Side	7.5'	10'
Rear	0'	10'
Preserve	30'	30'

3. Wildlife Crossings

Four animal crossings shown on the approved MCP internal to the project. The construction of the animal crossings must comply with the typical cross section depicted on MCP Sheet 4.

4. Protected Species Management and Human-Wildlife Coexistence Plan

The developer must submit a final Protected Species Management and Human-Wildlife Coexistence Plan with the development order application that substantially complies with the "Corkscrew Farms Protected Species Management and Human-Wildlife Coexistence Plan," dated July 2015. The final Plan and development order plans must address the following:

- Lighting: Lighting must comply with LDC §34-625. Lighting plans must demonstrate no light spillage into the indigenous preserve and restoration areas. Techniques to limit lighting impacts include shielding and motion sensor devices. The lighting standards must also be included in deed restrictions;
- Trails: The location of proposed passive trails within indigenous preserve and restoration areas must include designated trailheads with signs and educational kiosks posted with information on possible wildlife encounters and appropriate actions when encountering wildlife. Signs and educational kiosks must identify all wildlife documented in the Protected Species Survey as present or with the potential to utilize the habitat;
- Signs: The placement and content of signs between lakes and residential buildings warning of the presence of alligators and that it is dangerous and illegal to feed or harass alligators. The developer must also include these warnings in the deed restrictions;
- Wildlife Fencing: (If proposed) must meet recommendations and requirements of the Florida Fish and Wildlife Conservation Commission (FWC) and US Fish and Wildlife Service (FWS); and
- The Plan must be updated to reflect FWC and FWS requirements if permits are issued after approval of the first development order.

5. Open Space

Development order plans must reflect a minimum of 66% open space in substantial compliance with the approved MCP, except as provided below. It may be necessary to adjust lakes, roadways, building setbacks, drainage and other aspects of the project in response to government regulation and review. The percentage of open space may be reduced to address such issues at the time of permitting, but may not be less than the 60% required by the Lee Plan.

6. Platting Preserve Areas

The developer must plat preservation areas into separate tracts and dedicate those tracts to a maintenance entity that will accept responsibility for the perpetual maintenance of the preservation areas in compliance with this zoning resolution.

7. Conservation Easement

The developer must record a conservation easement over a minimum of 55% of the planned development dedicated to a maintenance entity that provides third party enforcement rights to the County or other public agency acceptable to the County.

8. Indigenous Management Plans

The developer must submit a final Indigenous Preservation, Restoration, and Management Plan with the application for development order. The final approved site plan must be in substantial compliance with the "Corkscrew Farms Indigenous Preservation,

Restoration, and Management Plan,” dated July 2015, and must include the following language:

- At the time of purchase, deed holders must be placed on notice through covenants and deed restrictions that project preserve areas will be managed with prescribed burns.
- Prior to commencing prescribed burn activity, the Community Development District (CDD) or HOA must notify residents of the prescribed burn activities and provide general education material on prescribed burn management practices.

9. Storm Water Management System

The storm water management system will demonstrate at the time of development order that water leaving the development will meet state and federal water quality standards.

10. Wellfield Protection

The project must comply with the Lee County Well Field Protection Ordinance.

11. Public Water and Sewer

The project must connect to public potable water and sewer service. The project must connect to reclaimed water, if available at time of development order approval.

12. Agricultural Uses

Agricultural Uses: Existing bona fide agricultural uses are allowed:

- a. The *bona fide* agricultural use of grazing in existence at the time of the zoning application may continue until the first local development order is issued for an area with that use. Row crops must be terminated upon approval of the first development order.

The existing sod farming operation may continue subject to the following:

- i. the existing area devoted to sod farming may not be expanded;
 - ii. irrigation of sod is prohibited; and
 - iii. existing sod may be used solely within the development.
- b. Clearing or injury of native trees and vegetation (including understory) is prohibited in areas devoted to agricultural uses. Bona fide agricultural use consisting of existing grass pasture(s) may be mowed but those areas may not be cleared or expanded. Violations of this condition will require restoration in accordance with LDC §10-423. The prohibition on clearing or expansion of agricultural use does not preclude County-approved requests to remove invasive exotic vegetation.
 - c. Prior to issuance of a local development order for areas containing agricultural uses, the developer must submit written proof, subject to approval by the County Attorney's Office, of the following:

- i. Termination of agricultural uses on the property subject to the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the property that provides:

- (1) the date agricultural uses ceased;
- (2) the legal description of the phase of the property subject to development order approval;
- (3) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the phase of the property and that the owner covenants with the County that they will not allow agricultural uses on the phase of the property until the property is re-zoned to permit agricultural uses; and
- (4) that the affidavit constitutes a covenant between the owner and the County binding on the owner, their assignees and successors in interest.

The affidavit must be recorded in the public records of the County at the owner's expense.

- ii. Proof of termination of the agricultural tax exemption on the property subject to the development order application/approval. Proof of termination must include a copy of the owner's request to terminate the tax exemption provided to the Property Appraiser.

13. Native Vegetation

Development order landscape plans must reflect 100% native vegetation for required landscaping within common elements and a minimum of 75% native vegetation for single-family lot landscaping. These planting requirements and a native plant list must be incorporated into the project's covenants and deed restrictions.

14. Vehicular/Pedestrian Impacts

- a. Local Development Order. This 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.
- b. Impact Fees and Proportionate Share Payments. The development must mitigate the traffic impacts of the project and pay a proportionate share of the needed roadway improvements in accordance with Administrative Code (AC) 13-16. The proportionate share obligation may be offset consistent with AC13-16 or consistent with the terms of a County development agreement. Prior to a final determination of the proportionate share obligation, the developer may comply with this condition through an instrument recorded in the public records of Lee County requiring future property owners to pay the proportionate share.
- c. Shared Use Path. The developer must provide an off-road shared use bike path/sidewalk in front of each residential lot and along at least one side of every project

roadway. The shared use path must be 5 feet wide and separated from the travel lanes of the roadway. This separation from the travel lanes may be achieved by the installation of a structural curb/gutter that prevents normal vehicular traffic on the path.

15. Lee Plan Consistency. This zoning approval does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1 (b).

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

17. Solid Waste Management

- a. Development order plans for vertical development must comply with the LDC and the Lee County Solid Waste Ordinance for the pick-up/disposal of solid waste and recyclables.
- b. Dumpsters and individual trash receptacles must be bear proof. Trash receptacles for residential units may not exceed 40 gallons in size and must have two handles and a tight fitting lid in accordance with the County Solid Waste Ordinance. The developer must include these requirements in the deed restrictions.

18. Entrance Gates and Gatehouses

Entrance gates and gatehouses are limited to development entrances from Corkscrew Road. Internal gatehouses to sub-neighborhoods may be allowed by administrative amendment. Gates must allow unencumbered pedestrian and bicycle movement between sub-neighborhoods and the overall development.

19. Natural Resources

- a. Public Water Supply. The developer must take precautions to avoid adverse impacts to the public water supply system. Excavation may not penetrate the first clay or limestone layer, whichever occurs first.
- b. Pre-Treatment of Storm Water. Project storm water runoff must be directed to storm water pretreatment areas consisting of dry or wet detention areas in order to provide a minimum of 0.5 inches water quality treatment prior to discharging to Water Management Lakes 1, 2, 3 or 4 on the MCP. Storm water runoff must receive 1.5 inches of water quality treatment prior to discharging offsite.
- c. Function of Water Management System. The developer must design the water management system to mimic the functions of a natural system. The developer must restore the natural system by establishing flow-ways on the property.
- d. Discharge to County's MS4 System. The developer must obtain authorization from the County Division of Natural Resources prior to discharging project storm water into the County's MS4 system.

- e. Flow Way Re-establishment. The developer must re-establish historic storm water flows through the property to the greatest extent practicable. Development must not exacerbate flooding on adjacent properties. The developer is responsible for providing storm water flow through the project site until the property and permits are transferred to a third party.
- f. Hydrological Restoration Plan. The developer must submit a Hydrological Restoration Plan with the application for the first development order. The Hydrological Restoration Plan must include backfill and restoration of manmade ditches on the property. The developer must phase backfill work to coincide with project development. A key feature of the Hydrological Restoration Plan is the re-establishment of three flow-ways to restore historic flow-ways and improve drainage patterns to the extent feasible.

Flow-ways must originate from the north property boundary and be directed towards proposed restoration areas as reflected in the Indigenous Preservation, Restoration, and Management Plan prepared by Passarella & Associates, Inc., dated July 22, 2015.

The Hydrological Restoration Plan must include detailed calculations and analyses for proposed flow-ways and other drainage improvements to estimate hydrologic benefits while ensuring no adverse impacts to adjacent properties.

The calculations/analyses must (1) justify input parameters and assumptions, (2) justify flow-way dimensions by calculating peak flow through each flow-way (3) compare pre- and post-development phases including peak stages, flows, and inundation (durations and frequency) for design storms (25 yr - 3 day and 100 yr - 3 day) and (4) compare hydrologic conditions for wet and dry seasons.

- g. Timing. The developer must construct the hydrological restoration plan approved by the County coincident with construction of the storm water management system.
- h. Flow-way Monitoring. The developer must submit plans reflecting the design standards and a flow-way monitoring plan for review and approval by County staff prior to the approval of the first development order. Every two years, the developer and its assigns must submit a certification to Lee County Division of Natural Resources (DNR) ensuring the drainage capacity of the three flow-ways is maintained at the original design levels. The certification must be signed and sealed by a professional engineer registered in the State of Florida. The developer and its assigns must continue to biennially certify the drainage capacity of the flow-ways until the DNR determines it is no longer necessary. If drainage conditions do not meet the original design standards and cause adverse drainage impacts, the developer and its assigns must take immediate remedial measures (such as vegetation control, re-grading flow-ways and berms, etc) and report to the DNR for inspection and approval.
- i. Domestic Wells Prohibited. The County will not permit domestic wells on the property. The developer will ensure Lee County Utilities will be the source of potable water for the property. The developer will also ensure that irrigation will be provided via a central irrigation system using the existing lakes onsite. The Homeowner Association (HOA) documents including Declarations and Covenants must prohibit the installation of

domestic wells for potable or irrigation water. County staff will review the HOA documents to confirm the inclusion of the prohibition on domestic wells during development order review.

- j. Wellfield Protection. A portion of the property lies within Wellfield Protection Zones for the County public water supply. Storage, handling, use of production of certain hazardous or toxic substances within protection zones have potential for contaminating public water supplies. The HOA documents including Declarations and Covenants specify that only licensed professionals authorized by Lee County may perform activities such as the application of fertilizers, pesticides, insecticides, herbicides, nematicides, or other chemicals on the property. The developer must submit a list of Best Management Practices to address potential degradation of groundwater due to storage and use of regulated substances on site during construction and operation of the facility with the application for the first development order.
- k. Lake Management Plan. The developer must submit a Lake Management Plan for review and approval by County staff prior to the approval of the first development order. The Lake Management Plan must incorporate the Lake Maintenance Plan and applicable components of the Surface and Groundwater Monitoring Plan. The developer/HOA must review the Lake Management Plan annually and take necessary remedial actions, where appropriate.
- l. Groundwater Monitoring Plan. County staff must review and approve the developer's proposed Groundwater Monitoring Plan (level and quality) prior to approval of the first development order. The Groundwater Monitoring Plan must:
 - i. establish baseline conditions and address monitoring during construction and operation of the facility;
 - ii. be designed to protect existing wetlands and groundwater wells; and
 - iii. be incorporated into the Lake Management Plan.
- m. Water Quality Monitoring Plan. The proposed Surface and Groundwater Monitoring Plan must be reviewed and approved by County staff prior to approval of the first development order. The Water Quality Monitoring Plan must include the elements referenced in attached Exhibit D. The Water Quality Monitoring Plan must also include an annual assessment of water quality data, trend analysis, identification of potential issues, and recommended corrective actions for changes in the Lake Management Plan. The annual assessment must continue until the DNR determines it is no longer necessary.
- n. Sanitary Sewer Setback. The developer must design sanitary sewer lines to meet the setback requirements from public water supply wells set forth in Florida Administrative Code Chapter 62-532.
- o. Dewatering. The developer must ensure that dewatering effluent remains on the site. Dewatering operations may not adversely affect existing wetlands or groundwater wells.

- p. Community Development District (CDD). If the property is subsequently subject to the jurisdiction of a Community Development District, the District must become a co-permittee on the County's MS4 permit.

20. 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. Water Body Setback. Deviation (1) seeks relief from the LDC §34-2194(b) requirement that prohibits buildings and structures closer than 25 feet to a water body. The requested deviation would allow: 1) a zero foot lake setback for the Private Club and Personal or Private on-site Recreational Facilities in the Amenity Area; and 2) a 20 foot lake setback for accessory structures on lots abutting a lake maintenance easement. This deviation is APPROVED.
2. Landscape Buffers. Deviation (2) seeks relief from the LDC §10-416(d) requirement to provide specified landscape buffering along the perimeter of a development whenever development abuts a different use. The requested deviation would allow the native landscape buffer zones depicted on the MCP to satisfy this requirement. This deviation is APPROVED, SUBJECT TO the Indigenous Preservation, Restoration and Management Plan referenced in Conditions 8 and 19.
3. Bikeways/Walkways. Deviation (3) seeks relief from the LDC §10-256 requirement to provide the construction of bikeways/walkways within the Corkscrew Road right-of-way or to pay a fee-in-lieu of constructing the improvement. This deviation is APPROVED.

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
 Exhibit D: Water Quality Monitoring Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning to Residential Planned Development by demonstrating compliance with the Lee Plan, the LDC, and other codes and regulations. See, Lee Plan Vision Statement Paragraph 18 (Southeast Lee County), Lee Plan Goals: 5, 33, 60, 61, 63, 77, 107, 114, 115, and 117; Objectives: 4.1, 5.1, 33.2, 33.3, and 117.2; Policies: 1.7.13, 2.1.2, 4.1.1, 5.1.1, and 33.3.4, 135.1.9; Lee Plan Maps: 6, 7, and 17; LDC §34-411(a), (c), (h) and §34-612(2).

2. As conditioned, the request to rezone the property to the Residential Planned Development zoning district is:
 - a. Consistent with the densities, intensities and general uses set forth in the Lee Plan. See, Lee Plan Objective 33.3 (Environmental Enhancement and Preservation Community); Policies: 1.4.5, 1.5.1, 5.1.7, 33.3.4.3, and 135.1.9; See *also*, LDC §34-413.
 - b. Compatible with existing and planned uses in the surrounding DR/GR. See, Lee Plan Policies: 2.1.2, 2.2.1, 5.1.5, and 5.1.7; and LDC §34-411(c) and (i).
 - c. Will not adversely affect environmentally critical areas and natural resources. See, Lee Plan Goals: 60, 61, 63, 77, 107, 114, and 115; Objectives: 33.2, 33.3 (protection, preservation and restoration of strategic regional hydrological and wildlife connections), 60.4, 60.5, 61.2, 77.1, 77.3, 104.1, 107.1, 107.3, 107.4, 107.11 and 117.2; Policies: 26.5.4 (well field protection), 33.2.1 (connecting wildlife corridors and conservation areas), 33.2.1, 33.3.4., 60.1.2, 60.5.1, 60.5.2, 60.5.3., 77.3.1, 77.3.5, 107.2.4 (protection of natural plant communities), 107.2.6, 107.2.8, 107.3.1 (upland preservation to promote wildlife diversity), 107.4.1, 107.4.3, 107.4.4, 107.10.2 (wood stork), 107.10.3, 107.11.4 (bear and panther), 114.1.2, and 115.1.3; Standard 11.4; and LDC §10-474, 34-411(g) and (h).
 - d. Will not place an undue burden upon existing or planned transportation infrastructure. The project will be served by streets with the capacity to carry traffic generated by the development. See, Lee Plan Policies: 33.3.4.2, 38.1.6, and 39.1.1; and LDC §34-411(d) and (e).
3. Limited urban services are available and adequate to serve the proposed land use. See, Lee Plan Glossary, Lee Plan Policies: 2.2.1 and 33.3.4.2; Standards 11.1 and 11.2; and LDC §34-411(d).
4. The proposed mix of uses is appropriate at the proposed location. See Lee Plan Map 17; Objective 33.3; Policies 1.4.5, 1.7.13, and 33.3.4.
5. The recommended conditions and applicable regulations provide sufficient safeguards to protect the public interest. See, Lee Plan Goals: 63, 114, and 115; Objective 114.1; Policies: 5.1.5, 26.5.4, 63.1.2, 107.2.13, 115.1.1, 115.1.2, 115.1.3, 115.1.4, and 135.9.6; See *also*, LDC §§ 10-296(e), 10-707, 34-377(a)(2)(c) and 34-411(c), (i).
6. The recommended conditions are reasonably related to the impacts expected from the proposed development. See, Lee Plan Policy 5.1.5, Standard 11.3; LDC §34-932 (b) and (c).
7. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

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

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

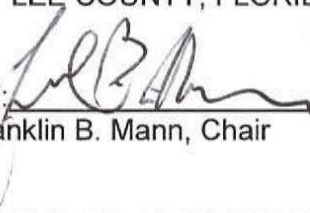
DULY PASSED AND ADOPTED this 18th day of November 2015.

ATTEST:
LINDA DOGGETT, CLERK

BY: 
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Franklin B. Mann, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


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

Barraco

and Associates, Inc.

www.barraco.net

Civil Engineers, Land Surveyors and Planners

EXHIBIT "A"

DESCRIPTION

Parcel in

Sections 23 and 24, Township 46 South, Range 26 East,
and Section 19, Township 46 South, Range 27 East
Lee County, Florida

A tract or parcel of land lying in Sections 23 and 24, Township 46 South, Range 26 East and in Section 19, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being those lands described in deed recorded in Instrument Number 2005000078253, less and except those lands described in Instrument Number 2011000095941, all in the Public Records of Lee County, Florida said tract or parcel of land being more particularly described as follows:

Beginning at the Northwest Corner of said Section 24 run N88°49'15"E along the North line of the Northwest Quarter (NW 1/4) of said Section 24 for 2,619.28 feet to the Northeast corner of said fraction; thence run N88°49'12"E along the North line of the Northeast Quarter (NE 1/4) of said Section 24 for 2,619.33 feet to the Northeast corner of said Section 24; thence run along the North line of the Northwest Quarter (NW 1/4) of said Section 19 the following two courses: N89°27'06"E for 1,330.46 feet and N89°26'55"E for 1,330.55 feet to the Northeast corner of said fraction; thence run along the North line of the Northeast Quarter (NE 1/4) of said Section 19 the following two courses: N89°27'19"E for 1,331.39 feet and N89°26'37"E for 1,330.79 feet Northeast corner of said Section 19; thence run S00°13'51"E along the East line of the Northeast Quarter (NE 1/4) of said Section 19 for 2,621.09 feet to the Southeast corner of said fraction; thence run S00°11'32"E along the East line of the Southeast Quarter (SE 1/4) of said Section 19 for 2,421.24 feet to the Northeast corner of Parcel 109 as described in deed recorded in Instrument No. 2011000095941 of the Public Records of Lee County, Florida; thence run S89°27'58"W along the North line of said Parcel 109 for 259.24 feet; thence run S00°32'02"E along the West line of said Parcel 109 for 144.38 feet to an intersection with the North Right-of-Way line for Corkscrew Road; thence run S89°22'13"W along said North Right-of-Way line for 1,882.46 feet; thence leaving said North Right-of-Way line run N00°33'20"W for 2,559.97 feet; thence run S89°14'00"W for 831.07 feet; thence run S00°46'34"E for 2,557.82 feet to an intersection with the North Right-of-Way line for said Corkscrew Road; thence run S89°24'01"W along said North Right-of-Way line for 2,266.01 feet to the Southeast corner of Parcel 105 as described in said deed recorded in Instrument No. 2011000095941 of the Public Records of Lee County, Florida; thence run N00°32'02"W along the East line of said Parcel 105 for 190.00 feet; thence run S89°27'38"W along the North line of Parcels 105 and 104C as described in said deed recorded in Instrument No. 2011000095941 of the Public Records of Lee County, Florida for 229.24 feet; thence run S00°30'26"E along the West line of said Parcel 104C for 189.94 feet to an intersection with the North Right-of-Way line of said Corkscrew Road; thence run S89°29'39"W along said North Right-of-Way line for 2,232.75 feet to the Southeast corner of Parcel 104B as described in said deed recorded in Instrument No. 2011000095941 of the Public Records of Lee County, Florida;

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

FEB 26 2015

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DCI 2015-00004

COMMUNITY DEVELOPMENT
Applicant's Log Checked
by BA 4/17/15

Continued from previous page

thence run $N00^{\circ}30'26''W$ along the East line of said Parcel 104B for 145.00 feet; thence run $S89^{\circ}29'34''W$ along the North line of said Parcel 104B for 211.66 feet; thence run $S89^{\circ}40'20''W$ along the North line of said Parcel 104B for 48.01 feet; thence run $S00^{\circ}16'13''E$ along the West line of said Parcel 104B for 144.99 feet to an intersection with the North Right-of-Way line of said Corkscrew Road; thence run $S89^{\circ}40'36''W$ along said North Right-of-Way line for 1,436.80 feet to the Southeast corner of Parcel 104A as described in said deed recorded in Instrument No. 2011000095941 of the Public Records of Lee County, Florida; thence run along the boundary line of said Parcel 104A the following 5 courses: $N00^{\circ}19'40''W$ for 144.55 feet, $S89^{\circ}40'20''W$ for 38.91 feet to a non-tangent curve, Westerly along an arc of a curve to the left of radius 1,044.55 feet (delta $11^{\circ}07'16''$) (chord bearing $S84^{\circ}06'48''W$) (chord 202.43 feet) for 202.75 feet, $S78^{\circ}33'17''W$ along a non-tangent line for 38.84 feet and $S11^{\circ}26'43''E$ for 144.53 feet to an intersection with the North Right-of-Way line of said Corkscrew Road; thence run along said North Right-of-Way line the following 4 courses: $S78^{\circ}33'36''W$ for 201.41 feet to a point of curvature, Westerly along an arc of a curve to the right of radius 1,050.00 feet (delta $10^{\circ}30'00''$) (chord bearing $S83^{\circ}48'36''W$) (chord 192.15 feet) for 192.42 feet to a point of tangency, $S89^{\circ}03'36''W$ for 505.09 feet and $S89^{\circ}29'08''W$ for 1,068.80 feet to the Southeast corner of Parcel 103 as described in said deed recorded in Instrument No. 2011000095941 of the Public Records of Lee County, Florida; thence run $N00^{\circ}32'12''W$ along the East line of said Parcel 103 for 145.00 feet; thence run $S89^{\circ}28'40''W$ along the North line of said Parcel 103 for 260.46 feet to an intersection with the West line of the East Half (E 1/2) of the East Half (E 1/2) of said Section 23; thence run along said West line the following two courses: $N00^{\circ}39'08''W$ for 2,436.16 feet and $N00^{\circ}37'49''W$ for 2,632.52 feet to an intersection with the North line of the Northeast Quarter (NE 1/4) of said Section 23; thence run $N89^{\circ}37'22''E$ along said North line for 1,338.41 feet to the POINT OF BEGINNING.
Containing 1,361.05 acres, more or less.

Bearings hereinabove mentioned are based on the North line of the Northwest Quarter (NW 1/4) of said Section 24 to bear $N88^{\circ}49'15''E$.

This description is based on a boundary survey prepared by Morris Depew, MDA Project No. 05161, dated June 6, 2014.

89 4/17/15
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\eg244 - Corkscrew Farms (Camaratta)\Descriptions\eg244MD_survey_desc.docx

FEB 26 2015

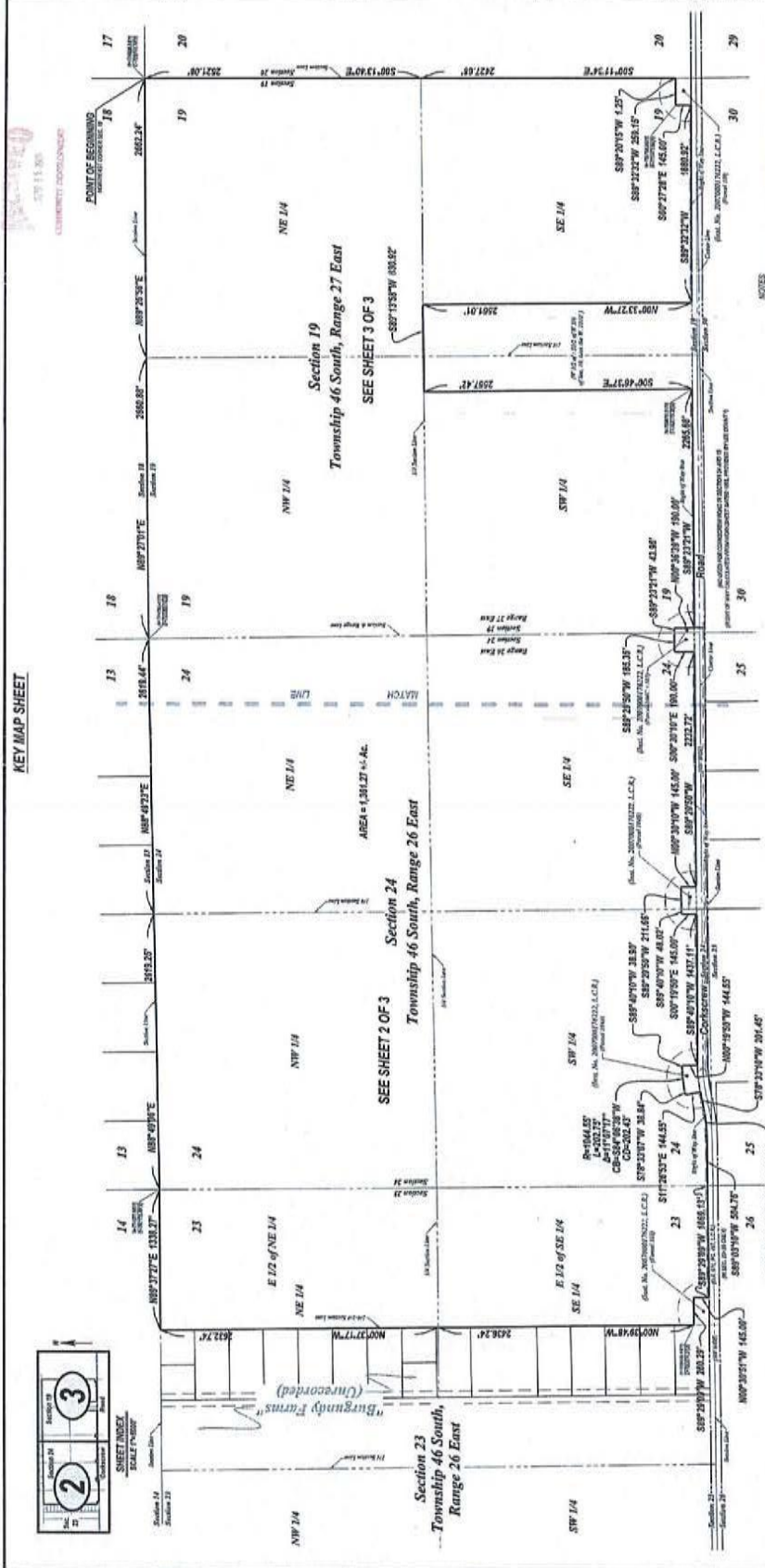
Page 2

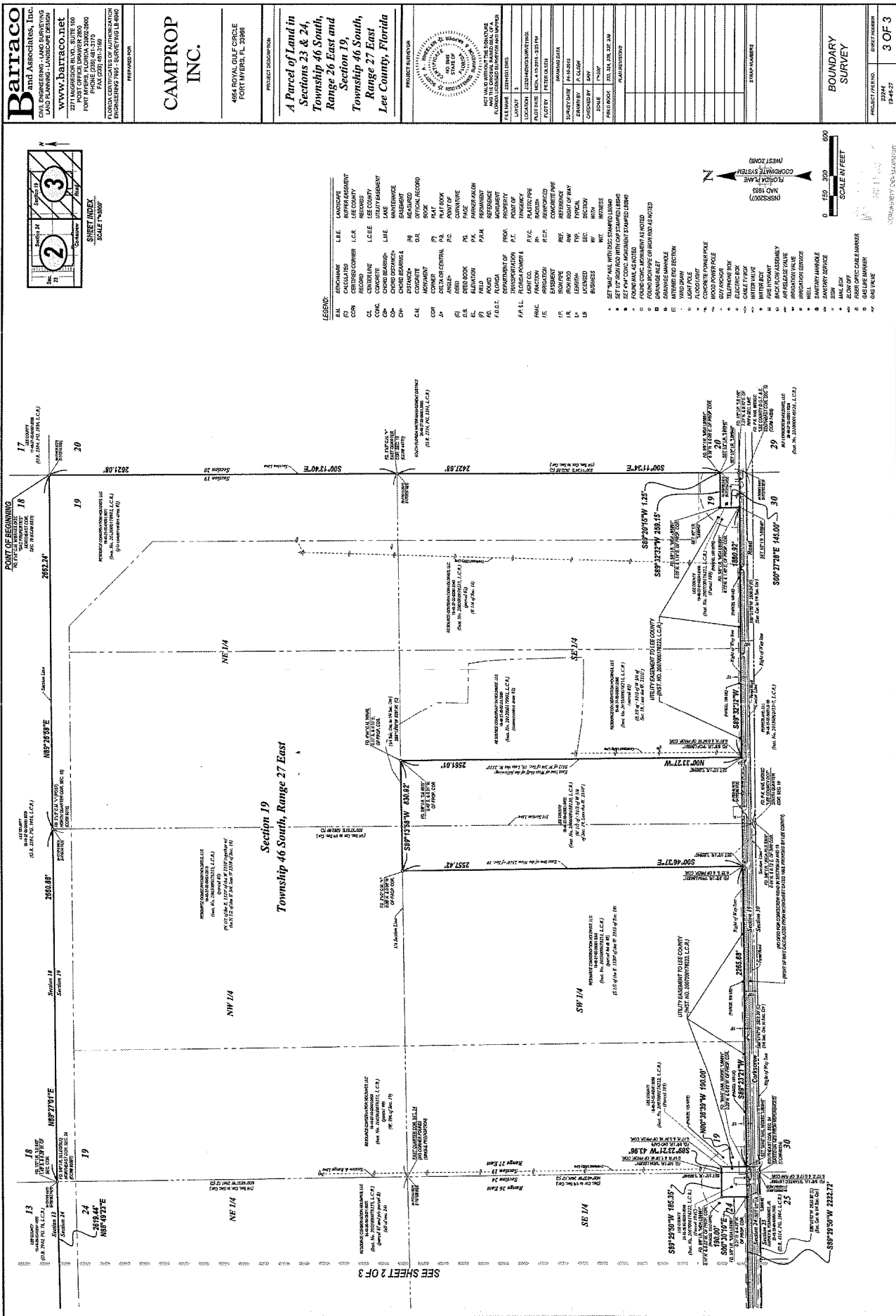
DCI 2015-00004 COMMUNITY DEVELOPMENT

00000-00004

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MILWAUKEE, WI 53212

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INC.

[illegible]



DCI2015-00004

Zoning Map

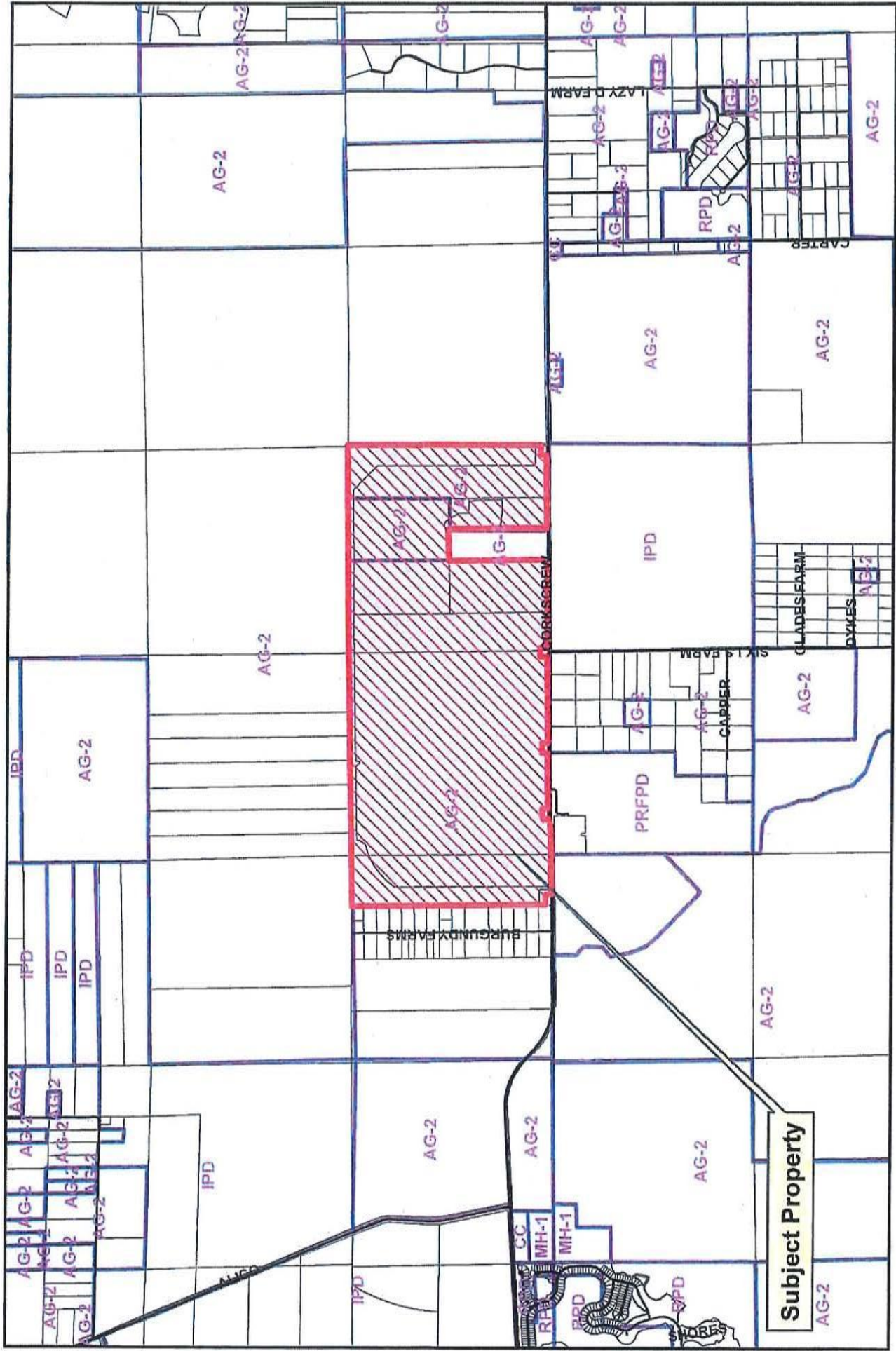


EXHIBIT B

MASTER CONCEPT PLAN FOR CORKSCREW FARMS RESIDENTIAL PLANNED DEVELOPMENT

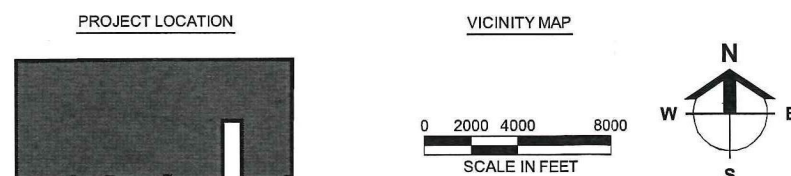
A PARCEL OF LAND IN SECTION 19 TOWNSHIP 46 SOUTH, RANGE 27 EAST AND
SECTION 23, 24 TOWNSHIP 46 SOUTH, RANGE 26 EAST
FORT MYERS, LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS 16871-18901 CORKSCREW ROAD, FORT MYERS	PROJECT DATUM STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19 TO BEAR N89°28'37"E.
ZONING CURRENT ZONING: AG-2	RECORD PLAT PENDING
FLOOD ZONE ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) Nos. 12071C0625F (PANEL NOT PRINTED), EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "NO SPECIAL FLOOD HAZARD AREAS".	STRAP NUMBERS 19-46-27-00-00001.0000 19-46-27-00-00001.0010 19-46-27-00-00001.0040 19-46-27-00-00001.0050 19-46-27-00-00001.0060 19-46-27-00-00001.0070 19-46-27-00-00001.0080 23-46-26-00-00003.0000 23-46-26-00-00003.0010 24-46-26-00-00001.0000 24-46-26-00-00001.0010

DESIGN TEAM

PROJECT ENGINEER TIM GAVN, P.E.	PROJECT MANAGEMENT CARL BARRACO
DESIGN ENGINEER WES KAYNE, I.E.	PROJECT SURVEYOR BY OTHERS
LEAD DESIGN TECHNICIAN TOM HOLMLUND	SITE PLANNING JENNIFER SAPEN
DESIGN STAFF JAN BILDZUKIEWICZ	LANDSCAPE DESIGN BY OTHERS
QUALITY CONTROL PENDING	LAND PLANNER JENNIFER SAPEN



INDEX OF DRAWINGS

1	COVER SHEET AND LOCATION MAP	A	23244-Z01.DWG
2	MASTER CONCEPT PLAN	B	23244-Z02.DWG
3	DEVIATIONS, DETAILS AND PROPERTY DEVELOPMENT REGULATIONS	-	23244-Z03.DWG
4	TYPICAL CROSS SECTIONS		

CROSS-REFERENCED DRAWINGS:

XREF	DESCRIPTION	DRAWING NAME
A	LOCATION MAP	23244-LeeMap17.JPG
B	BASE LINEWORK PLAN	23244-Z00.DWG

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AUG 31 2015
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Approved as Exhibit C
MCP Page 1 of 4
Resolution # Z-15-025

PLAN STATUS
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**CAMPROP
INC.**

4954 ROYAL GULF CIRCLE
FORT MYERS, FL. 33966

PROJECT DESCRIPTION

**1360 ACRES
CORKSCREW
FARMS**

LEE COUNTY, FLORIDA

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FILE NAME	23244-Z01.DWG
LOCATION	J:\23244\DWG\ZONING\
PLOT DATE	MON. 8-31-2015 - 9:01 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
4-1-15	PER COUNTY COMMENTS
5-18-15	PER COUNTY COMMENTS
6-30-15	PER COUNTY COMMENTS
7-7-15	PER COUNTY COMMENTS
7-14-15	CLUB & FIRE HEIGHT AT 45'
7-31-15	DEVIATION 6 ADDED
8-25-15	FINAL FOR HEX

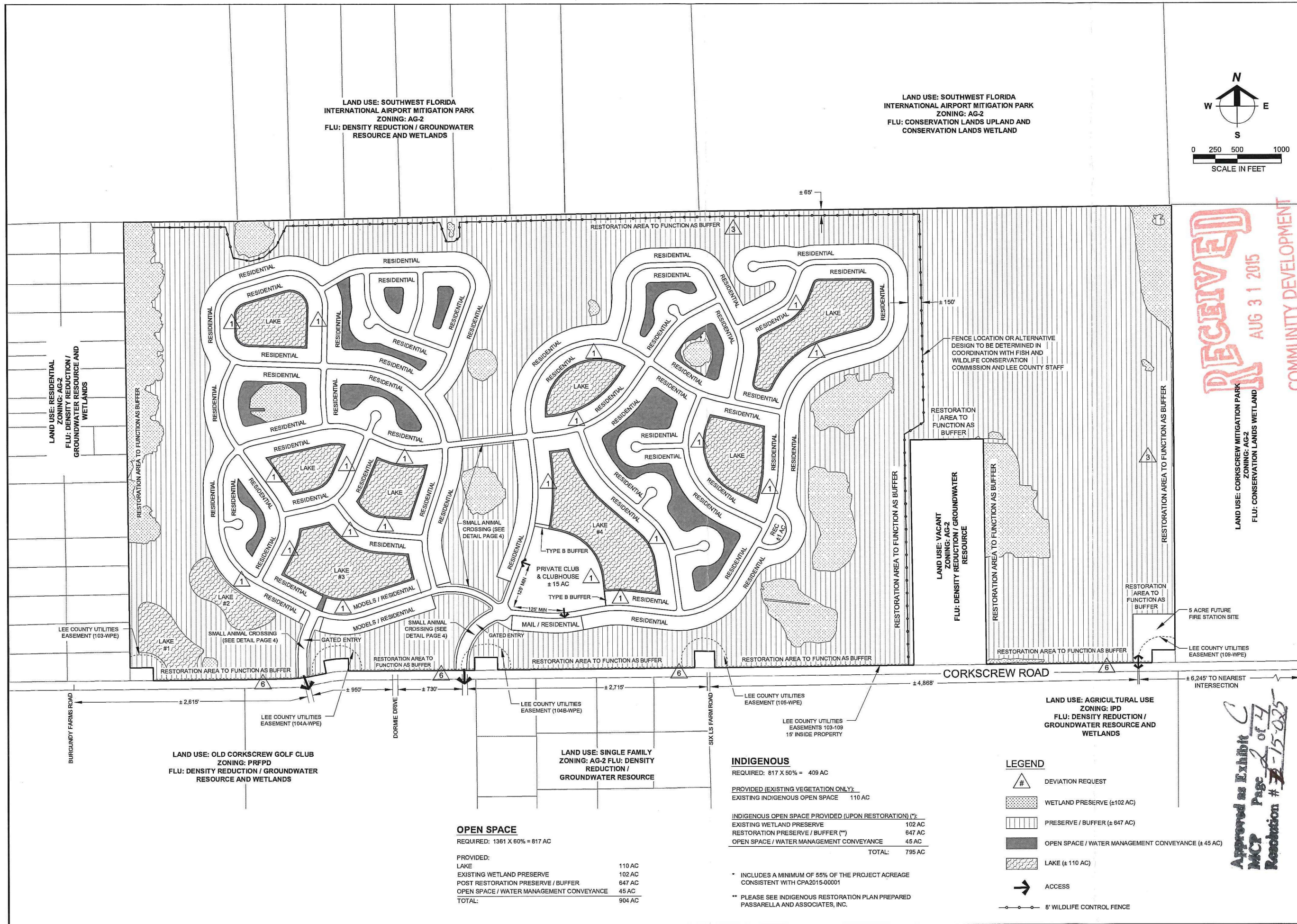
PLAN STATUS

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**COVER SHEET
AND
LOCATION MAP**

PROJECT / FILE NO.	SHEET NUMBER
23244	1

DCI 2015-00004



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 FORT MYERS, FLORIDA 33902-2800
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PREPARED FOR

CAMPROP INC.

4954 ROYAL GULF CIRCLE
 FORT MYERS, FL. 33966

PROJECT DESCRIPTION

1360 ACRES CORKSCREW FARMS

LEE COUNTY, FLORIDA

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 LOCATION: J:\23244\DWG\ZONING
 PLOT DATE: MON, 8-31-2015 - 9:02 AM
 PLOT BY: JENNIFER SAPEN

CROSS REFERENCED DRAWINGS
 BASEPLAN = 23244-200.DWG

PLAN REVISIONS

4-1-15	PER COUNTY COMMENTS
5-16-15	PER COUNTY COMMENTS
6-30-15	PER COUNTY COMMENTS
7-7-15	PER COUNTY COMMENTS
7-14-15	CLUB & FIRE HEIGHT AT 45'
7-31-15	DEVIATION 6 ADDED
8-25-15	FINAL FOR HEX

PLAN STATUS

MASTER CONCEPT PLAN

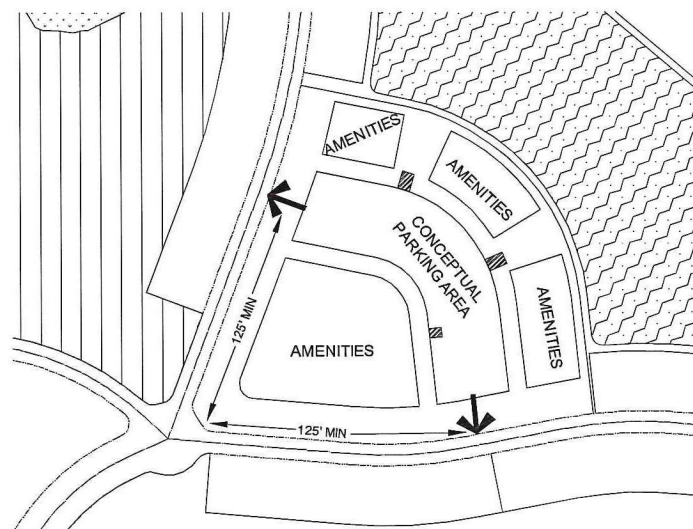
PROJECT / FILE NO.	SHEET NUMBER
23244	2

PROPERTY DEVELOPMENT REGULATIONS

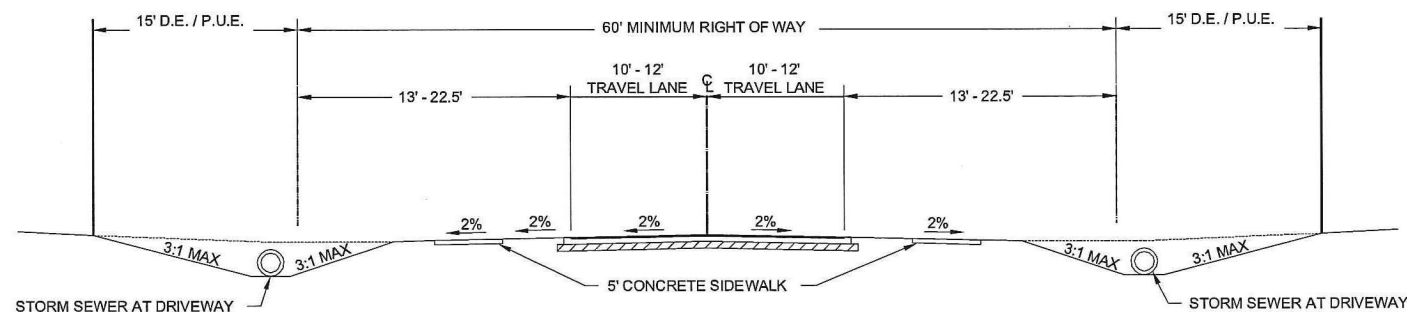
	SINGLE FAMILY	TWO FAMILY ATTACHED
MIN LOT WIDTH	50'	40'
MIN LOT DEPTH	165'	165'
MIN LOT AREA	6,500 SF	6,500SF
MAX LOT COVERAGE	60%	70%
MAX BUILDING HEIGHT	35	35'
MIN BUILDING SETBACKS:		
FRONT	25'	25'
SIDE	5'	5'/0' (*)
REAR (PRINCIPAL STRUCTURE)	10'	10'
REAR (ACCESSORY STRUCTURE)	5'	5'
REAR (ACCESSORY ABUTTING WATER)	0'	0'
CONSERVATION EASEMENT (PRIMARY STRUCTURE)	30'	30'
CONSERVATION EASEMENT (ACCESSORY STRUCTURE)	25'	25'

	CLUBHOUSE	FIRE STATION
MIN LOT WIDTH	100'	100'
MIN LOT DEPTH	150'	150'
MIN LOT AREA	20,000 SF	20,000 SF
MAX LOT COVERAGE	40%	40%
MAX BUILDING HEIGHT	45'	45'
MIN BUILDING SETBACKS:		
FRONT	25'	25'
SIDE	7.5'	10'
REAR	0'	10'
PRESERVE	30'	30'

AMENITY SERVICE AREA DETAIL



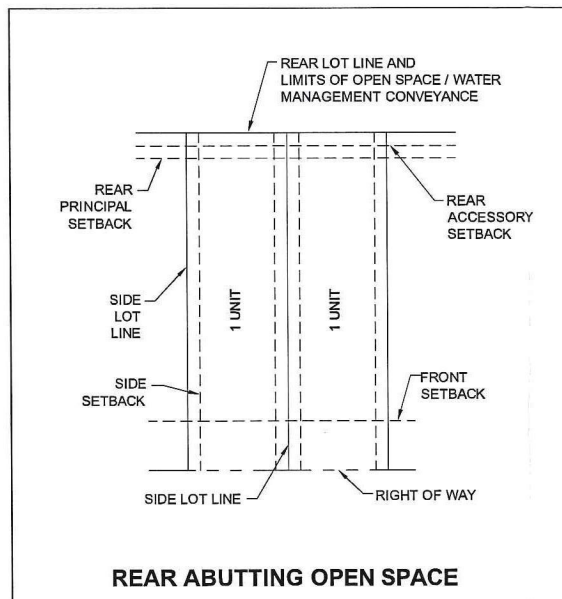
LEGEND
CONCEPTUAL SERVICE LOCATIONS



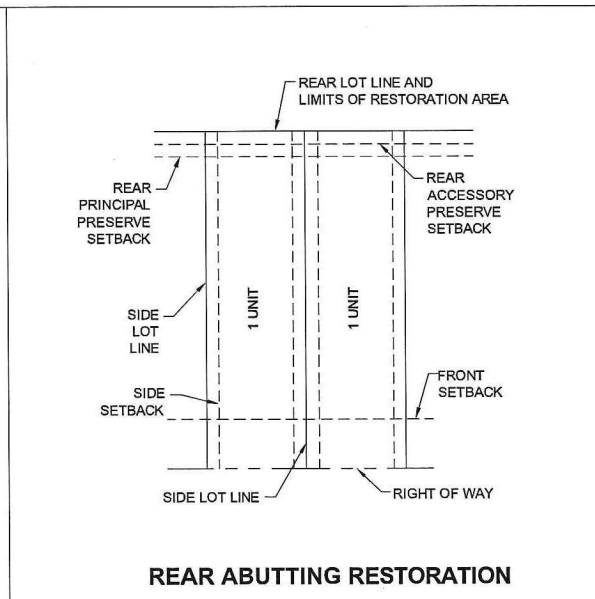
OPEN DRAINAGE TYPICAL ROAD SECTION

N.T.S.

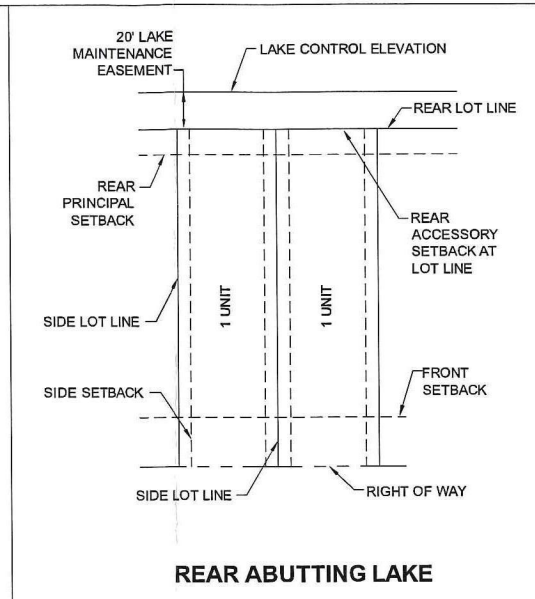
SINGLE FAMILY DETACHED
TYPICAL LOT DETAIL



REAR ABUTTING OPEN SPACE

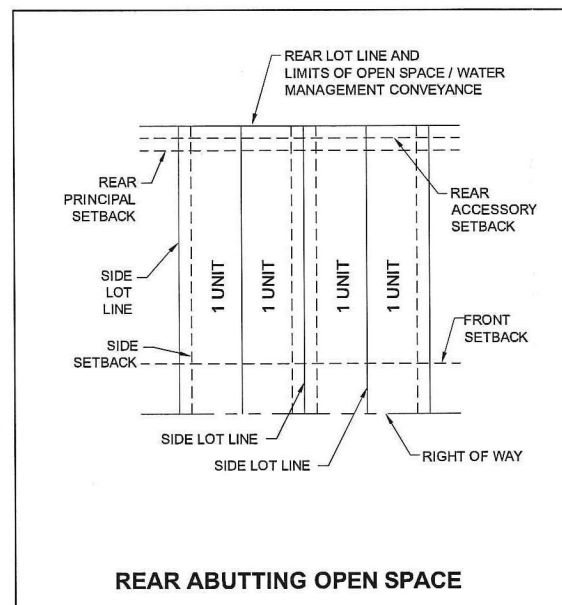


REAR ABUTTING RESTORATION

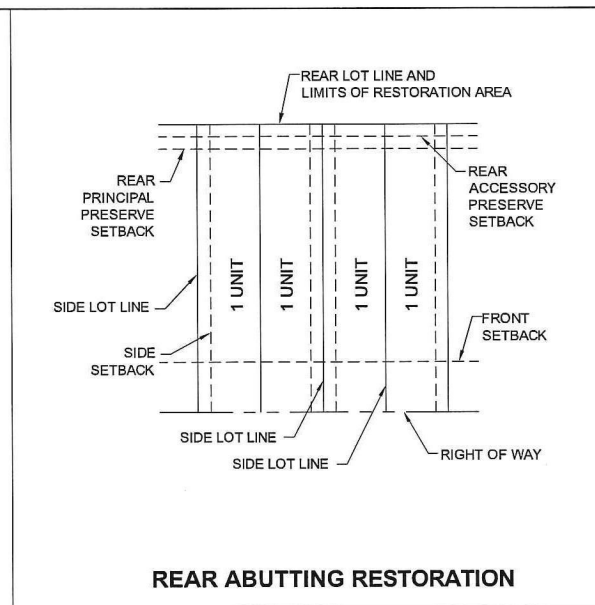


REAR ABUTTING LAKE

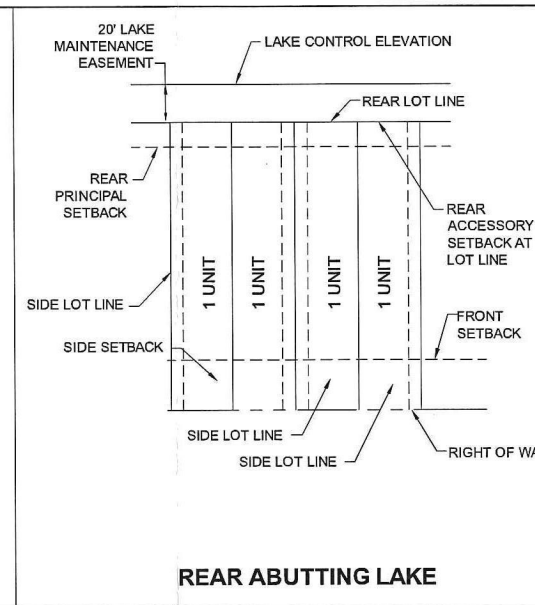
SINGLE FAMILY ATTACHED
TYPICAL LOT DETAIL



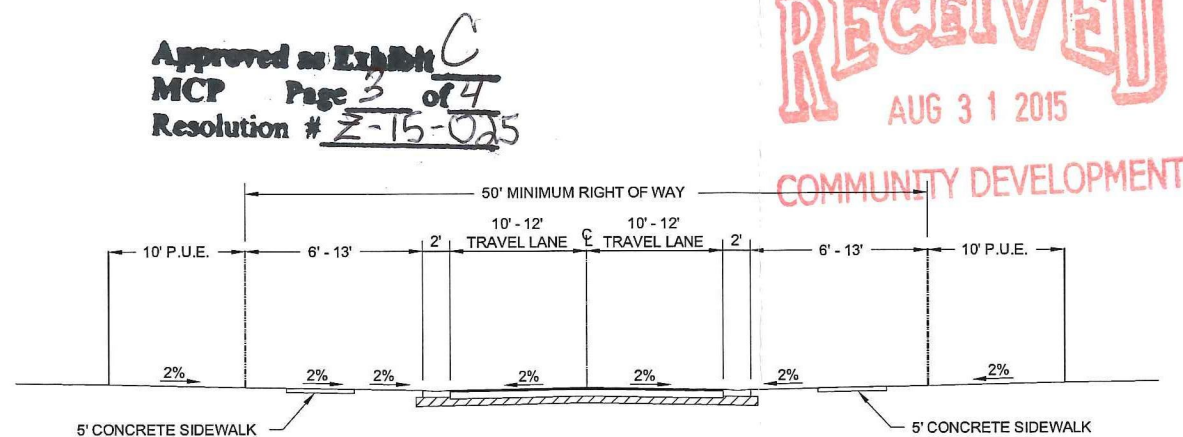
REAR ABUTTING OPEN SPACE



REAR ABUTTING RESTORATION



REAR ABUTTING LAKE



CLOSED DRAINAGE TYPICAL ROAD SECTION

N.T.S.

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FORT MYERS, FLORIDA 33902-2800
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FAX (239) 481-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

CAMP
PROP
INC.

4954 ROYAL GULF CIRCLE
FORT MYERS, FL. 33966

PROJECT DESCRIPTION

1360 ACRES
CORKSCREW
FARMS

LEE COUNTY, FLORIDA

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FILE NAME: 23244-203.DWG
LOCATION: J:\23244\DWG\ZONING\I
PLOT DATE: MON, 8-31-2015 - 5:02 AM
PLOT BY: JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
4-1-15	PER COUNTY COMMENTS
5-18-15	PER COUNTY COMMENTS
6-30-15	PER COUNTY COMMENTS
7-7-15	PER COUNTY COMMENTS
7-14-15	CLUB & FIRE HEIGHT AT 45'
7-31-15	DEVIATION 6 ADDED
8-25-15	FINAL FOR HEX

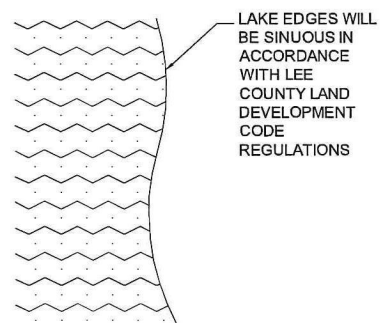
PLAN STATUS

DEVIATIONS, DETAILS &
PROPERTY DEVELOPMENT
REGULATIONS

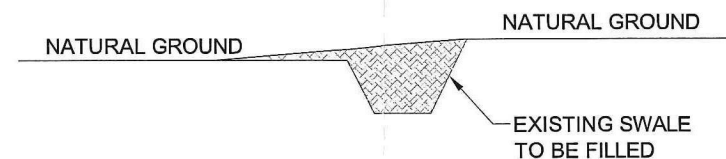
PROJECT / FILE NO.	SHEET NUMBER
23244	3

DCI 2015-00004

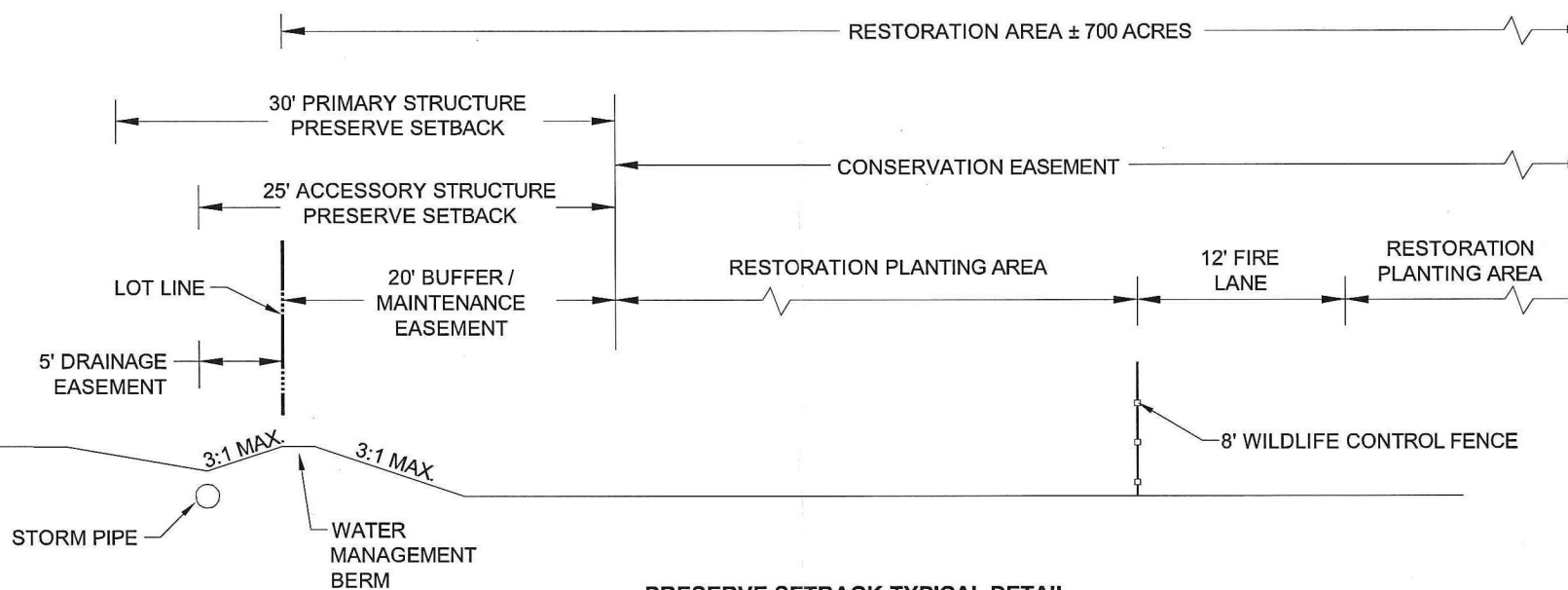
**SINUOUS LAKE
SHORELINE DETAIL**



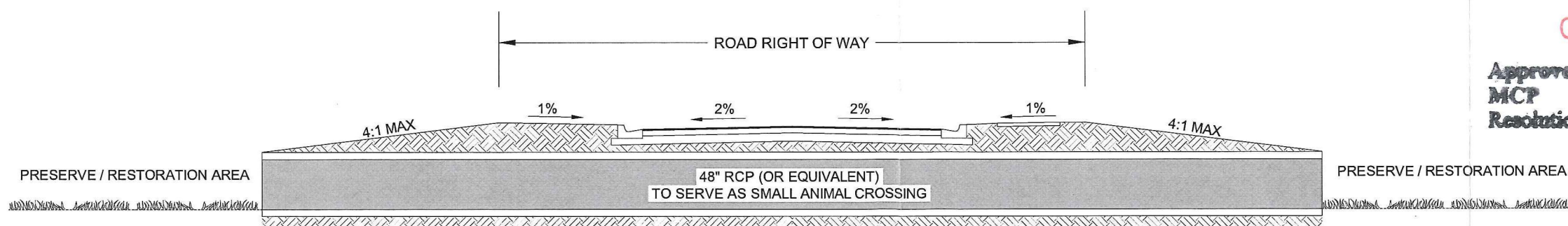
NOTE:
MORE GRADING WORK TO
BE PROVIDED WITH
DEVELOPMENT ORDERS AS
PART OF RESTORATION OF
THE SITE.



EXISTING DITCH GRADING TYPICAL DETAIL



PRESERVE SETBACK TYPICAL DETAIL



SMALL ANIMAL CROSSING TYPICAL DETAIL

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AUG 31 2015

Approved as Exhibit **C**
MCP Page 4 of 4
Resolution # **2-15-025**

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FAX (239) 461-3169

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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**CAMP
PROP
INC.**

4954 ROYAL GULF CIRCLE
FORT MYERS, FL. 33968

PROJECT DESCRIPTION

**1360 ACRES
CORKSCREW
FARMS**

LEE COUNTY, FLORIDA

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LOCATION	J:\23244\DWG\ZONING\
PLOT DATE	MON. 8-31-2015 - 9:02 AM
PLOT BY	JENNIFER SAPIEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
5-18-15	PER COUNTY COMMENTS
6-30-15	PER COUNTY COMMENTS
7-7-15	PER COUNTY COMMENTS
7-14-15	CLUB & FIRE HEIGHT AT 45'
7-31-15	DEVIATION 8 ADDED
8-25-15	FINAL FOR HEX

PLAN STATUS

**TYPICAL
CROSS
SECTIONS**

PROJECT / FILE NO.	SHEET NUMBER
23244	4

Water Quality Monitoring Plan Format

- 1. Define Information Expectations**
 - a) Determine water quality concerns and management goals.
 - b) Identify statistical methods to be used.
 - c) State statistical conclusions to be drawn & how conclusions relate to monitoring goals.
 - d) Describe means of reporting conclusions
- 2. Confirm Statistical Design Criteria**
 - a) Statistically characterize water quality of population to be sampled.
 - b) State if assumptions of chosen statistical methods are met.
- 3. Design Monitoring Network**
 - a) What to measure (analytes).
 - b) Define the Data Quality Objectives (DQO).
 - c) How frequently to sample (monthly, quarterly)
 - d) Where to sample (cells, grids, EMAP, fixed structures)
- 4. Develop Operating Plans and Procedures**
 - a) Sampling routes, equipment, training, etc.
 - b) Field sampling and analysis procedures.
 - c) Sample preservation and transportation.
 - d) Laboratory analyses and QA procedures.
 - e) Data Verification Protocols.
 - f) Data storage and retrieval
 - g) Data analysis software for chosen statistical methods.
- 5. Develop Information Reporting Procedures**
 - a) Type, format & frequency of reporting.
 - b) Distribution of reports.
 - c) Automation of reporting.
 - d) Evaluation of information relative to expectations defined in step 1.