ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Terry and Maria McWilliams filed an application for an administrative amendment to a Residential Planned Development to increase the maximum lot coverage to allow for the development of an accessory structure on property located at 9291 Aegean Circle, described more particularly as:

LEGAL DESCRIPTION: In Section 06, Township 45 South, Range 27 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number Z-04-062 (see Exhibit "B"); and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the subject property is platted as Lot 97 and exhibits a lot width of 35 feet, a lot depth of 120 feet, and a lot area of 4,200 square feet, as recorded in Plat Book 82, Pages 32 through 37; and

WHEREAS, the property is developed with a two-family attached structure, built in 2005 (RES2005-09639); and

WHEREAS, RES2005-09639 approved a 1,931-square-foot residence which exceeds the allowable maximum lot coverage of 45.5 percent; and

WHEREAS, subsequently, the applicant filed building permits to add a concrete slab for a 180-square-foot screen enclosure (RES2017-04615 and RES2017-04642) (see Exhibit "C"); and

WHEREAS, the permits were rejected due to further exceeding the lot coverage requirement; and

WHEREAS, the applicant has requested relief from the maximum lot coverage to allow the development of the slab and screen enclosure; and

WHEREAS, the applicant has received approval from the HOA to proceed with the administrative amendment (see Exhibit "D"); and

WHEREAS, the applicants held a public information meeting within the Lehigh Acres Planning Community in accordance with Land Development Code (LDC) Section 33-1401 (see Exhibit "E"); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to increase the maximum lot coverage allowed within the Residential Planned Development is **APPROVED, subject to the following conditions:**

1. **Development must be in compliance with the Site Plan, attached herein as Exhibit "C". Any future development must seek appropriate approvals.**

2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 3/20/2018 by

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits:
A – STRAP Number
B – Z-04-062
C – Site Plan
D – HOA Approval Letter
E – Lehigh Acres Meeting Minutes

REVIEWED
ADD2018-00039
Daniel Munt, Planning Technician (GIS)
Lee County DCD
2/28/2018

EXHIBIT A

CASE NUMBER: ADD2018-00039

LEGAL DESCRIPTION

LOT 97 OF VISTANNA VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGES 32-37, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

STRAP NUMBER

06-45-27-11-00000.0970

ADD2018-00039 Lee County ePlan

Exhibit B

RESOLUTION NUMBER Z-04-062

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

WHEREAS, KB Homes filed an application on behalf of the property owners, Kim Venditto, Gloria McEwan, Sharon McGonnell, Robert Curtis, Dawn Maguire, James McGonnell, Todd McGonnell, Gabriel Curtis, Kris Irey, Diana McGonnell and Brian McGonnell, to rezone 57.53± acres from the Agricultural (AG-2) zoning district to the Residential Planned Development (RPD), in reference to Vistanna RPD; and,

WHEREAS, a public hearing was advertised and held on September 22, 2004, with the record held open for written submissions until September 29, 2004, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2004-00028; and

WHEREAS, a second public hearing was advertised and held on November 1, 2004, before the Lee County Board of Commissioners, who 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 57.53± acres from the AG-2 zoning district to the RPD zoning district to permit a maximum of 296 dwelling units (two-family attached) with a maximum building height of 35 feet/ three stories. Development blasting is not being requested. 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).

1. Development must be consistent with the one-page Master Concept Plan (MCP) entitled "MASTER CONCEPT PLAN, VISTANA," dated 4-28-04 and stamped "Received Nov 10 2004 Permit Counter," except as modified by the conditions below.

   This development must comply with all requirements of the Lee County 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.

ADD2018-00039 Lee County ePlan

2. The following limits apply to the project and uses:

a. Schedule of Uses

Accessory Uses and Structures, in compliance with the LDC
Administrative Offices - Limited to the Recreation (Rec.) Areas as
located on the approved MCP
Clubhouse - Private
Maximum 2,000-square-foot building
Limited to one within the Recreation (Rec.) Area as located on
the approved MCP
Dwelling Units - Two-Family attached
296 Maximum total dwelling units
Entrance gates and Gatehouse - in compliance with §34-1748
Essential Services
Essential Service Facilities - Group I Only
Group II by Special Exception (Public Hearing) only
Excavation, Water Retention - No Blasting
As shown on the approved MCP
Removal of excavated material is not permitted off-site
Fences, Walls, per §34-1741
Home Occupation, per §34-1741 *et seq.* - No Outside Help
Models: per §34-1951 *et seq.* - 4 units maximum
Model Display Center
Model Home
Model Unit
Also see Conditions below
Parking Lot, Accessory
Real Estate Sales Office - (including Temporary Sales Trailer)
See Conditions below
Recreation Facilities, Personal, Private, On-Site - See Conditions below
Signs, in accordance with Chapter 30
Temporary Uses

b. Site Development Regulations

TWO-FAMILY ATTACHED

Minimum Lot Areas and Dimensions

Lot Size:	4,200 square feet
Lot Width:	35 feet
Lot Depth:	120

ADD2018-00039 Lee County ePlan

Minimum Setbacks

Street	25 feet public/20 feet private
Side	Zero/5 feet *
Rear	20 feet
Water body	25 feet
Building Separation	10 feet
Accessory	Per §§34-1171 & 34-2194
Maximum Height:	Three stories /35 feet
Maximum Lot Coverage:	45.5 percent

* No side setback is required from the common lot line for two-family attached.

ALL OTHER STRUCTURES - (INCLUDING CLUBHOUSE)

Minimum Lot Areas and Dimensions

Lot Size:	N/A
Lot Width:	N/A
Lot Depth:	N/A

Minimum Setbacks

Street	25 feet public/20 feet private
Side	10 feet
Rear	20 feet
Water body	25 feet
Accessory	Per §§34-1171 & 34-2194
Maximum Height:	three stories/35 feet
Maximum Lot Coverage:	45 percent

3. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

4. Agriculture is not a permitted use within this Planned Development.

5. Model homes:

   a. The number of model homes or model units will be limited to no more than four within the development.

ADD2018-00039 Lee County ePlan

b. Any model homes or units must be developed within the area identified as "Models" on the approved MCP.

c. Models cannot be of the same floor plan and each must be a separate different design.

d. Model Display Centers or Model Display Groups must be shown on the development order plans. Parking areas for these uses will be buffered with a single row hedge and tree canopy for parking areas per the LDC.

e. Hours of operation are limited to Monday through Sunday 8:00 a.m. through 8:00 p.m.

6. Real Estate Sales/Temporary Sales Trailer:

a. Real estate sales are limited to the temporary sales trailer, models, and recreation (rec.) area as located on the approved MCP.

b. The temporary sales trailer limited to 3,000 square feet.

c. The temporary sales trailer is limited for use prior to construction of any model units.

d. Real estate sales will be limited to the sale of lots or units within the development only.

e. Hours of operation are limited to Monday through Sunday, 8:00 a.m. through 8:00 p.m.

7. Recreational facilities, a clubhouse and a "tot lot" may be developed within the "Recreation Area" located, as depicted on the MCP, at the entrance to the development.

8. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

9. Approval of this rezoning 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), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

10. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

ADD2018-00039 Lee County ePlan

11. No development order or permitting (including land clearing) will be issued by Lee County without the vacation, release, or relocation of easements shown on the approved MCP.

    Written documentation of compliance with this condition must be submitted to the County prior to development order approval or permitting (including land clearing).

12. A Type "D" buffer must be planted along the length of Beth Stacey Boulevard in accordance with the approved MCP.

13. All required buffers must utilize 100 percent all native vegetation.

14. The lake shorelines must be sinuous at time of local development order.

15. As a condition for 5-foot side setbacks for residential construction, prior to the issuance of a Certificate of Occupancy for residential construction, each home site must be inspected by a civil engineer who must certify to the County that the site is graded in accordance with the approved site grading plan on the Development Order. The Division of Development Services will be responsible for the enforcement of this condition.

16. Prior to local development order approval, the development order must delineate 23 acres of open space of which 9.47 acres must be preservation areas in substantial compliance with the approved MCP. All Heritage Trees on the property must be flagged and numbered onsite for the Division of Environmental Sciences staff field verification. The number of Heritage Trees to be preserved and impacted must be included on the development order plans, with the replacement of any of the impacted heritage trees with 20-foot-tall trees of the same species within the preserve area.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §10-291(3) requirement of residential development of more than five (5) acres to provide more than one means of ingress or egress, to allow a 20-foot-wide stabilized access for the second means of ingress or egress. This deviation is APPROVED, SUBJECT TO the following conditions:

    A. No trees in excess of 25 feet in height at maturity may be planted within the access point area per the Expanded Entrance Plan stamped "Received Sep 29 2004 Zoning" and attached as Exhibit D.

    B. No walls or fences may be constructed within the access point area per the Expanded Entrance Plan stamped "Received Sep 29 2004 Zoning" and attached as Exhibit D.

ADD2018-00039 Lee County ePlan

C. All utilities along the entrance from Beth Stacy Boulevard, as shown on the Expanded Entrance Plan stamped "Received Sep 29 2004 Zoning" and attached as Exhibit D, must be placed underground.

D. The MCP and local development order must depict a 70-foot-wide divided entrance that includes a 14-foot-wide median with two 14-foot-wide lanes on both sides of the median for ingress and egress.

E. If the divided entrance is ever gated, the gate must comply with all applicable regulations with respect to required equipment for an emergency override mechanism at the time of installation. Additionally, if an emergency necessitates the breaking of an entrance gate, the cost of repairing the gate and the emergency vehicle (if applicable) will be the responsibility of the owner or the operator of the gate.

2. Deviation (2) seeks relief from the §10-285(a) requirement of a connection separation of 660 feet for an arterial road, to allow for a connection separation of 639± feet for an arterial road. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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: Expanded Entrance Plan for Vistana RPD

The applicant has indicated that the STRAP numbers for the subject property are: 06-45-27-00-00001.004A, 06-45-27-00-00006.0080 & 06-45-27-00-00006.0090

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and

ADD2018-00039 Lee County ePlan

c. is compatible with existing or planned uses in the surrounding area; and

d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and

e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

a. the proposed use or mix of uses is appropriate at the subject location; and

b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. 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.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Ray Judah, seconded by Commissioner Andrew W. Coy and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

ADD2018-00039 Lee County ePlan

DULY PASSED AND ADOPTED this 1st day of November 2004.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

SEAL

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MINUTES OFFICE
2004 NOV 22 PM 12:56

ADD2018-00039 Lee County ePlan

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST
LEE COUNTY, FLORIDA

(57.53 ACRE PARCEL)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, SAID LEE COUNTY, FLORIDA BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION ; THENCE S.89°35'44"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 199.40 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF BETH STACY BOULEVARD (106 FEET WIDE) ACCORDING TO THE PLAT OF PARKWOOD IV AS RECORDED IN PLAT BOOK 28, AT PAGES 96 THROUGH 100 AND PARKWOOD V AS RECORDED IN PLAT BOOK 28, AT PAGES 101 THROUGH 105, ALL OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE S.01°38'38"E. ALONG SAID EAST LINE FOR 327.40 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE NORTH THREE QUARTERS, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER OF SAID SECTION AND THE POINT OF BEGINNING; THENCE CONTINUE S.01°38'38"E. ALONG SAID EAST LINE FOR 1641.13 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE N.89°19'06"E. ALONG SAID PROLONGATION AND THE SOUTH LINE OF SAID FRACTION FOR 1532.85 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE N.01°51'37"W. ALONG SAID EAST LINE FOR 1635.52 FEET TO THE NORTHEAST CORNER OF SAID NORTH THREE QUARTERS, OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER; THENCE S.89°32'00"W. ALONG THE NORTH LINE OF SAID FRACTION AND THE WESTERLY PROLONGATION THEREOF FOR 1526.77 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 57.53 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA AS BEARING S.89°35'44"W.

DESCRIPTION PREPARED 05-03-04

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4909

RECEIVED
MAY 05 2004
COMMUNITY DEVELOPMENT

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Applicant's Legal Checked
by _____ July 9, 2004

DCI2004-00028

SHEET 1 OF 2

10511 Six Mile Cypress Pkwy, Suite 101, Ft Myers, Florida 33912 • (239) 939-5490 • Fax (239) 939-2923

EXHIBIT "A"
Legal Description

ADD2018-00039 Lee County ePlan

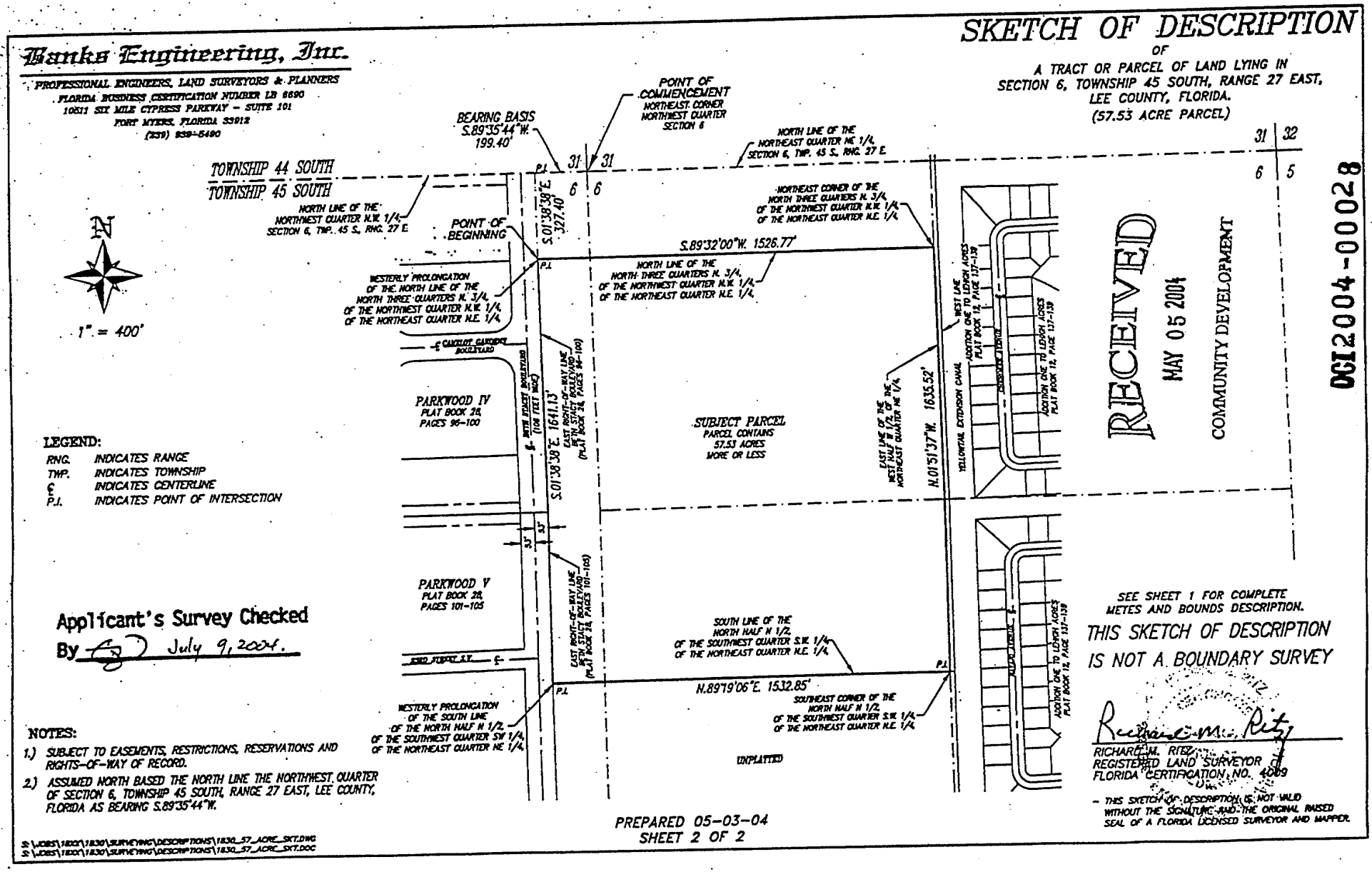


EXHIBIT "A"
Legal Description
(Page 2 of 2)

ADD2018-00039 Lee County ePlan

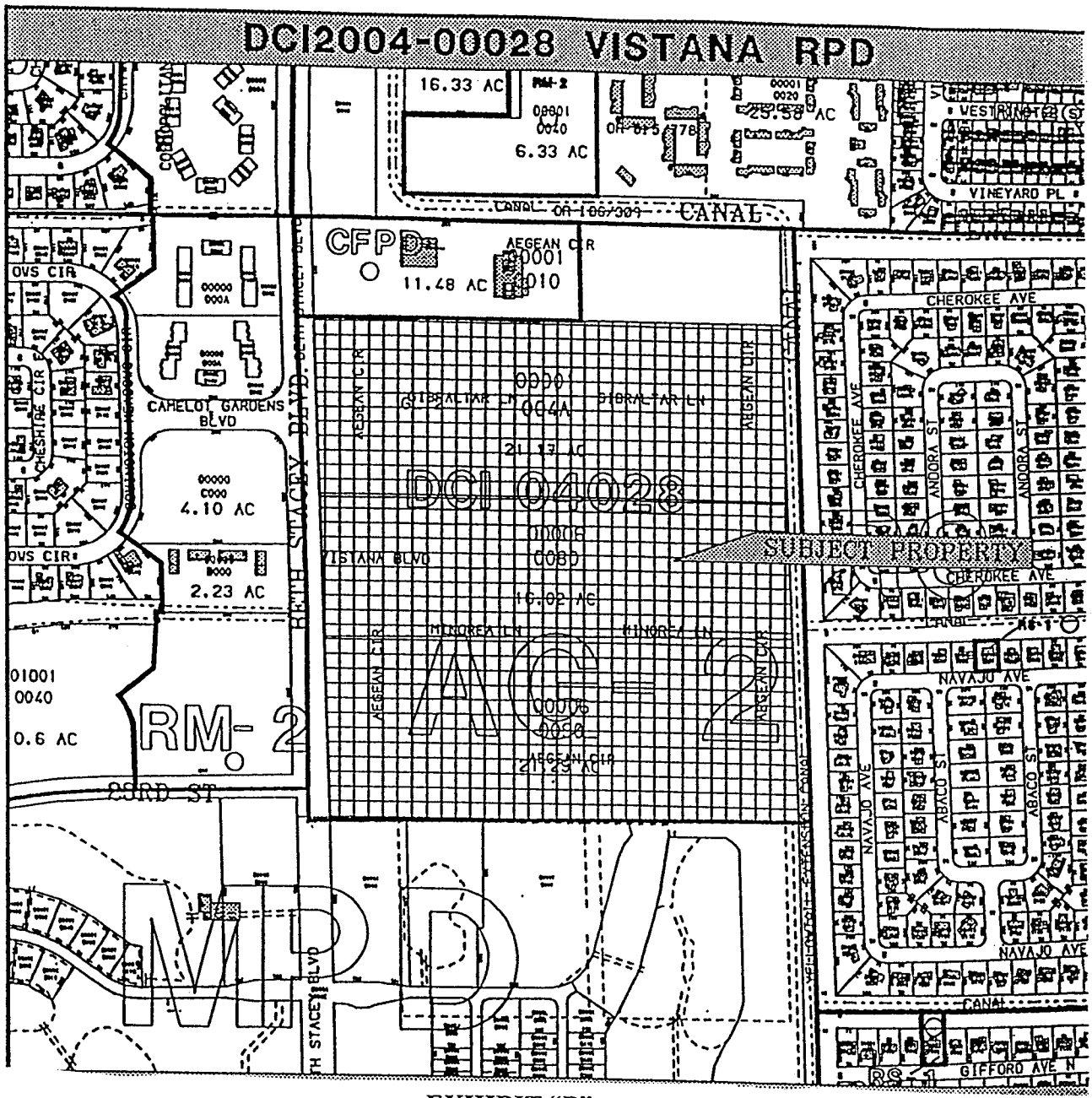
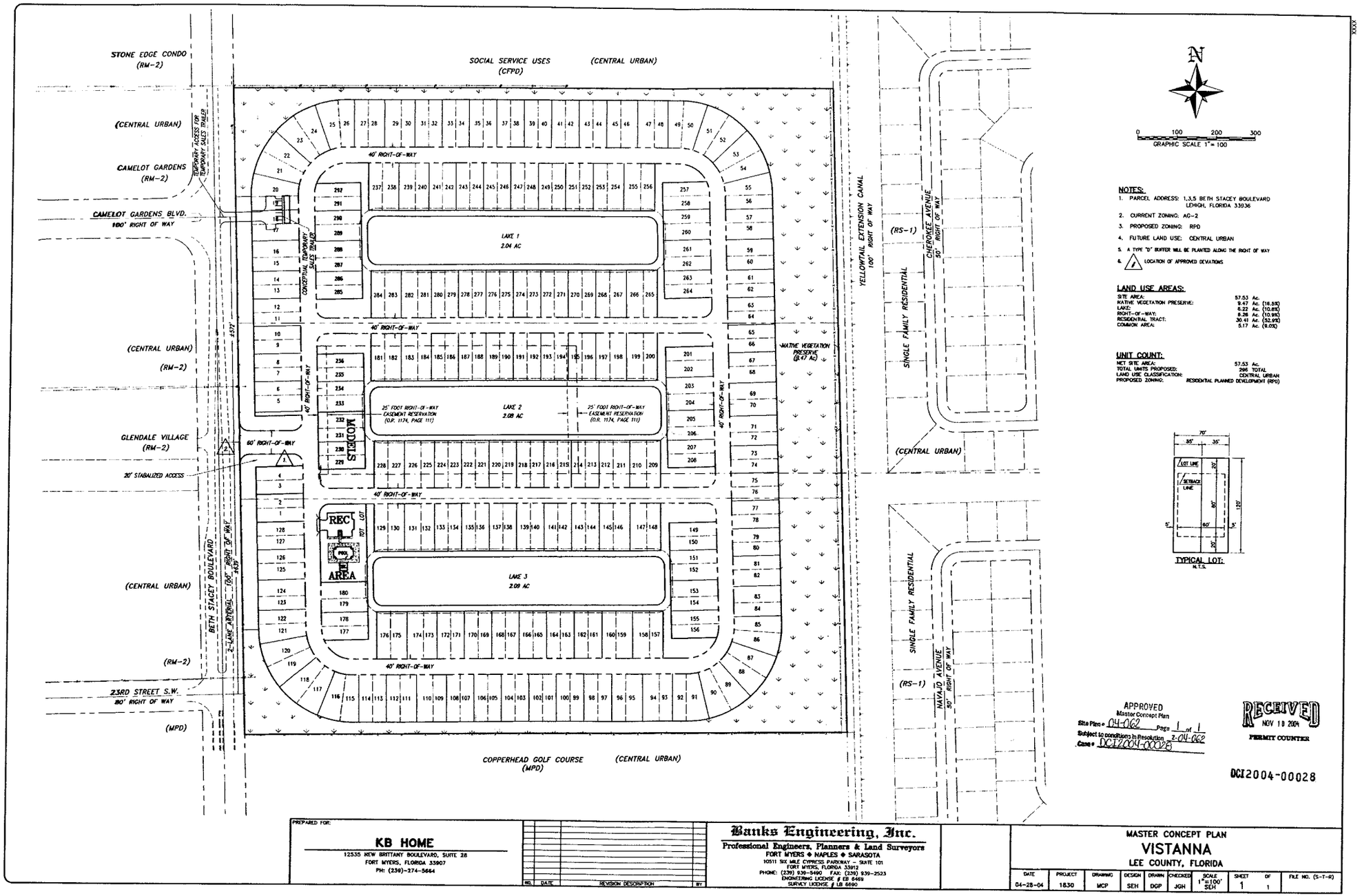


EXHIBIT "B"
Zoning Map

ADD2018-00039 Lee County ePlan



NOTES:

1. PARCEL ADDRESS: 1,3,5 BETH STACEY BOULEVARD LEHIGH, FLORIDA 33936
2. CURRENT ZONING: AG-2
3. PROPOSED ZONING: RPD
4. FUTURE LAND USE: CENTRAL URBAN
5. A TYPE "D" BUFFER WILL BE PLANTED ALONG THE RIGHT OF WAY
6. ⚠ LOCATION OF APPROVED DEVIATIONS

LAND USE AREAS:

SITE AREA:	57.53 Ac.
NATIVE VEGETATION PRESERVE:	9.47 Ac. (16.5%)
LAKE:	6.22 Ac. (10.8%)
RIGHT-OF-WAY:	6.26 Ac. (10.9%)
RESIDENTIAL TRACT:	30.41 Ac. (52.9%)
COMMON AREA:	5.17 Ac. (9.0%)

UNIT COUNT:

NET SITE AREA:	57.53 Ac.
TOTAL UNITS PROPOSED:	296 TOTAL
LAND USE CLASSIFICATION:	CENTRAL URBAN
PROPOSED ZONING:	RESIDENTIAL PLANNED DEVELOPMENT (RPD)

TYPICAL LOT:
N.T.S.

APPROVED
Master Concept Plan
Site Plan # 04-062 Page 1 of 1
Subject to conditions in Resolution Z-04-062
Case # DCI2004-00028

RECEIVED
NOV 10 2004
PERMIT COUNTER

DCI2004-00028

PREPARED FOR:
KB HOME
12535 NEW BRITTANY BOULEVARD, SUITE 28
FORT MYERS, FLORIDA 33907
PH: (239)-274-5664

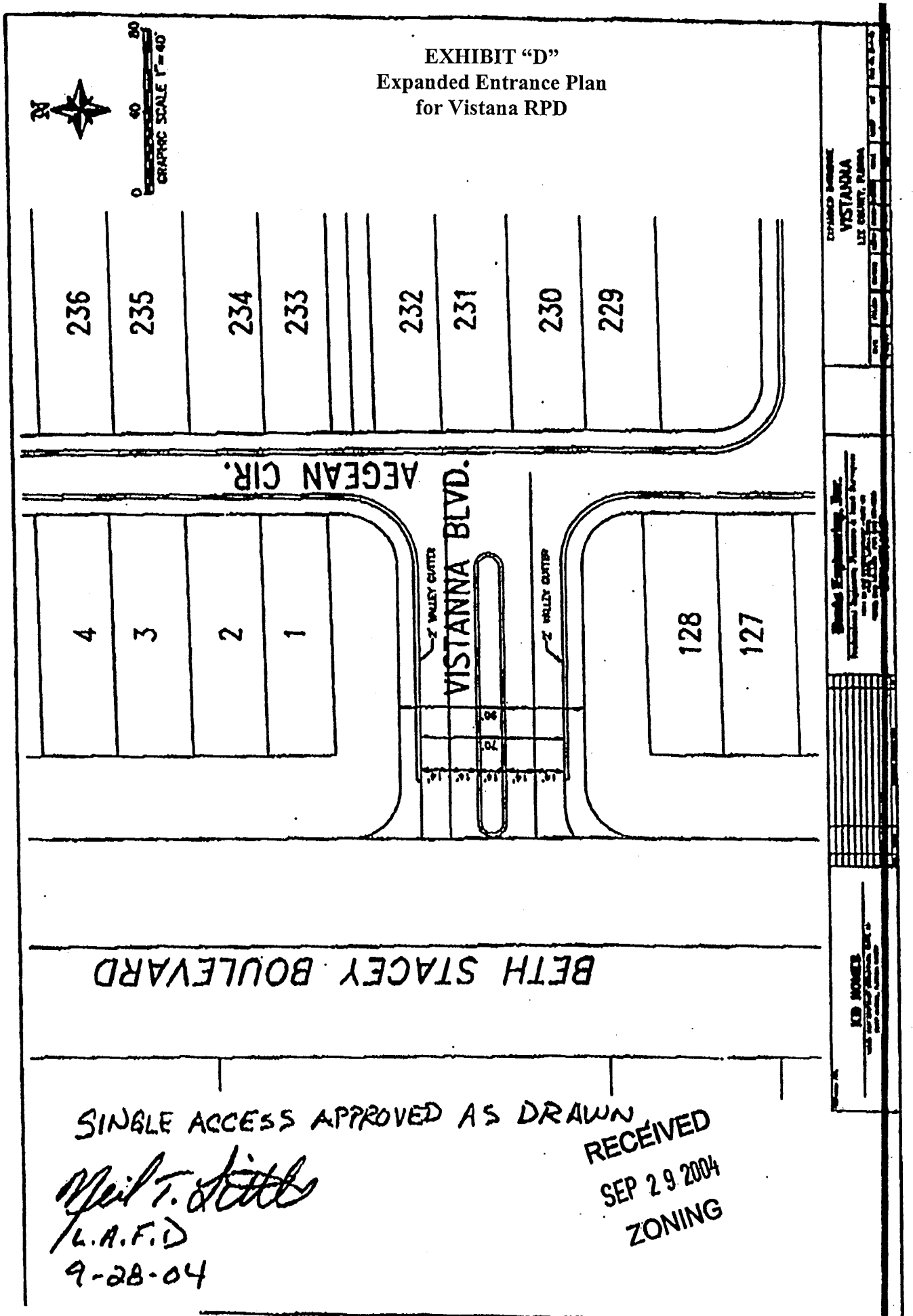
NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 0469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN
VISTANNA
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04-28-04	1830	MCP	SEH	DGP	JGH	1"=100' SEH	1	1	

EXHIBIT "D"
Expanded Entrance Plan
for Vistana RPD



SINGLE ACCESS APPROVED AS DRAWN

Neil T. Little
L.A.F.D
9-28-04

RECEIVED
SEP 29 2004
ZONING

ADD2018-00039 Lee County ePlan

ADD2018-00039 Lee County ePlan

RES2005-0

PROPOSED LOTS 97 & 98, VISTANNA VILLAS, PLAT BOOK 82 PAGES 32-37, LEE COUNTY PUBLIC RECORDS, LYING IN SECTION 6, T-45-S, P-27-E, LEE COUNTY, FLORIDA.

Exhibit C

RETAIN FOR CODES & BUILDING B.P. FILE

6-8-05
CONSTRUCTION DRAWINGS MASTERED ON FILE AT BLD. DEPT
Res 2005-09649
Resmstr 01702

NOTES:

THIS PLAT PREPARED AS A SITE PLAN.

LAND DESCRIPTION AS SHOWN HEREON WAS PROVIDED BY THE CLIENT.

THIS SITE PLAN PREPARED BASED ON PROPOSED PLAT OF VISTANNA VILLAS.

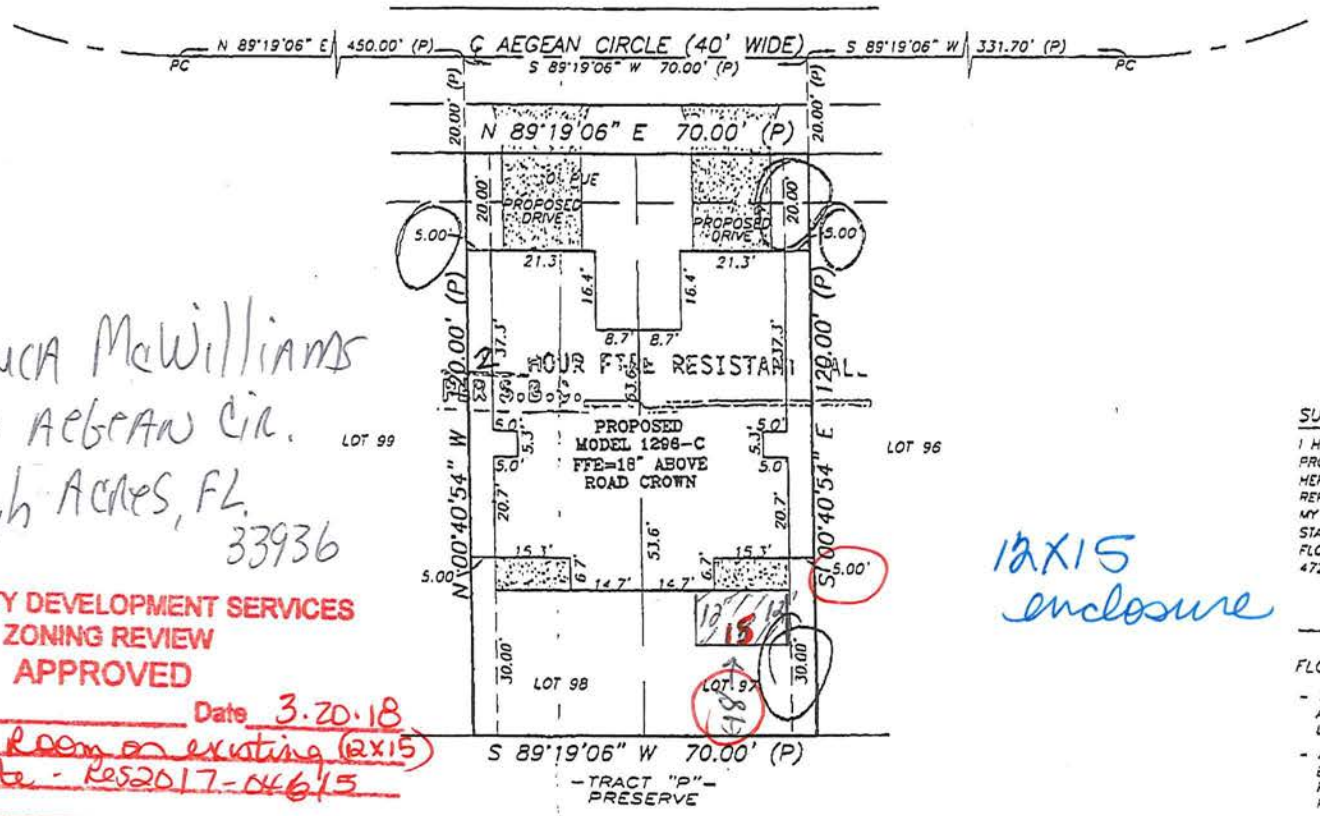
RETAIN FOR CODES & BUILDING B.P. FILE

RETAIN FOR CODES & BUILDING B.P. FILE

MUST MAINTAIN 10' BETWEEN STRUCTURES

LEGEND:

⊕	CLEANOUT
5.5'	EXISTING ELEVATION
◉	FOUND NAIL & DISK
○	FOUND 5/8" IRON ROD METRON LB 7071
●	SET 5/8" I.R. BANKS ENG. LB 6690
◎	CABLE TELEVISION RISER
⊞	ELECTRIC SERVICE
+/-	PLUS OR MINUS
○	TELECOMMUNICATION SERVICE
⊠	ELECTRIC TRANSFORMER PAD
△	WATER METER
⧗	WATER VALVE
℄	CENTERLINE
CONC	CONCRETE
UE	UTILITY EASEMENT
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WATER
FFE	FINISHED FLOOR ELEVATION
FND	FOUND
ID	IDENTIFICATION NUMBER
IR	IRON ROD
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
LME	LAKE MAINTENANCE EASEMENT
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PK	PARKER KALON CONCRETE TYPE NAIL
PCP	PERMANENT CONTROL POINT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PCC	POINT OF COMPOUND CURVE
ROW	RIGHT-OF-WAY
TOB	TOP OF BANK
(C)	CALCULATED
(M)	AS FIELD MEASURED
(P)	PLATTED
(NR)	NON RADIAL LINE
(R)	RADIAL
▭	INDICATES CONCRETE



SISIRUCA McWilliams
9291 AEGEAN CIR.
Lehigh Acres, FL.
33936

12X15 enclosure

LEE COUNTY DEVELOPMENT SERVICES
ZONING REVIEW
APPROVED
By DXH Date 3.20.18
For Screen Room on existing (12X15) Concrete - Res2017-04615
Add2018-00039
*APPROVAL BASED ON SITE INFORMATION SUPPLIED BY APPLICANT.

LEE COUNTY DEVELOPMENT SERVICES

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Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS • NAPLES • SARASOTA • CHARLOTTE

KB HOME
LEE

ADD2018-00039 Lee County ePlan

Exhibit D

Vistanna Villas Master Association Inc. & Villas I at Vistanna Villas HOA, Inc.
A/C Vision Association Management, Inc.
11691 Gateway Blvd., Suite 203
Fort Myers, Florida 33913

Jessica Leatherman

Planner, Senior | Zoning
Lee County Community Development

Date: March 8, 2018

Re: Zoning Amendment Application

Dear Ms. Leatherman,

I, Vania Peal, Community Association Manager of Vistanna Villas Master Association and Vistanna Villas I HOA, Inc., hereby support and provide the authorization for Terry McWilliams, resident 9291 Aegean Circle Lehigh Acres, FL 33936 to submit the Planned Development Amendment Application for lot coverage relief.

Thank you for your time and cooperation in this matter. If you have any questions, please submit them in writing or email to the Community Manager. If you have any questions, regarding this, please contact me at vaniap@visiongolfmanagement.com.

Sincerely,

FOR THE BOARD

Vania Peal –CAM, CMCA®, AMS®

Community Association Manager

11691 Gateway Blvd, Suite 203

Fort Myers, FL 33913

VISION
GOLF &
ASSOCIATION
MANAGEMENT

Exhibit E

COMMUNITY COUNCIL OF LEHIGH ACRES
Lee County Sheriff Community Meeting Room. Lehigh Acres,FL
MINUTES FROM FEBRUARY 19, 2018

The meeting was called to order by President Rick Anglickis at 6:02 p.m.
Invocation: DeWitt Green, **Pledge of Allegiance**: BillMartin

ATTENDANCE: Rick Anglickis, Joan Cunningham, Charles Edwards, DeWitt Green, Orville Hall, Bill Martin, Theresa Park, Bob Saul, Linda Saul, Diane Turrill, Tyler Woodby, Mohamed Yasin, Diane Zigrossi – Will Bronson has been given the opportunity to fill out the paperwork to rejoin the Council
EXCUSED ABSENCE: George Kloers
A QUORUM was established with 14 members present.
Mohamed Yasin made a motion to approve the agenda as written and was seconded by Joan Cunningham.

PUBLIC HEARING: Jim Hull - Owner Aim Engineering. A.T.&T has requested to build a single pole Wireless Communication Facility on Mr.Hull's propriety located on his property, specifically Block 66, Lot 15, which is zoned residential. Mr. Hull met with the Lee County Department of Community Development, David Loveland, Chip Block and John Mahlbacher. The recommended doing a special exception.

The purpose of the RM multiple-family districts is to designate suitable locations for residential occupancy of various types of conventional residential building for projects which are not already approved planned unit developments or which fall below the criteria for residential planned developments, and for facilitating the proper development and protecting the subsequent use and enjoyment thereof.

Except for the RM-3 district,which may be permitted in non-urban areas, the RM districts are intended for use only within the future urban areas as designated by the Lee Plan and are subject to the range of densities for each land use category accommodation residential uses.

There are five RM districts: RM-2. RM-3, RM-6, RM-8 and RM-10.

Section. 34-713. - Applicability of use and property development regulations.
No land, body of water or structure may be used or permitted to be used and no structure may be hereafter be erected, constructed, moved, altered or maintained in the RM districts for any purpose other than as provided in Section 34-714, (allows a wireless communication facility), pertaining to use regulations for multiple=family residential districts, except as may be specifically provided for in article VIII (nonconformity) of this chapter, or in section 34-620 or section 34-713.

Motion made by Mohamed Yasin and seconded by Charles Edwards to recommend approval of the applicants request to lease 809 Anza to A.T.&T. For a single pole Wireless Communication Facility with the following requirements being met without exceptions: The meeting of all Lee County Codes and requirements with regard to construction, landscaping, buffering, easement and setbacks. This approval is subject to the attached drawings and presentation material which is attached and made a part of the notice which was published on February 14, 2018.
PUBLIC HEARING: Terry McWilliams and his wife own a condominium at 9291 Aegean Circle in Vistana since February 2015. At this time they are requesting Lehigh Aluminum to add a lanai to their residence. When Jim of Lehigh Aluminum went to Lee County to pull a permit his request was

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denied., stating a non-refundable $1,000.00 fee plus the permitting costs and variance request would be required.

Jim of Lehigh Aluminum was told that if the majority owner of Vistanna lots (Wade Jurney) paid a one time fee of $1,000.00 for all future Lanai expansions, the property owners of the balance of the units would only pay the cost to obtain a permit.

Mr. McWilliams is asking for the Community Council to recommend to the Lee County Zoning Department giving permission to build lanai's in Vistanta using the same requiements as previously used to build the additions on units in the past and in the future by eliminating the variance and the $1,000.00 non-refundable fee.

Motion made by Charles Edwards and seconded by Bill Martin recommended approval of Mr. McWilliams request which is subject to the applicant obtaining the approval and non-objection to the construction of said lanai from the Vistanna Villa Condominium Association.

GUEST SPEAKER: Chris N. Patricca, District 5 Lee County School Board. Ms. Patricca explained the need for the half-cent sales tax. She reported the surtax would raise approximately $59 million annually for 10 years. It would pay for new school construction, renovation projects, safety and security improvements and technology upgrades. By law it cannot pay for salaries or bonuses. The surtax would be paid by everyone who purchases taxable goods Exempt items will continue to be non-taxable. Large purchase items would be taxed only on the first $5,000.00.

To provide assurance the county is spending the money wisely the School Board will appoint county residents to serve on an independent oversight committee with complete access to all the records necessary to ensure that the money is being spent as promised.

Ms. Patrica reminded the Council that an investment in public education ultimately improves the community, is a major driver of economic development and promotes higher incomes, better jobs and healthy growth. Quality schools increase property values and the economic health of a community because many businesses and highly skilled professionals relocate to regions based on the merits of a school system. The website for additional information is leeschools.net/change-for-change.

SECRETARIES REPORT: Motion to approve by Mr. Edwards and, 2nd by Mr. Martin. Approved.
TREASURERS REPORT: Motion to approve by Mr. Edwards, 2nd by Mr. Woodby. Approved.
FIRST VICE PRESIDENT: Joan Cunningham suggested the Council develop a resolution supporting the research for incorporation and take a stand that the Community Council supports such action by the Lehigh Acres Community Council.
SECOND VICE PRESIDENT: Mohamed Yasin reported $16,000 has been designated toward lighting in Lehigh Acres.

Dave Rubuck from Lee County Parks and Recreation reported the are gearing up for spring events like soccer and baseball starting soon.

Respectfully Submitted,

Diane

Diane Turrill