APPLICATION TO AMEND A PLANNED DEVELOPMENT OR PUD and/or APPLICATION FOR FINAL PLAN APPROVAL IN UNINCORPORATED AREAS ONLY

[LDC Section 34-380 or 34-1037]

Project Name: Windsong

Current Zoning: RPD: Residential Planned Development

☒ Amendment to a PD or PUD to allow: Modify the master concept plan to allow the lake to be located a minimum of 25' from the Blasingim Road right-of-way instead of the minimum of 50' as currently allowed.

☐ Final Plan Approval for:

1. **Name of Applicant:** Neal Communities of Southwest Florida, LLC (Dan Ciesielski)
   Address: 28100 Bonita Grande Drive
   City, State, Zip: Bonita Springs, FL 34135
   Phone Number: 239-221-0446
   E-mail Address: DanC@nealcommunities.com

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**
   ☒ Applicant is the sole owner of the property. **[34-201; 34-204]**
   ☐ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202; 34-204]**

3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202; 34-204]**
   a. **Company Name:** J.R. Evans Engineering, P.A.
   Contact Person: Brandon Frey, E.I.
   Address: 9351 Corkscrew Road, Suite 102
   City, State, Zip: Estero, FL 33928
   Phone Number: 239-405-9148 Email: Brandon@jreeng.com

   b. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. **[34-202; 34-204]**

4. **Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]**
   Name: Neal Communities of Southwest Florida, LLC
   Address: 28100 Bonita Grande Drive
   City, State, Zip: Bonita Springs, FL 34135
   Phone Number: 239-221-0446 E-mail: DanC@nealcommunities.com

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

6. **STRAP Number(s) [34-204]:**
   17-45-25-L1-2200L.00CE (SEE ATTACHED SHEET - 112 TOTAL PARCELS)

7. **Street Address of Property:** Not Available
   (Located near the southwest corner of the Penzance Blvd and Blasingim Rd intersection)

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

RECEIVED
JUN 28 2018
COMMUNITY DEVELOPMENT

ADD 2018-10017

8. **Legal Description (must submit one):**
   - ☐ Legal description (metes and bounds) and sealed sketch of the legal description. **[34-204]**
   - **OR**
   - ☒ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.) **[34-204]**

9. **Lee Plan (Future Land Use) Designation [34-204]:** Central Urban

10. **Original Project Name:** Blasingim Road RPD

11. **Original Rezoning Resolution Number:** Z-16-024

12. **Subsequent Zoning Action Resolution/Case Numbers** (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to original rezoning. Include Resolution Numbers and Case Numbers (provide added sheets, if necessary).

13. **Development Order Numbers** (if any): List all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary).
    DOS2017-00094 (Approved)

14. **Written Narrative:** Provide a written narrative statement explaining exactly what is proposed.

15. **Deviations:** If any relief is requested from the provisions of the Lee County Land Development Code (LDC), provide a **written explanation** of the specific relief requested (a schedule of deviations). Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Include specific references to any section (number{s} and name{s}) of the LDC from which relief is sought including why the requested relief is necessary and how it will affect the project. All deviation requests must be specifically keyed to the location on the Master Concept Plan or Final Plan. **[34-373]**

16. **Planning Community or Community Plan Area*:** South Fort Myers
    *If in Caloosahatchee Shores **[33-1482]**, Captiva **[33-1612]**, Estero **[33-64]**, Lehigh Acres **[33-1401]**, North Fort Myers **[33-1532]**, North (Upper) Captiva **[33-1711]**, or Page Park **[33-1203]**, attach meeting summary from informational meeting.

17. **Approved Master Concept Plan (MCP):** Provide an APPROVED MCP and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24"x36". **[34-204; 34-373]**

18. **Proposed Final Plan (for Final Plan Approval applications only):** Provide a copy of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution at a size of 24"x36". This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. **[34-204]**

SUBMITTAL REQUIREMENT CHECKLIST *Clearly label your attachments as noted in bold below.*	
☒	Completed application [34-204]
☒	Filing Fee [34-204]
☒	**Affidavit of Authorization** Form [34-204; 34-202]
☐	**Additional Agents** [34-204; 34-202]
☐	**Multiple Owners** List (if applicable) [34-201; 34-204]
☒	**Disclosure of Interest** Form [34-204; 34-201]
☒	**Legal description (must submit one)** [34-204]
☐	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☒	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☒	**Previous Zoning Actions** (if applicable)
☒	**DO Numbers** (if applicable)
☒	**Narrative of Request** [34-204]
☐	**Schedule of Deviations** (if applicable) [34-373]
☐	**Meeting Summary** (if applicable) [34-204)
☒	**MCP** and detailed drawings of any proposed deviations (if applicable) (24"x36") [34-204]
☐	**Proposed Final Plan** including deviations keyed to the plan (24"x36") [34-204]

Note: All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Acceptance of an application for an administrative amendment in no way guarantees its approval. If the Director determines that the requested amendment is beyond the scope of Land Development Code Section 34-380 or 34-1036 and that a public hearing is necessary, then all fees paid toward the administrative application may be applied toward an application for public hearing.

The Director's decision on an administrative amendment is final and can not be appealed. In the event the Director denies the request, the applicant's only recourse is to apply for a public hearing. No fees paid for the administrative application will be refunded or applied towards the public hearing.

If it is determined that inaccurate or misleading information was provided to the county or the decision does not comply with the Land Development Code when rendered, then, at any time, the Director 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.

Windsong

FolioID	STRAP	ShortLegal
10586139	084525L4220000010	WINDSONG LOT 1 AS DESC IN INST 2018000148213
10586140	084525L4220000020	WINDSONG LOT 2 AS DESC IN INST 2018000148213
10586141	084525L4220000030	WINDSONG LOT 3 AS DESC IN INST 2018000148213
10586142	084525L4220000040	WINDSONG LOT 4 AS DESC IN INST 2018000148213
10586143	084525L4220000050	WINDSONG LOT 5 AS DESC IN INST 2018000148213
10586144	084525L4220000060	WINDSONG LOT 6 AS DESC IN INST 2018000148213
10586145	084525L4220000070	WINDSONG LOT 7 AS DESC IN INST 2018000148213
10586146	084525L4220000080	WINDSONG LOT 8 AS DESC IN INST 2018000148213
10586147	084525L4220000090	WINDSONG LOT 9 AS DESC IN INST 2018000148213
10586148	084525L4220000100	WINDSONG LOT 10 AS DESC IN INST 2018000148213
10586149	084525L4220000110	WINDSONG LOT 11 AS DESC IN INST 2018000148213
10586150	084525L4220000120	WINDSONG LOT 12 AS DESC IN INST 2018000148213
10586151	084525L4220000130	WINDSONG LOT 13 AS DESC IN INST 2018000148213
10586152	084525L4220000140	WINDSONG LOT 14 AS DESC IN INST 2018000148213
10586153	084525L4220000150	WINDSONG LOT 15 AS DESC IN INST 2018000148213
10586154	084525L4220000160	WINDSONG LOT 16 AS DESC IN INST 2018000148213
10586155	084525L4220000930	WINDSONG LOT 93 AS DESC IN INST 2018000148213
10586156	084525L4220000940	WINDSONG LOT 94 AS DESC IN INST 2018000148213
10586157	084525L4220000950	WINDSONG LOT 95 AS DESC IN INST 2018000148213
10586158	084525L4220000960	WINDSONG LOT 96 AS DESC IN INST 2018000148213
10586159	084525L4220000970	WINDSONG LOT 97 AS DESC IN INST 2018000148213
10586160	084525L4220000980	WINDSONG LOT 98 AS DESC IN INST 2018000148213
10586161	084525L4220000990	WINDSONG LOT 99 AS DESC IN INST 2018000148213
10586162	084525L4220001000	WINDSONG LOT 100 AS DESC IN INST 2018000148213
10586163	084525L4220001010	WINDSONG LOT 101 AS DESC IN INST 2018000148213
10586164	084525L4220001020	WINDSONG LOT 102 AS DESC IN INST 2018000148213
10586165	084525L4220001030	WINDSONG LOT 103 AS DESC IN INST 2018000148213
10586166	084525L4220001040	WINDSONG LOT 104 AS DESC IN INST 2018000148213
10586167	084525L42200C00CE	WINDSONG TRACT C AS DESC IN INST 2018000148213
10586168	084525L42200D00CE	WINDSONG TRACT D AS DESC IN INST 2018000148213
10586169	084525L42200E00CE	WINDSONG TRACT E AS DESC IN INST 2018000148213
10586170	084525L42200P00CE	WINDSONG TRACT P AS DESC IN INST 2018000148213
10586171	174525L1220000170	WINDSONG LOT 17 AS DESC IN INST 2018000148213
10586172	174525L1220000180	WINDSONG LOT 18 AS DESC IN INST 2018000148213
10586173	174525L1220000190	WINDSONG LOT 19 AS DESC IN INST 2018000148213
10586174	174525L1220000200	WINDSONG LOT 20 AS DESC IN INST 2018000148213
10586175	174525L1220000210	WINDSONG LOT 21 AS DESC IN INST 2018000148213

10586176	174525L1220000220	WINDSONG LOT 22 AS DESC IN INST 2018000148213
10586177	174525L1220000230	WINDSONG LOT 23 AS DESC IN INST 2018000148213
10586178	174525L1220000240	WINDSONG LOT 24 AS DESC IN INST 2018000148213
10586179	174525L1220000250	WINDSONG LOT 25 AS DESC IN INST 2018000148213
10586180	174525L1220000260	WINDSONG LOT 26 AS DESC IN INST 2018000148213
10586181	174525L1220000270	WINDSONG LOT 27 AS DESC IN INST 2018000148213
10586182	174525L1220000280	WINDSONG LOT 28 AS DESC IN INST 2018000148213
10586183	174525L1220000290	WINDSONG LOT 29 AS DESC IN INST 2018000148213
10586184	174525L1220000300	WINDSONG LOT 30 AS DESC IN INST 2018000148213
10586185	174525L1220000310	WINDSONG LOT 31 AS DESC IN INST 2018000148213
10586186	174525L1220000320	WINDSONG LOT 32 AS DESC IN INST 2018000148213
10586187	174525L1220000330	WINDSONG LOT 33 AS DESC IN INST 2018000148213
10586188	174525L1220000340	WINDSONG LOT 34 AS DESC IN INST 2018000148213
10586189	174525L1220000350	WINDSONG LOT 35 AS DESC IN INST 2018000148213
10586190	174525L1220000360	WINDSONG LOT 36 AS DESC IN INST 2018000148213
10586191	174525L1220000370	WINDSONG LOT 37 AS DESC IN INST 2018000148213
10586192	174525L1220000380	WINDSONG LOT 38 AS DESC IN INST 2018000148213
10586193	174525L1220000390	WINDSONG LOT 39 AS DESC IN INST 2018000148213
10586194	174525L1220000400	WINDSONG LOT 40 AS DESC IN INST 2018000148213
10586195	174525L1220000410	WINDSONG LOT 41 AS DESC IN INST 2018000148213
10586196	174525L1220000420	WINDSONG LOT 42 AS DESC IN INST 2018000148213
10586197	174525L1220000430	WINDSONG LOT 43 AS DESC IN INST 2018000148213
10586198	174525L1220000440	WINDSONG LOT 44 AS DESC IN INST 2018000148213
10586199	174525L1220000450	WINDSONG LOT 45 AS DESC IN INST 2018000148213
10586200	174525L1220000460	WINDSONG LOT 46 AS DESC IN INST 2018000148213
10586201	174525L1220000470	WINDSONG LOT 47 AS DESC IN INST 2018000148213
10586202	174525L1220000480	WINDSONG LOT 48 AS DESC IN INST 2018000148213
10586203	174525L1220000490	WINDSONG LOT 49 AS DESC IN INST 2018000148213
10586204	174525L1220000500	WINDSONG LOT 50 AS DESC IN INST 2018000148213
10586205	174525L1220000510	WINDSONG LOT 51 AS DESC IN INST 2018000148213
10586206	174525L1220000520	WINDSONG LOT 52 AS DESC IN INST 2018000148213
10586207	174525L1220000530	WINDSONG LOT 53 AS DESC IN INST 2018000148213
10586208	174525L1220000540	WINDSONG LOT 54 AS DESC IN INST 2018000148213
10586209	174525L1220000550	WINDSONG LOT 55 AS DESC IN INST 2018000148213
10586210	174525L1220000560	WINDSONG LOT 56 AS DESC IN INST 2018000148213
10586211	174525L1220000570	WINDSONG LOT 57 AS DESC IN INST 2018000148213
10586212	174525L1220000580	WINDSONG LOT 58 AS DESC IN INST 2018000148213
10586213	174525L1220000590	WINDSONG LOT 59 AS DESC IN INST 2018000148213
10586214	174525L1220000600	WINDSONG LOT 60 AS DESC IN INST 2018000148213
10586215	174525L1220000610	WINDSONG LOT 61 AS DESC IN INST 2018000148213

10586216	174525L1220000620	WINDSONG LOT 62 AS DESC IN INST 2018000148213
10586217	174525L1220000630	WINDSONG LOT 63 AS DESC IN INST 2018000148213
10586218	174525L1220000640	WINDSONG LOT 64 AS DESC IN INST 2018000148213
10586219	174525L1220000650	WINDSONG LOT 65 AS DESC IN INST 2018000148213
10586220	174525L1220000660	WINDSONG LOT 66 AS DESC IN INST 2018000148213
10586221	174525L1220000670	WINDSONG LOT 67 AS DESC IN INST 2018000148213
10586222	174525L1220000680	WINDSONG LOT 68 AS DESC IN INST 2018000148213
10586223	174525L1220000690	WINDSONG LOT 69 AS DESC IN INST 2018000148213
10586224	174525L1220000700	WINDSONG LOT 70 AS DESC IN INST 2018000148213
10586225	174525L1220000710	WINDSONG LOT 71 AS DESC IN INST 2018000148213
10586226	174525L1220000720	WINDSONG LOT 72 AS DESC IN INST 2018000148213
10586227	174525L1220000730	WINDSONG LOT 73 AS DESC IN INST 2018000148213
10586228	174525L1220000740	WINDSONG LOT 74 AS DESC IN INST 2018000148213
10586229	174525L1220000750	WINDSONG LOT 75 AS DESC IN INST 2018000148213
10586230	174525L1220000760	WINDSONG LOT 76 AS DESC IN INST 2018000148213
10586231	174525L1220000770	WINDSONG LOT 77 AS DESC IN INST 2018000148213
10586232	174525L1220000780	WINDSONG LOT 78 AS DESC IN INST 2018000148213
10586233	174525L1220000790	WINDSONG LOT 79 AS DESC IN INST 2018000148213
10586234	174525L1220000800	WINDSONG LOT 80 AS DESC IN INST 2018000148213
10586235	174525L1220000810	WINDSONG LOT 81 AS DESC IN INST 2018000148213
10586236	174525L1220000820	WINDSONG LOT 82 AS DESC IN INST 2018000148213
10586237	174525L1220000830	WINDSONG LOT 83 AS DESC IN INST 2018000148213
10586238	174525L1220000840	WINDSONG LOT 84 AS DESC IN INST 2018000148213
10586239	174525L1220000850	WINDSONG LOT 85 AS DESC IN INST 2018000148213
10586240	174525L1220000860	WINDSONG LOT 86 AS DESC IN INST 2018000148213
10586241	174525L1220000870	WINDSONG LOT 87 AS DESC IN INST 2018000148213
10586242	174525L1220000880	WINDSONG LOT 88 AS DESC IN INST 2018000148213
10586243	174525L1220000890	WINDSONG LOT 89 AS DESC IN INST 2018000148213
10586244	174525L1220000900	WINDSONG LOT 90 AS DESC IN INST 2018000148213
10586245	174525L1220000910	WINDSONG LOT 91 AS DESC IN INST 2018000148213
10586246	174525L1220000920	WINDSONG LOT 92 AS DESC IN INST 2018000148213
10586247	174525L12200A00CE	WINDSONG TRACT A AS DESC IN INST 2018000148213
10586248	174525L12200B00CE	WINDSONG TRACT B AS DESC IN INST 2018000148213
10586249	174525L12200L00CE	WINDSONG TRACT L AS DESC IN INST 2018000148213
10586250	174525L12200R00CE	WINDSONG TRACT R AS DESC IN INST 2018000148213

ADD2018-10017 Lee County ePlan

J.R. EVANS
ENGINEERING

June 28, 2018

Ms. Audra Ennis
Lee County – Zoning Services Section
1500 Monroe Street
Fort Myers, FL 33901

RE: **Windsong**
Administrative Amendment to the Residential Planned Development (RPD)

Dear Mrs. Ennis,

The Blasingim Road RPD is located near the southwest corner of the Blasingim Road and Penzance Boulevard intersection, within Section 08/17, Township 45 South, and Range 25 East. The applicant proposes to modify the existing Master Concept Plan to allow the Water Management Lake to be located a minimum of 25 feet from the Blasingim Road right-of-way instead of the 50 feet.

1. Cover Letter; **1 Copy**
2. Administrative RPD Amendment Application; **1 Copy**
3. List of Strap Numbers Exhibit; **1 Copy**
4. Request Statement; **1 Copy**
5. Affidavit of Authorization; **1 Copy**
6. Zoning Resolution (Z-16-024); **1 Copy**
7. Recorded Plat; **1 Copy**
8. Revised Master Concept Plan prepared by J.R. Evans Engineering; **1 Copy**
9. Sketch and Legal Description; **1 Copy**
10. Disclosure of Interest; **1 Copy**
11. Review Fees ($1,500); **1 Original**

Should you have any questions, or require additional information, please contact our office.

Sincerely,

Brandon Frey, E.I.
Project Manager

ADD2018-10017 Lee County ePlan

J.R. EVANS ENGINEERING

BLASINGIM ROAD RPD
ADMINISTRATIVE AMENDMENT

Request Statement

Neal Communities of Southwest Florida, LLC is submitting this Administrative Amendment Request to the Blasingim Road Residential Planned Development (Zoning Resolution Z-16-024) to modify the Master Concept Plan to reduce the minimum setback from the water management lake to the Blasingim Road right-of-way to 25 feet.

Per the Master Concept Plan approved under Z-16-024 the minimum setback currently allowed from the Blasingim Road right-of-way to the water management lake is 50 feet. The applicant's request to revise the previously approved Master Concept Plan to allow the setback to be a minimum of 25 feet is consistent with the Lee County LDC Chapter 10, Article III, Division 3, Section 10-329 (Excavations), which states the following:

No excavations will be allowed within 25 feet of an existing or proposed right-of-way line or easement for a collector road or arterial road unless granted an administrative deviation…

As previously mentioned, the applicant's request is allowed by the base code outlined in the LDC and it does not require an administrative deviation. Additionally, Blasingim Road is classified as a local road, the least intensive roadway classification, which meets the criteria delineated in the LDC to allow for the lake excavation setback to be 25 feet from the right-of-way line.

The Master Concept Plan approved under Z-16-024 there has to be a total of 9.60 AC, which is equivalent to 40% of the total site area, provided. This application does not result in a reduction in the open space provided since the lake area is classified as a "Common Open Space Area." Therefore, the project is still compliant with the conditions set forth in the original Zoning Resolution Z-16-024 since the open space area provided will be the same.

This request is not only consistent with County Regulations but also Lee Plan Objectives 61.3 and 77.1. Modifying the setback to be a minimum of 25 feet from the Blasingim Road right-of-way will only slightly increase the lake area from 4.63 AC (as approved in DOS2017-00094) to 4.86 AC. This change will not have any affect to any of the surrounding land uses as the required landscaping material will be provided at the property line. There are no negative impacts associated with this request.

J.R. EVANS ENGINEERING
9351 CORKSCREW ROAD, STE. 102 / ESTERO, FL 33928 / 239.405.9148 (p) / 239.288.2537 (f)
WWW.JREVANSENGINEERING.COM

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, James R. Schier (name), as Authorized Agent (owner/title) of Neal Communities of Southwest Florida, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature **Date**

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF ~~LEE~~ Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 05-21-2018 (date) by James R. Schier (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

KATHRYN A PIGNATELLI
MY COMMISSION # GG097715
EXPIRES April 25, 2021

Kathryn A. Pignatelli
Signature of Notary Public

ADD2018-10017 Lee County ePlan

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

ADD2018-10017 Lee County ePlan

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.

ADD2018-10017 Lee County ePlan

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

ADD2018-10017 Lee County ePlan

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

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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
2017 FEB -1 AM 11:39

ADD2018-10017 Lee County ePlan

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 BS 6/2/16
Pg 1 of 2

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

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

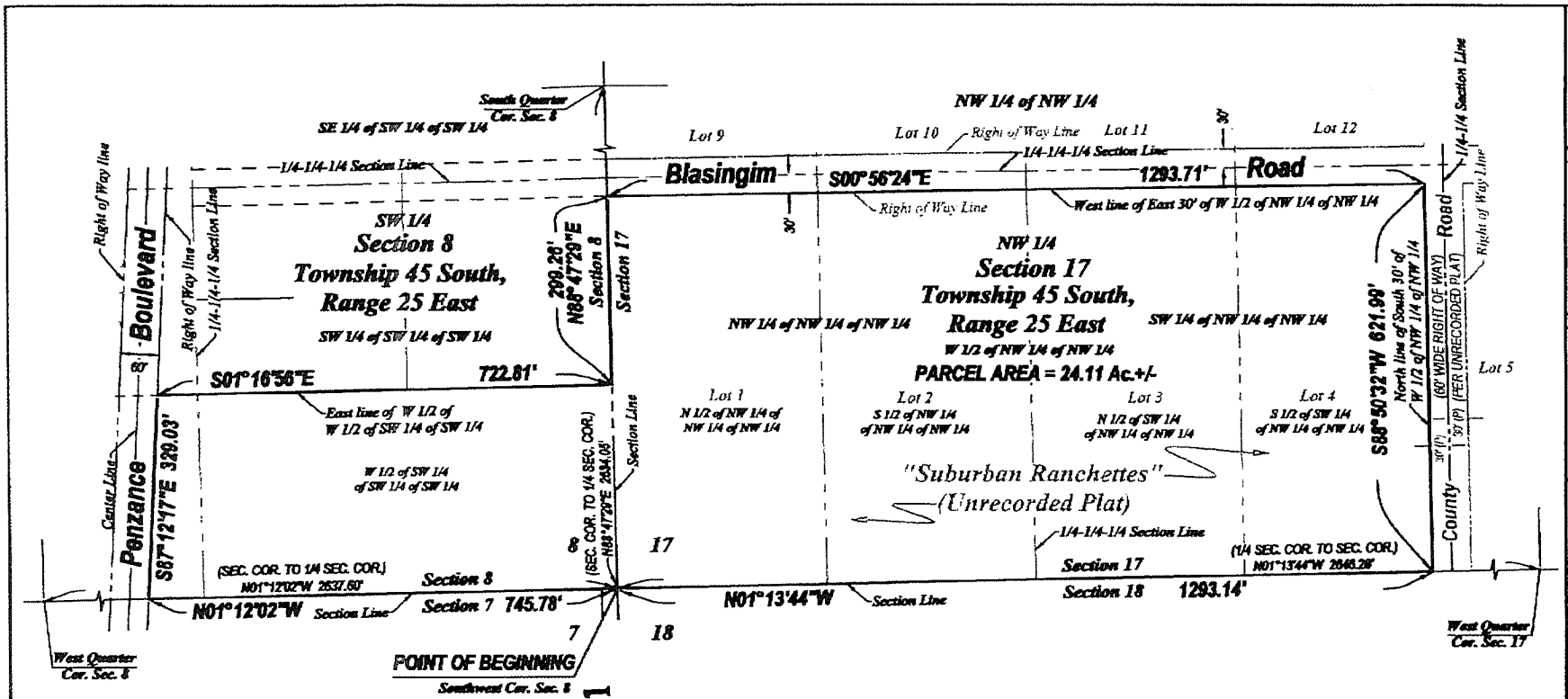
DCI 2016-00011

RECEIVED
JUN 01 2016
COMMUNITY DEVELOPMENT

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

Pg 1

EXHIBIT A



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 NORTH-WEST QUARTER (NW 1/4) OF SECTION 17TO BEAR N01°13'44"W.
13. DESCRIPTION IS ATTACHED.

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RECEIVED
JUN 01 2016
COMMUNITY DEVELOPMENT

THIS IS NOT A SURVEY

P 3 2

6/1/16

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

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

Barraco and Associates, Inc.
www.barraco.net

CAMERATTA COMPANIES

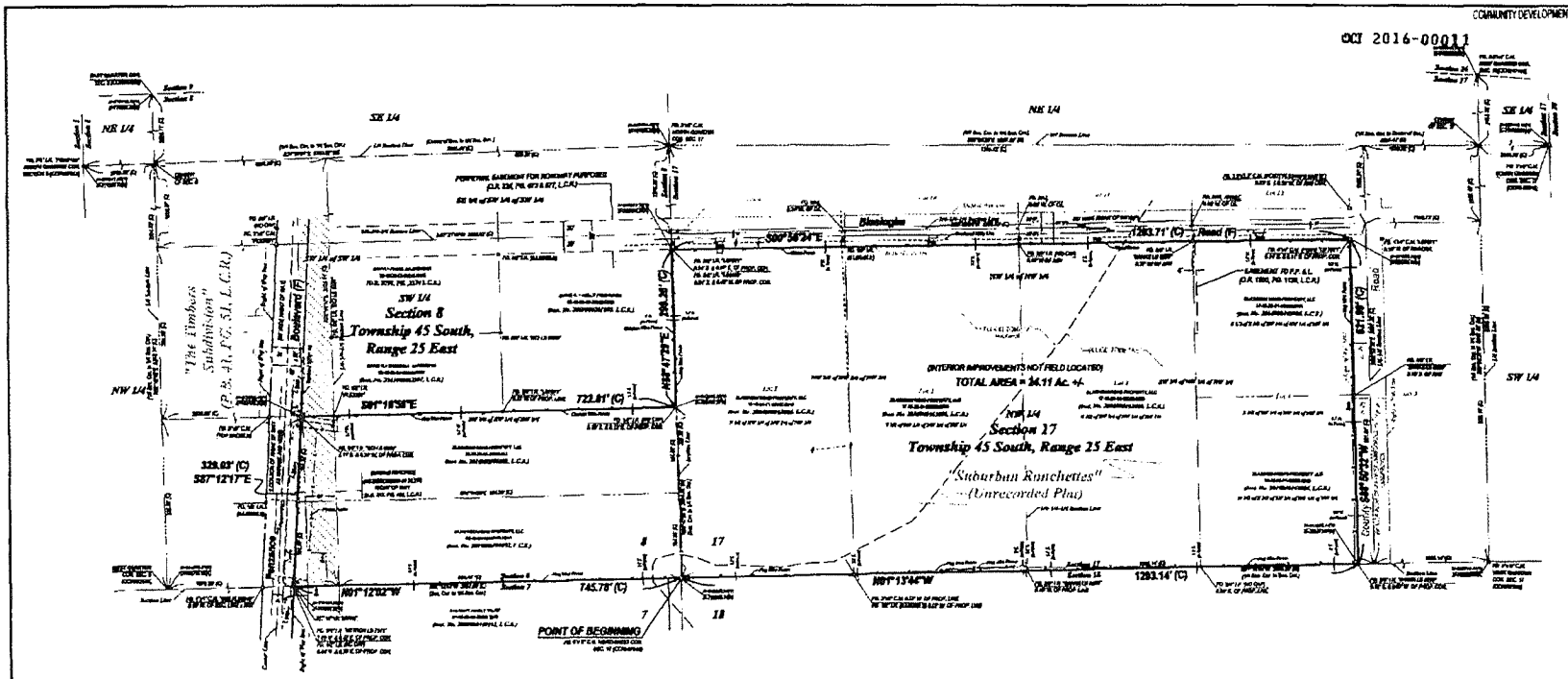
A PARCEL OF LAND IN SECTIONS 8 & 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

SKETCH TO ACCOMPANY DESCRIPTION

2 OF 2

RECEIVED
MAR 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011



Applicant's Exhibit 1
by [signature] 4/21/16

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 Southeast 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 Pensacola Boulevard (80 foot 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°18'58"E along said East line for 722.81 feet to an intersection with the North line of said Section 17; thence run N89°46'24"E along said North line for 298.26 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 Bitterngreen Road; thence run S00°36'24"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°10'32"W along said North line for 621.36 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 1,793.14 feet to the POINT OF BEGINNING.
Containing 34.11 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.

NOTES:

1. DATE OF LAST FIELD WORK: JULY 22, 2015.
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 OR 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 ARE COORDINATE NEBRON ARE STATE PLANE FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AND ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING N01°13'44"W.
6. ENCROACHMENTS OF ANY FENCE SHOWN HEREON IS UNKNOWN.
7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
8. ACCORDING TO F.I.R.M. No. 12071C0495F, EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS) AND FLOOD ZONE AE. THE BASE FLOOD ELEVATION FOR ZONE AE IS 11.0, BASED ON PROFILE AND CROSS SECTIONS SHOWN IN THE FLOOD INSURANCE STUDY, DESIGNATED EFFECTIVE DATE: AUGUST 28, 2008.
9. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A TITLE CERTIFICATION PREPARED BY: PRUDENTIAL LAW FIRM, DATED: AUGUST 18, 2015.
10. THE SURVEYED PARCEL CONTAINS 34.11 ACRES, MORE OR LESS.
11. ELEVATIONS SHOWN ARE IN FEET ABOVE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON A LEVEL LOOP BY TIES FROM FROM NATIONAL GEODETIC SURVEY BENCH MARK "D 494" (PID=AA0013)(ELEVATION = 16.16').

(PROJECTION) 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 "NAIL" NAIL WITH DISC STAMPED LB6916	▽	CABLE TV BOX
(C)	CALCULATED	(R)	FOUND			R/W	RIGHT OF WAY	●	SET 1/2" IRON ROD WITH CAP STAMPED LB6916	⋈	WATER VALVE
CCR#	CERTIFIED CORNER RECORD	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	(M)	MEASURED	TYP.	TYPICAL	■	SET 4"x4" CONC. MONUMENT STAMPED LB6916	⊞	WATER BOX
				O.R.	OFFICIAL RECORD BOOK	SEC.	SECTION	○	FOUND NAIL AS NOTED	⊕	FIRE HYDRANT
C/L	CENTER LINE	F.P. & L.	FLORIDA POWER & LIGHT CO.	(P)	PLAT	W	WITH	■	FOUND CONC. MONUMENT AS NOTED	⊙	BACK FLOW ASSEMBLY
CONC.	CONCRETE			P.B.	PLAT BOOK	INT.	WITNESS	●	FOUND IRON PIPE OR IRON ROD AS NOTED	⋈	AIR RELEASE VALVE
CB=	CHORD BEARING=	RANG.	RANGTON	P.C.	POINT OF CURVATURE			■	DRAINAGE INLET	⋈	IRRIGATION VALVE
CD=	CHORD DISTANCE=	I.E.	IRRIGATION EASEMENT	P.G.	PAGE			⊞	DRAINAGE MANHOLE	⋈	IRRIGATION ZEDIMEX
CH=	CHORD BEARING & DISTANCE=	I.P.	IRON PIPE	P.C.	PARKER KALON			⊙	METERED CWD SECTION	⊕	WELL
		I.R.	IRON ROD	P.R.M.	PERMANENT REFERENCE MONUMENT			-	YARD DRAIN	⊞	SANITARY MANHOLE
C.M.	CONCRETE MONUMENT	L=	LENGTH					○	LIGHT POLE	⋈	SANITARY SERVICE
COR	CORNER	L.B.	LICENSED BUSINESS	PROP.	PROPERTY			○	FLOOD LIGHT	▽	WELL
Δ=	DELTA OR CENTRAL ANGLE=	L.E.E.	LANDSCAPE BUFFER EASEMENT	P.T.	POINT OF TANGENCY			○	CONCRETE POWER POLE	▽	SIGN
				P.V.C.	PLASTIC PIPE			○	WOOD POWER POLE	▽	MAIL BOX
(D)	DEED	L.C.R.	LEE COUNTY RECORDS	R=	RADIUS			-	GUY ANCHOR	▽	FIBER OPTIC CABLE MARKER
D.B.	DEED BOOK	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	R.C.P.	REINFORCED CONCRETE PIPE			○	TELEPHONE BOX	⋈	GAS LINE MARKER
EL.	ELEVATION							○	ELECTRIC BOX	⋈	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 61-17 (5J-17.051) SET F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

4/22/16
DATE SIGNED

SCOTT A. WHEELER (FOR THE FIRM - LB 6916)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. [illegible]

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 7866 - SURVEYING LB 6916

PREPARED FOR:

BLASINGIM PROPERTY LLC.

7750 TOWN CENTRE DRIVE
SUITE 100
BROADVIEW HEIGHTS, OHIO 44147
PHONE (440) 838-1800 EXT 103
FAX (440) 838-0886

PROJECT DESCRIPTION:

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

PROJECT SURVEYOR

SCOTT A. WHEELER
No. 6916
STATE OF FLORIDA
SURVEYOR

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

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LAYOUT	[illegible]
LOCATION	[illegible]
PLOT DATE	MON, 4 25 2016 - 3:34 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	10-28-2015
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	[illegible]

PLAN REVISIONS

01-08-2016	CORRECT PID TO 400 IN THE [illegible]
02-11-2016	APP. PER TITLE CERT.
03-23-2016	APP. PER TITLE CERT.

STAFF PLANNING

BOUNDARY SURVEY

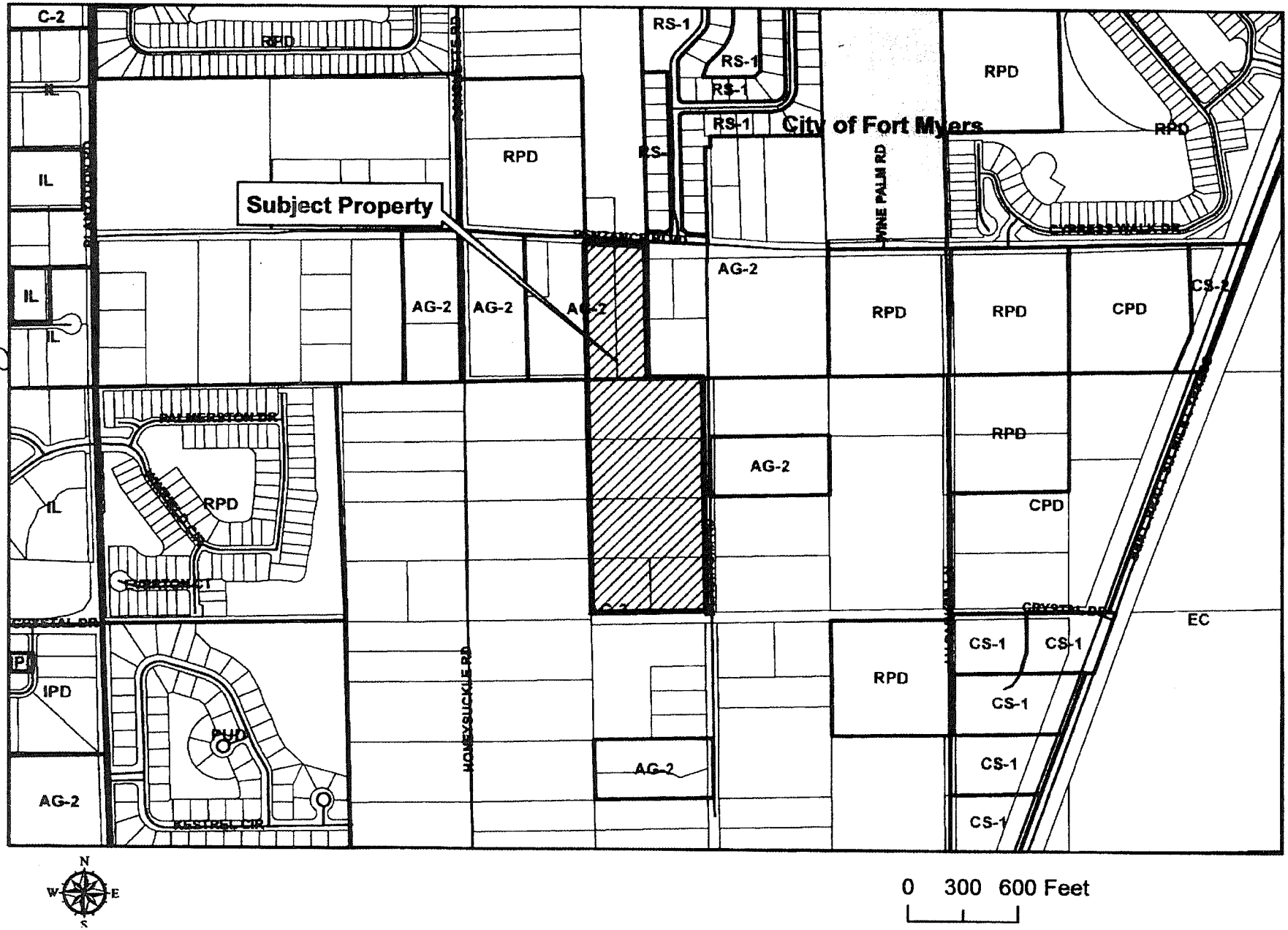
PROJECT / FILE NO.	SHEET NUMBER
23379	1 OF 1
5-45-25	

ADD2018-10017 Lee County ePlan

EXHIBIT B

DCI2016-00011

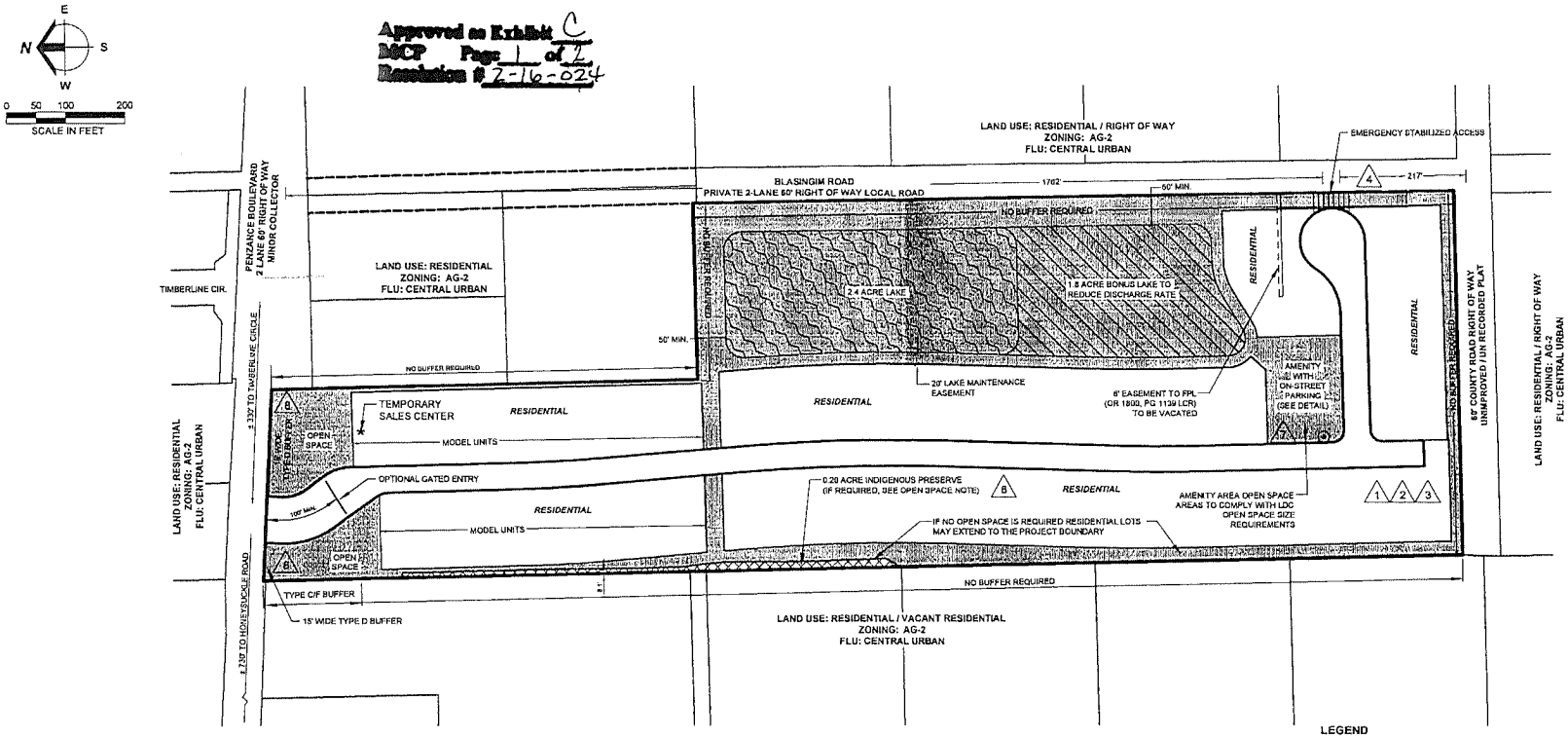
ZONING

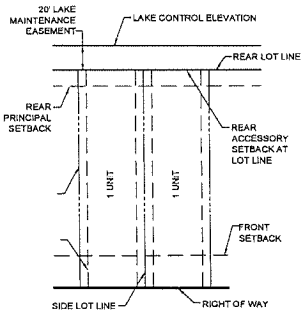


ADD2018-10017 Lee County ePlan

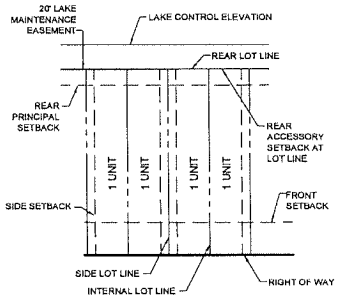
DCI 2016-00011

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.

Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2600
FORT MYERS, FLORIDA 33902-2600
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 · SURVEYING LB 6940

PREPARED FOR

BLASINGIM PROPERTY LLC.
7750 TOWN CENTRE DRIVE
SUITE 100
BROADVIEW HEIGHTS, OHIO 44147
PHONE (440) 838-1900 EXT. 103
FAX (440) 838-0588
WWW.CAMERATTAPROPERTIES.COM

PROJECT DESCRIPTION

BLASINGIM ROAD RPD
LEE COUNTY, FLORIDA

RECEIVED
SEP 27 2016
COMMUNITY DEVELOPMENT

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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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 BAPEN

CROSS REFERENCED DRAWINGS
BASE PLAN = 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

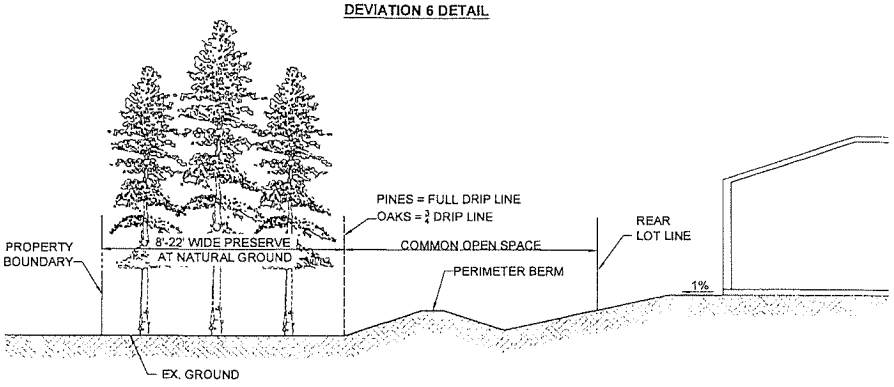
MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
23370	1 OF 2

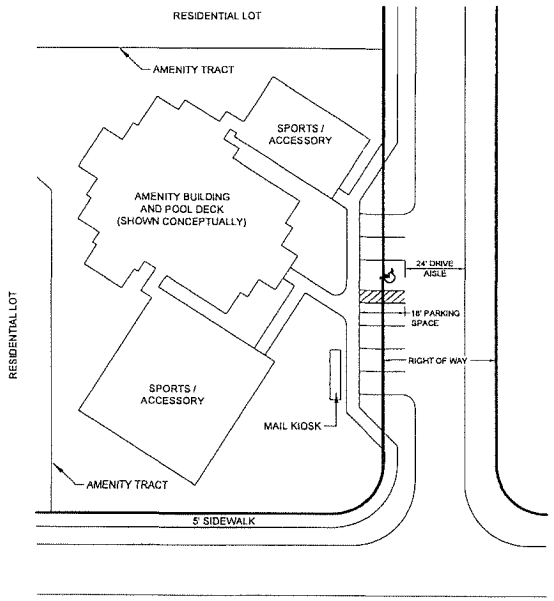
ADD2018-10017 Lee County ePlan

DCI 2016-00011

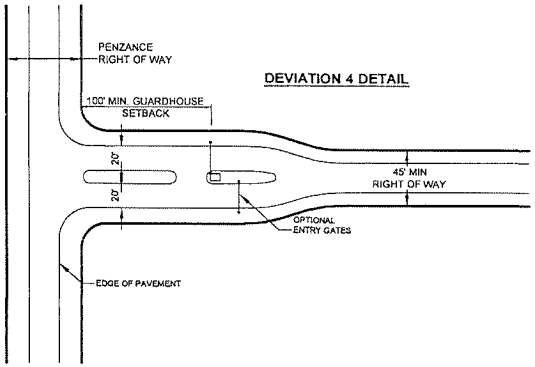
DEVIATION 6 DETAIL



DEVIATION 7 DETAIL

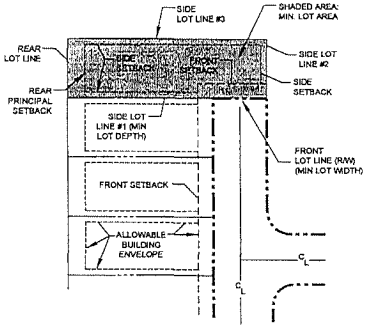


DEVIATION 4 DETAIL

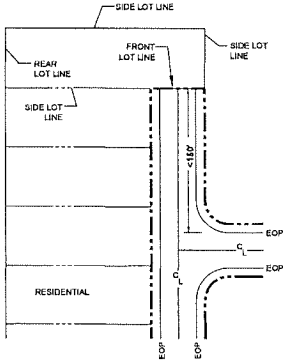


RECEIVED
SEP 27 2016
COMMUNITY DEVELOPMENT

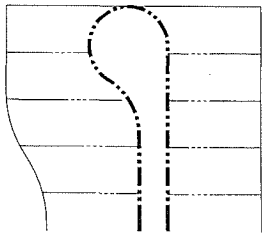
DEVIATION 3 LOT SIZE DETAIL



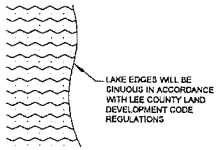
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



CUL-DE-SAC DESIGN DETAIL



SINUOUS LAKE SHORELINE DETAIL



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

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 CERTIFICATE OF AUTHORIZATION
ENGINEERING 7993 - SURVEYING LB-6940

PREPARED FOR

BLASINGIM PROPERTY LLC.
7750 TOWN CENTRE DRIVE
SUITE 100
BROADVIEW HEIGHTS, OHIO 44147
PHONE (440) 838-1900 EXT. 103
FAX (440) 838-0589
WWW.CAMERATIAPROPERTIES.COM

PROJECT DESCRIPTION

BLASINGIM ROAD RPD

LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME	23370-2ND.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	TUE, 9-27-2016 - 10:45 AM
PLOT BY	JENNIFER BAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23370-2DD.DWG

PLAN REVISIONS

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

PLAN STATUS

DETAILS AND DEVIATIONS

PROJECT / FILE NO	SHEET NUMBER
23370	2 OF 2

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared James R. Schier, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at SEE ATTACHED STRAP NUMBERS AND LOCATION MAP and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
Neal Communities of Southwest Florida, LLC	**100%**

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

James R. Schier, VP

Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF ~~LEE~~ Sarasota

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 05-21-2018 (date) by James R. Schier (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Kathryn A. Pignatelli
Signature of Notary Public

STAMP/SEAL

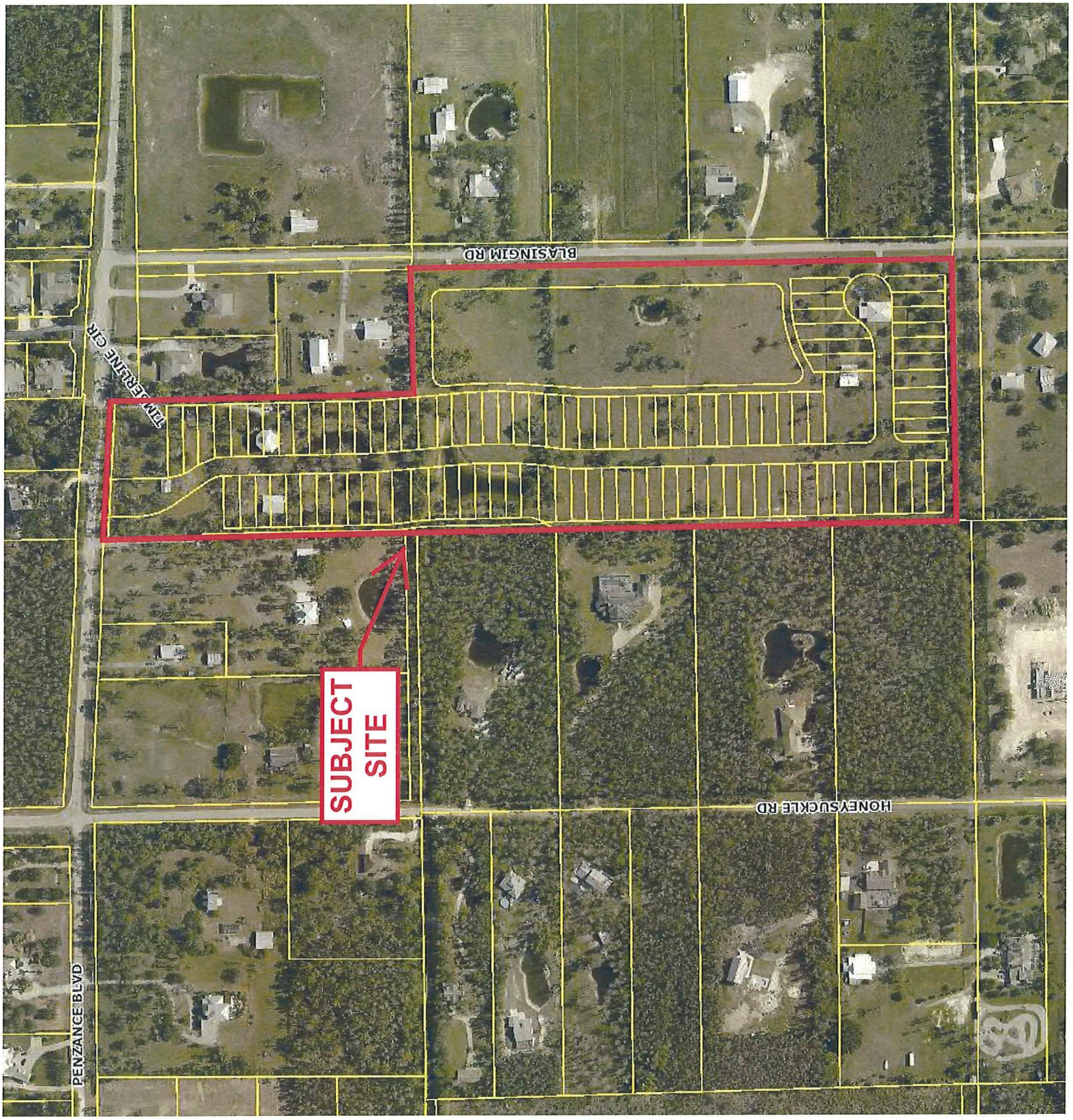
KATHRYN A PIGNATELLI
MY COMMISSION # GG097715
EXPIRES April 25, 2021

Windsong

FolioID	STRAP	ShortLegal
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10586140	084525L4220000020	WINDSONG LOT 2 AS DESC IN INST 2018000148213
10586141	084525L4220000030	WINDSONG LOT 3 AS DESC IN INST 2018000148213
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10586145	084525L4220000070	WINDSONG LOT 7 AS DESC IN INST 2018000148213
10586146	084525L4220000080	WINDSONG LOT 8 AS DESC IN INST 2018000148213
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10586250	174525L12200R00CE	WINDSONG TRACT R AS DESC IN INST 2018000148213


BLASINGIM RD
TIMBERLINE CIR
SUBJECT SITE
HONEYSUCKLE RD
PENZANCE BLVD

ADD2018-10017 Lee County ePlan

SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTIONS 8 & 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING WITHIN 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, THENCE NORTH 01°11'58" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 8, A DISTANCE OF 745.67 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF PENZANCE BOULEVARD 60' MAINTAINED RIGHT OF WAY; THENCE SOUTH 87°12'51" EAST ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 328.94 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 SOUTH 01°16'41" EAST ALONG SAID EAST LINE, A DISTANCE OF 723.25 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 17; THENCE NORTH 88°52'39" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 299.13 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 SOUTH 00°56'30" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1293.21 FEET TO AN INTERSECTION WITH 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 SOUTH 88°53'16" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 621.81 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 17; THENCE NORTH 01°13'40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1293.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.096 ACRES, MORE OR LESS.

David S. Dagostino
PSM 5762 State of Florida

Digitally signed by David S. Dagostino PSM 5762 State of Florida
Date: 2018.01.16 10:33:39 -05'00'

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 01°11'58" WEST. BEARINGS AND COORDINATES SHOWN ARE GRID BASED UPON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011 NSRS), FLORIDA WEST ZONE.

2. SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

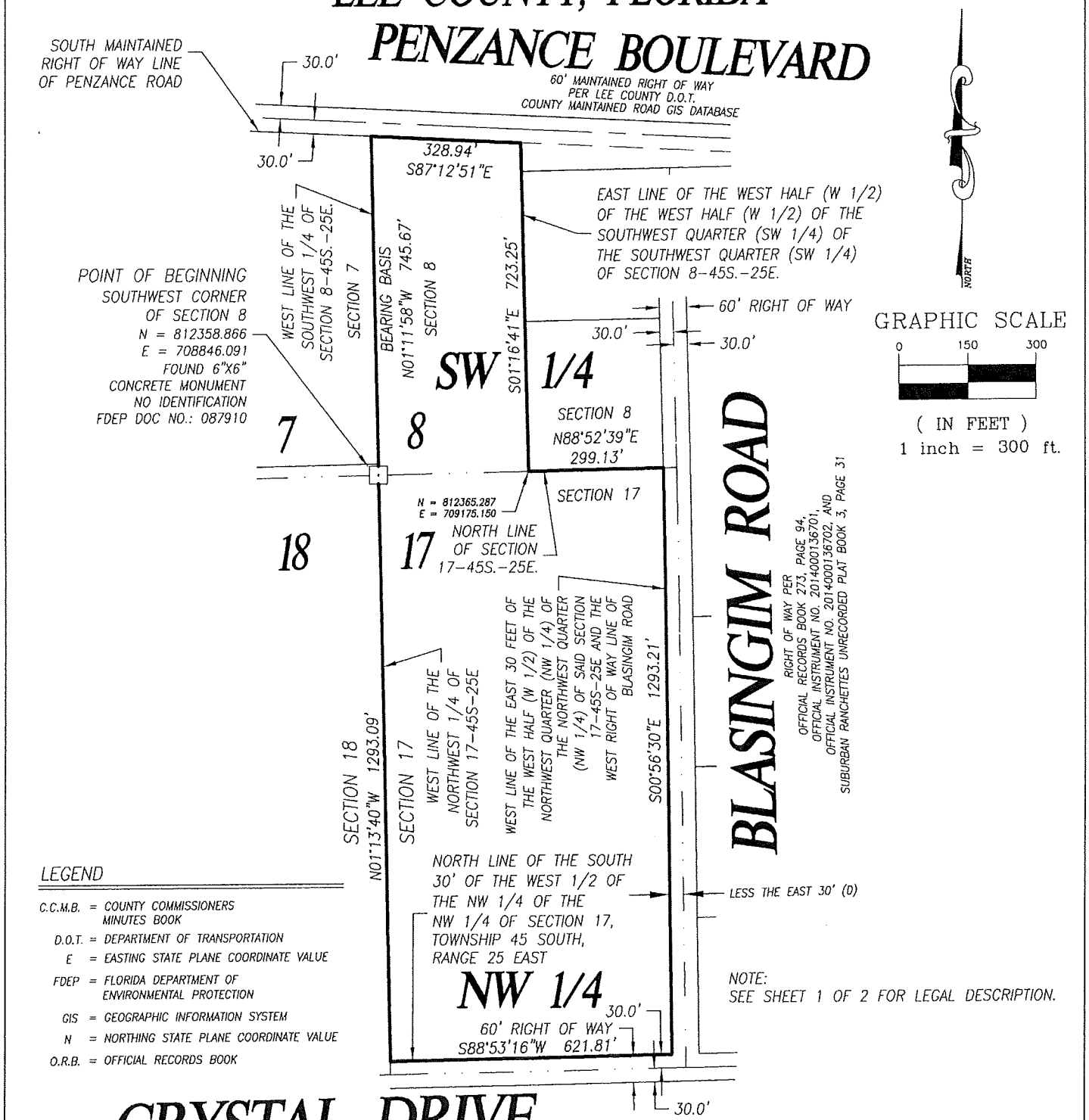
THIS IS NOT A BOUNDARY SURVEY

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THIS MAP PREPARED BY: DAVID S. DAGOSTINO, PSM CERTIFICATE OF AUTHORIZATION NO. LB 6066 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER Professional Surveyor & Mapper Fla. License No. 5762	COMPUTER FILE: 17067SKETCH SURVEY DATE: 01-15-2018 SIGNATURE DATE: 01/16/2018	DRAWING SCALE: 1" = 300' REVISED BY: REVISION DATE:	D&W DAGOSTINO & WOOD, INC. Professional Surveying & Mapping 5415 Jaeger Road Suite A Naples, FL 34109 Phone: (239) 352-6085 Website: www.dwsurveys.com	DRAWN BY: JC CHECKED BY: DSD FIELD BOOK: N/A	CERTIFIED TO: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC	JOB NO.: 17067 SHEET NO.: 1 of 2

ADD2018-10017 Lee County ePlan

SKETCH OF DESCRIPTION OF A TRACT OR PARCEL OF LAND LYING IN SECTIONS 8 & 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



LEGEND

C.C.M.B.	=	COUNTY COMMISSIONERS MINUTES BOOK
D.O.T.	=	DEPARTMENT OF TRANSPORTATION
E	=	EASTING STATE PLANE COORDINATE VALUE
FDEP	=	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
GIS	=	GEOGRAPHIC INFORMATION SYSTEM
N	=	NORTHING STATE PLANE COORDINATE VALUE
O.R.B.	=	OFFICIAL RECORDS BOOK

NOTE:
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION.

CRYSTAL DRIVE

60' RIGHT OF WAY PER C.C.M.B. 5, PAGE 669 AND UNRECORDED PLAT OF SUBURBAN RANCHETTES UNRECORDED PLAT BOOK 3, PAGE 31 (UNIMPROVED)

THIS IS NOT A BOUNDARY SURVEY

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THIS MAP PREPARED BY: DAVID S. DAGOSTINO, PSM CERTIFICATE OF AUTHORIZATION NO. LB 6866 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER Professional Surveyor & Mapper Fla. License No.5762	QUARTER FILE: 17067SKETCH SURVEY DATE: 01-15-2018 SIGNATURE DATE: 01/18/2018	DRAWING SCALE: 1" = 300' REVISED BY: REVISION DATE:	D&W DAGOSTINO & WOOD, INC. Professional Surveying & Mapping 5415 Jaeger Road Suite A Naples, FL 34109 Phone: (239) 352-6065 Website: www.dwsurveys.com	DRAWN BY: JC CHECKED BY: DSD FIELD BOOK: N/A	CERTIFIED TO: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC	JOB NO.: 17067 SHEET NO.: 2 of 2