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: Master Concept Plan 15841 Winkler Road

Current Zoning: RPD

☒ Amendment to a PD or PUD to allow: _____

☐ Final Plan Approval for: _____

1. **Name of Applicant:** ESRG Prentiss Pointe, LLC
   Address: 13650 FIDDLESTICKS BLVD, Box 202-387
   City, State, Zip: FORT MYERS, FL 33912
   Phone Number: _____
   E-mail Address: _____

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:** DeLisi Fitzgerald, Inc.
      Contact Person: John T. Wojdak, P.E.
      Address: 1605 Hendry Street
      City, State, Zip: Fort Myers, FL 33901
      Phone Number: (239) 418-0691 Email: john@delisifitzgerald.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: ESRG Prentiss Pointe, LLC
   Address: 13650 FIDDLESTICKS BLVD, Box 202-387
   City, State, Zip: FORT MYERS, FL 33912
   Phone Number: _____ E-mail: _____

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

6. **STRAP Number(s) [34-204]:**
   34-45-24-20-00000.00CE _____

7. **Street Address of Property:** 15760 Prestiss Pointe Circle, Fort Myers, Florida, 33908

RECEIVED
AUG 22 2019
COMMUNITY DEVELOPMENT

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

ADD2019-00140

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]:** Density Reduction / Groundwater Resource

10. **Original Project Name**: Prentiss Pointe RPD

11. **Original Rezoning Resolution Number:** Z-03-062

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).
    Z-03-062
    Z-03-062A

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).

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*:** N/A
    *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]**

ADD2019-00140 Lee County ePlan

DeLisi Fitzgerald, Inc.
Planning – Engineering – Project Management

August 22, 2019

Lee County
Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

Re: Prentiss Pointe
Administrative Amendment
STRAP #'s: 34-45-24-20-00000.00CE

To Whom It May Concern:

Attached for review and approval, please find the following items as they relate to the above referenced project:

1. One (1) $1,500.00 check made payable to Lee County BOCC for the Application Fee;
2. One (1) completed Application to Amend a PD or PUD;
3. One (1) signed and notarized Affidavit of Authorization;
4. One (1) Disclosure of Interest Form;
5. One (1) Narrative of Request;
6. One (1) Legal Description (no metes and bounds);
7. One (1) Rezoning Resolution No. Z-03-062A, including the approved Master Concept Plan;
8. One (1) 24" x 36" revised Master Concept Plan depicting proposed changes.

If you should require additional information, please notify our office.

Sincerely,

DeLisi Fitzgerald, Inc.

Samuel R. Foisie, E.I.
Project Engineer

Project No.: 21507
cc: Richard Shaffner, ESRG Prentiss Pointe, LLC

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, RICHARD H SHAFFNER (name), as MANAGE (owner/title) of ESRG Prentiss Pointe, 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.

Richard H Shaffner
Signature

7/23/19
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 7/23/19 (date) by RICHARD H. SHAFFNER (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

RONALD LEMKE
Notary Public – State of Florida
Commission # GG 172216
My Comm. Expires Feb 24, 2022
Bonded through National Notary Assn.

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Richard H. Shaffner, 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 15760 Prentiss Pointe Circle, Fort Myers, FL 33908 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

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

Richard H. Shaffner - Manager of ESRG Prentiss Pointe, LLC
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 8/15/19 (date) by RICHARD H. SHAFFNER (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

RONALD LEMKE
Notary Public – State of Florida
Commission # GG 172216
My Comm. Expires Feb 24, 2022
Bonded through National Notary Assn.

ADD2019-00140 Lee County ePlan

DeLisi Fitzgerald, Inc.
Planning – Engineering – Project Management

DCI 2003-00038 Request Narrative and Justification

ESRG Prentiss Pointe, LLC is proposing to modify the Master Concept Plan of Prentiss Pointe to reduce the building separation between buildings 16 &17,17 & 18, and 18 & 19 to 15.4' +/-. The reason for this request is due to building 16 being constructed farther north than it was previously intended. The future buildings 17 and 18 will not be able to meet the 20' building separation because of this. Reducing the building separation to 15.4' +/- between the four buildings will allow equal spacing between them.

1605 Hendry Street • Fort Myers, FL 33901 • P: 239-418-0691 • F: 239-418-0692

Legal Description: A parcel of land lying in the SE ! of the SW ! of Section 34, Township 45 South, Range 24 East, Lee County, Florida, described as follows:

Commencing at a found concrete monument marking the S ! corner of said Section 34 thence N 01*01'48* W along the east line of said fraction of a section for 346.56 feet to the Point of Beginning; thence S 88* 39' 16" W for 1,235.83 feet to the easterly line of Winkler Road; thence N06* 55' 41" E along said east line for 577.50 feet to a point of curvature; thence 407 feet along said easterly line along the arc of a curve concave to the NW having a radius of 2,914.9 feet and subtended by a chord having a length of 406.67 feet and bearing N 02* 55' 51" E to a point on a curve intersection the said easterly line and the north line of said fraction of a section; thence N 88* 45' 17" E along said north line for 1,127.79 feet to a found concrete monument marking the NE corner of said fraction of a section; thence S 01* 01' 48" E along said east line for 975.07 feet to the Point of Beginning.

Legal Description: A parcel of land lying in the SE ! of the SW ! of Section 34, Township 45 South, Range 24 East, Lee County, Florida, described as follows:

Commencing at a found concrete monument marking the S ! corner of said Section 34 thence N 01*01'48* W along the east line of said fraction of a section for 346.56 feet to the Point of Beginning; thence S 88* 39' 16" W for 1,235.83 feet to the easterly line of Winkler Road; thence N06* 55' 41" E along said east line for 577.50 feet to a point of curvature; thence 407 feet along said easterly line along the arc of a curve concave to the NW having a radius of 2,914.9 feet and subtended by a chord having a length of 406.67 feet and bearing N 02* 55' 51" E to a point on a curve intersection the said easterly line and the north line of said fraction of a section; thence N 88* 45' 17" E along said north line for 1,127.79 feet to a found concrete monument marking the NE corner of said fraction of a section; thence S 01* 01' 48" E along said east line for 975.07 feet to the Point of Beginning.

ADD2019-00140 Lee County ePlan

MEMORANDUM
FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING DIVISION

DATE: February 27, 2004

TO: WHOM IT MAY CONCERN

FROM: Billie Jacoby
Administrative Assistant

RE: Distribution of **AMENDED** Resolution

Resolution Number	Case Number	Case Name
Z-03-062**A**	DCI2003-00038	Prentiss Pointe

The Prentiss Pointe RPD was approved by Board action on February 2, 2004. At that meeting, the Board reduced the allowed density for the project by 39 units. This revision prompted a reconfiguration on the Master Concept Plan governing the development of the site. In light of the reconfigured site plan, condition 10 of the resolution is no longer necessary.

Should you have any questions, please call me at 479-8448 or Jeff Laurien at 479-8336.

cc: Andy Getch - DOT, 3rd floor
Brad Vance - Nat. Res. Man., 3rd floor
Julie Dalton - Prop. Appraisers
Sandy Polk - Codes & Buildings
David Saniter - Public Safety, Em. Mgmt
Hearing Examiner
Audra Ennis - Dev. Svcs
Kim Trebatoski - Env. Sciences
Matt Noble - Planning
Pete Eckenrode- Dev. Ser. Dir.
Planner
Applicant (care of agent)

ADD2019-00140 Lee County ePlan

RESOLUTION NUMBER Z-03-062A

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

WHEREAS, Harvey Strauss, P.E., and Gary L. Howe filed an application on behalf of the property owner, Prentiss Pointe, Ltd., to rezone a 26.25-acre parcels from Commercial Planned Development (CPD) to Residential Planned Development (RPD), in reference to Prentiss Pointe; and

WHEREAS, a public hearing was advertised and held on November 12, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00038; and

WHEREAS, a second public hearing was advertised and held on February 2, 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 a 26.25-acre parcel from CPD to RPD, to allow for the development of 144 multi-family units (coach house condominiums) with maximum building heights of 35 feet. No blasting is proposed on the site. The property is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED LIMITED TO four units per acre or a maximum of 105 units and 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 "Prentiss Pointe, LTD Master Concept Plan for property at 15841 Winkler Road, Lee County, Section 34, Township 45S, Range 24E," stamped received February 3, 2004 Permit Counter, except as modified by the conditions below (Exhibit B). Development must comply with 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.

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

02/02/04

ADD2019-00140 Lee County ePlan

a. Schedule of Uses

Accessory Uses
Dwelling Unit: Multiple-Family Buildings (Condominiums, 105 total)
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention
Models - Model Unit (per LDC 34-19511)
Parking Lot - Accessory
Recreational Facilities - Private, On-Site
Signage, in accordance with LDC Chapter 30
Storage - Indoor Only (must be within the requested private clubhouse building)
Temporary Real Estate Sales Office (Sales Trailer)
Private Clubhouse (3,600 square feet maximum)
Fences
Walls
Entrance Gates

b. Site Development Regulations

Minimum lot area and dimensions:

Multiple-family:	
Minimum Lot size (square feet)	13,000
Lot Area per unit (square feet)	3,250
Lot width (feet)	127
Lot depth (feet)	100

Minimum setbacks:

Internal Street (feet)	15
External street (feet)	20
Side yard (feet) :	
Multiple-family and all other uses	10
Rear yard (feet)	20
Water body (feet)	20

Special regulations:

Maximum height (feet)	35 (2 stories)
Maximum lot coverage (percent of total lot area)	45
Minimum Separation Distance Between Buildings (feet)	20
Minimum External Setback (feet) (If parcel developed as 1 lot - not subdivided)	

ADD2019-00140 Lee County ePlan

South	20
West	20
North	20
East	125

c. A total maximum of 105 units are permitted.

3. Approval of this RPD 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 local development order approval.

4. Approval of this RPD 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).

5. Agriculture is not a permitted use in the approved Schedule of Uses for this property. Existing agricultural uses must cease upon approval of the requested rezoning.

6. Blasting is prohibited.

7. Exhibit "C," the "Prentiss Point Conceptual Buffer Planting Plan for Fort Myers, Florida", is adopted as part of this rezoning. Buffer plantings must be installed in substantial compliance with this plan prior to the issuance of a certificate of compliance on the property.

8. Model units are permitted in compliance with the following conditions:

   a. Model units may only be located in the building adjacent to the sales trailer and immediately to the south of the entrance onto Winkler Road, as depicted on the approved MCP; and

   b. Each model unit must be a unique example. Multiple examples of the same unit are not permitted; and

   c. A total maximum of four (4) model units are permitted; and

   d. Hours of operation are restricted to Sunday through Saturday, 8:00 a.m. through 6:00 p.m.

9. A single Real Estate Sales Office is permitted in compliance with the following conditions:

   a. It must be located as depicted on the approved MCP; and

   b. Hours of operation are restricted to Sunday through Saturday, 8:00 a.m. through 6:00 p.m.

ADD2019-00140 Lee County ePlan

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-285 requirement to provide a minimum separation distance of 660 feet on arterial roads, to allow separation distances of 493 feet and 336 feet along Winkler Road and Granite Court respectively as depicted on the MCP. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: The legal description of the property
Exhibit B: The Master Concept Plan
Exhibit C: "Prentiss Pointe Conceptual Buffer Planting Plan for Fort Myers, Florida"
Exhibit D: Zoning Map (with the subject parcel indicated)

The applicant has indicated that the STRAP number for the subject property is: 34-45-24-00-00010.0000.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes and regulations.

2. The RPD rezoning, as conditioned:

   a. meets or exceeds the 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,

   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 the site 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 approval of this rezoning request 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

ADD2019-00140 Lee County ePlan

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 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 Judah, seconded by Commissioner 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

DULY PASSED AND ADOPTED this 2nd day of February 2004.

ATTEST:
CHARLIE GREEN, CLERK

BY: Cindy Morrison
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

SEAL
BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

Approved as to form by:

_____
Donna Marie Collins
County Attorney's Office

RECEIVED
MINUTES OFFICE

2004 FEB 26 AM 11:23

ADD2019-00140 Lee County ePlan

EXHIBIT A

(Page 1 of 2)

Sanibel Surveys, Inc
2410 Palm Ridge Road
Sanibel, Florida 33957

Phone Number (239) 472-0095 Fax Number (239) 472-3566

EXHIBIT "A"

July 21, 2003
LEGAL DESCRIPTION
PRENTISS POINTE
15841 WINKLER ROAD

RECEIVED
AUG 07 2003
PERMIT COUNTER

IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA:

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST (SW 1/4) OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND CONCRETE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N01°01'48"W ALONG THE EAST LINE OF SAID FRACTION OF A SECTION FOR 346.56 FEET TO THE POINT OF BEGINNING; THENCE S88°39'16"W FOR 1,235.83 FEET TO THE EASTERLY LINE OF WINKLER (100 FEET WIDE); THENCE N06°55'41"E ALONG SAID EAST LINE FOR 577.50 FEET TO POINT OF CURVATURE; THENCE 407.00 FEET ALONG SAID EASTERLY LINE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,914.90 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 406.67 FEET AND BEARING N02°55'51"E TO A POINT ON A CURVE INTERSECTING THE SAID EASTERLY LINE AND NORTH LINE OF SAID FRACTION OF A SECTION; THENCE N88°45'17"E ALONG SAID NORTH LINE FOR 1,127.79 FEET TO A FOUND CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FRACTION OF A SECTION; THENCE S01°01'48"E ALONG SAID EAST LINE OF 975.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 26.25 ACRES MORE OR LESS.

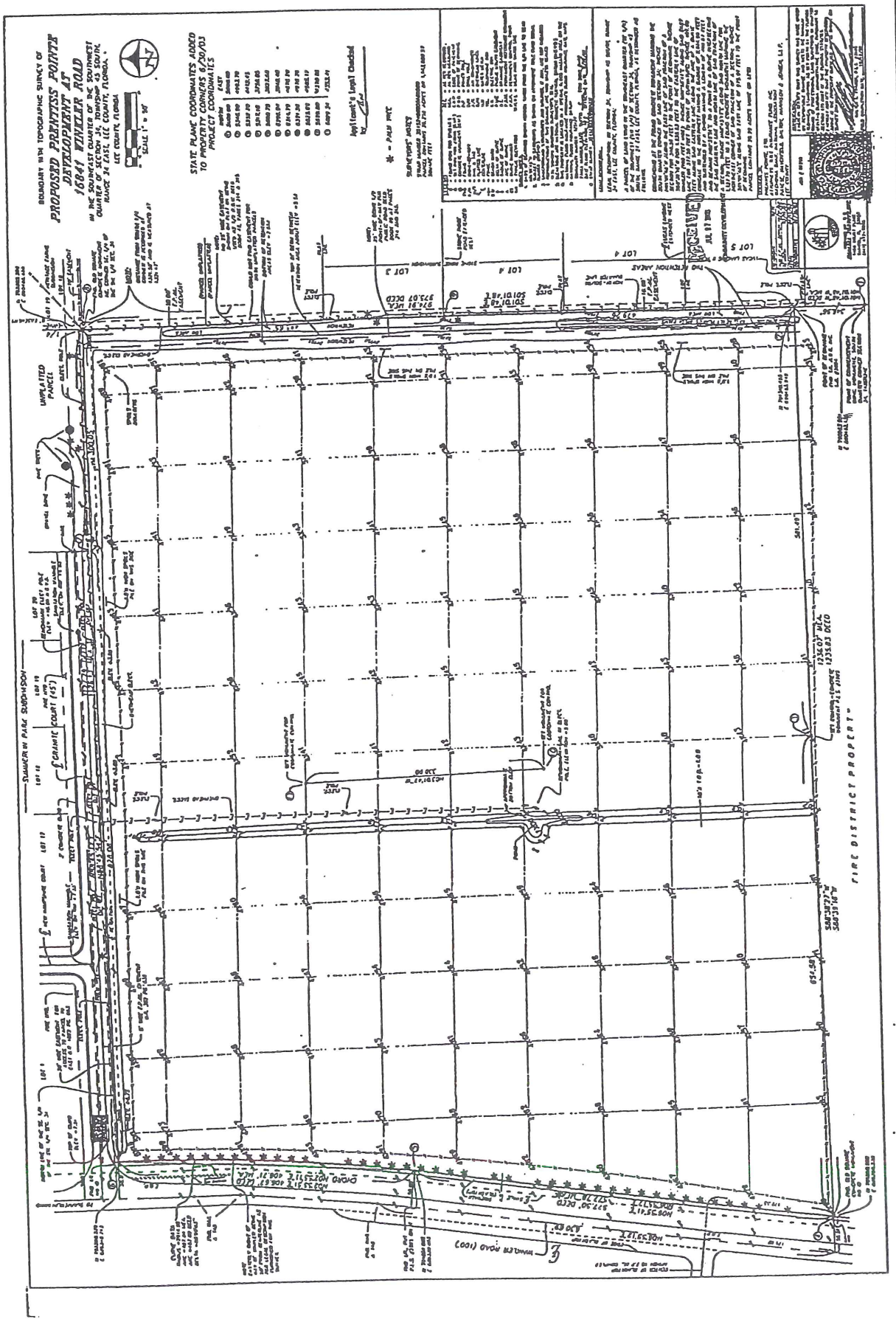
WALTER FRASER (FOR THE FIRM LB-0006647)
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 0003985

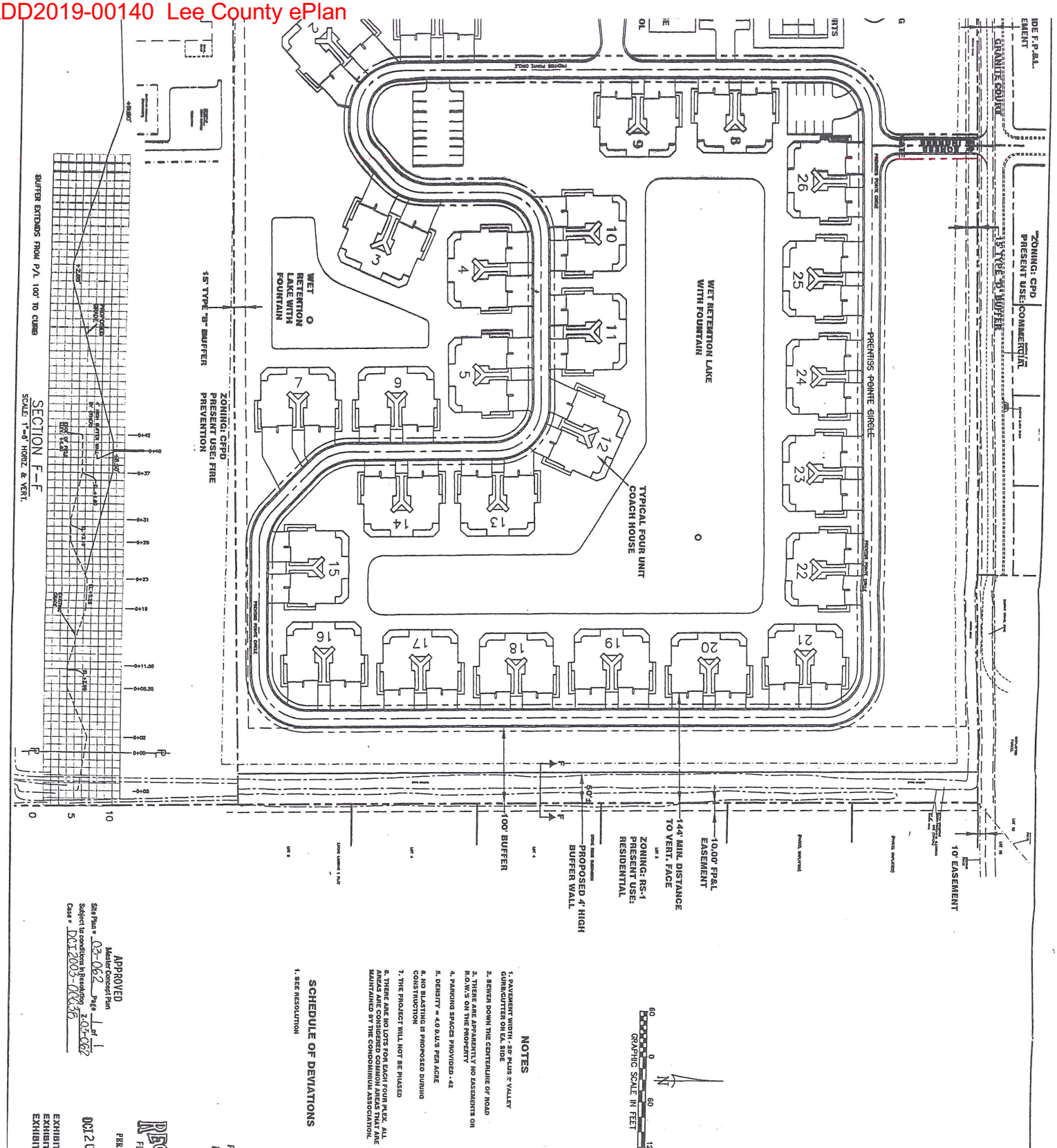
Applicant's Legal Checked
by

DCI 2003-00038

EXHIBIT A

(Page 2 of 2)





APPROVED
Master Concept Plan
Site Plan # 03-062 Page 1 of 1
Subject to conditions in Resolution Z-03-062
Case # DCI2003-00016

RECEIVED
FEB 03 2004
PERMIT COUNTER
DCI2003-00016

RECEIVED
FEB 03 2004
ZONING

EXHIBIT III-A-2
EXHIBIT IV-A-1
EXHIBIT IV-J-1

SCHEDULE OF DEVIATIONS

1. SEE RESOLUTION

NOTES

1. PAVEMENT WIDTH - 22' PLUS 2' VALLEY GUTTER/CUTTER ON EA. SIDE
2. SEWER DOWN THE CENTERLINE OF ROAD
3. THERE ARE APPARENTLY NO EASEMENTS OR R.O.W.'S ON THE PROPERTY
4. PARKING SPACES PROVIDED - 42
5. DENSITY = 4.0 D.U.'S PER ACRE
6. NO BLASTING IS PROPOSED DURING CONSTRUCTION
7. THE PROJECT WILL NOT BE PHASED
8. THERE ARE NO LOTS FOR EACH FOUR PLEX. ALL AREAS ARE CONSIDERED COMMON AREAS THAT ARE MAINTAINED BY THE CONDOMINIUM ASSOCIATION.

SP2582-07F

PRENTISS POINTE, LTD MASTER CONCEPT PLAN FOR PROPERTY AT 15841 WINKLER ROAD, LEE COUNTY SECTION 34 TOWNSHIP 45S RANGE 24E	ALPHA ENGINEERING of Lee County, Inc. Consulting Civil Engineers–Site Development–Land Planning– Structural Engineering 6315 Presidential Ct., Suite C, Ft. Myers, Fl 33919 (941) 287-7777		
	DRAWN BY: TG	CHECKED BY: HS	APPROVED BY: HS
	SCALE: 1"=60'	DATE: 5-9-03	PROJECT NUMBER: 2582-07

REVISIONS
2-3-2004 – REVISED PER LEE COUNTY
9-5-2003 – REVISED PER COUNTY COMMENTS
7-3-2003 – REVISED PER COUNTY COMMENTS

HARVEY STRAUSS, PE
FL. REG. #15799

SHEET C – 1

EXHIBIT B

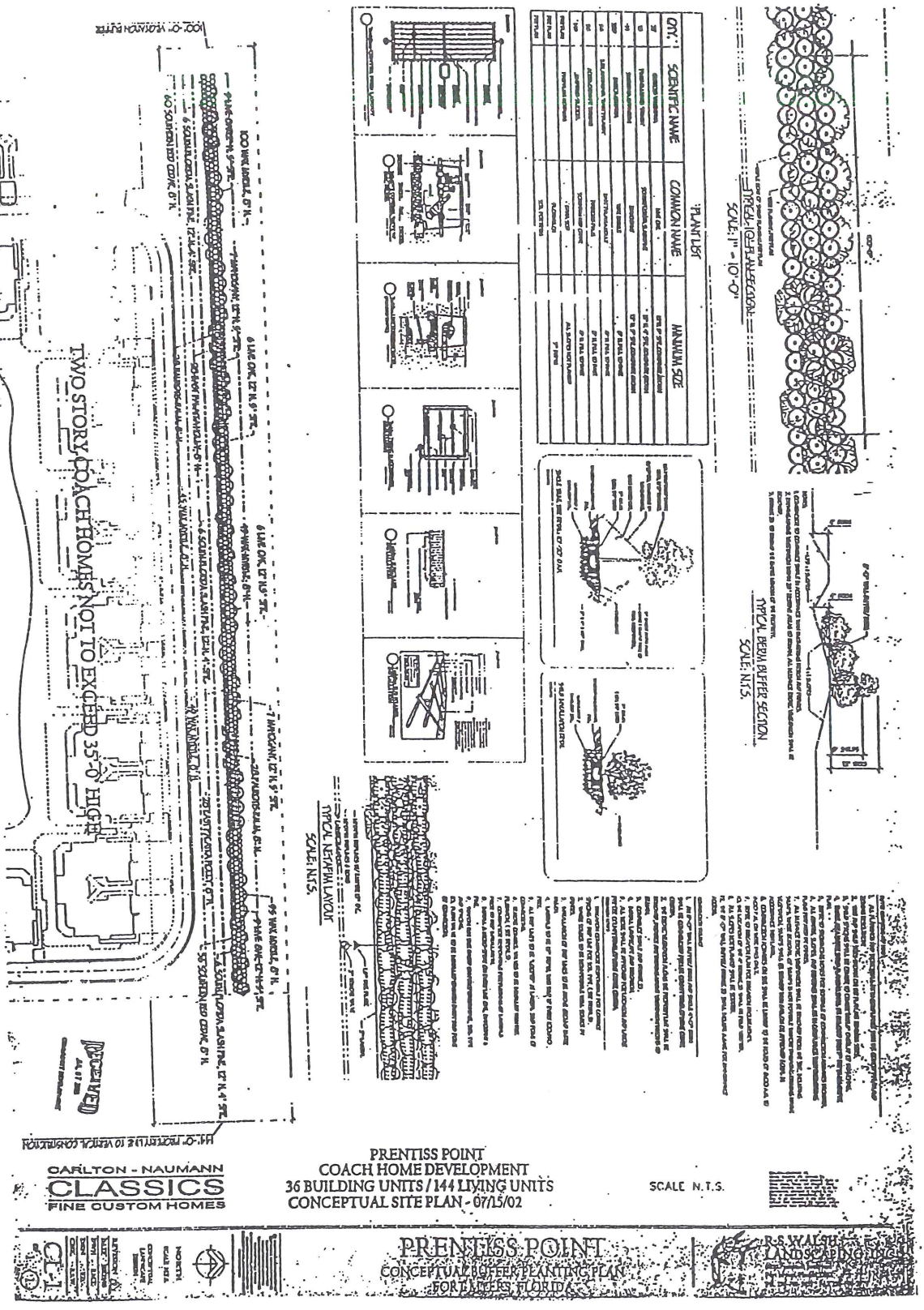
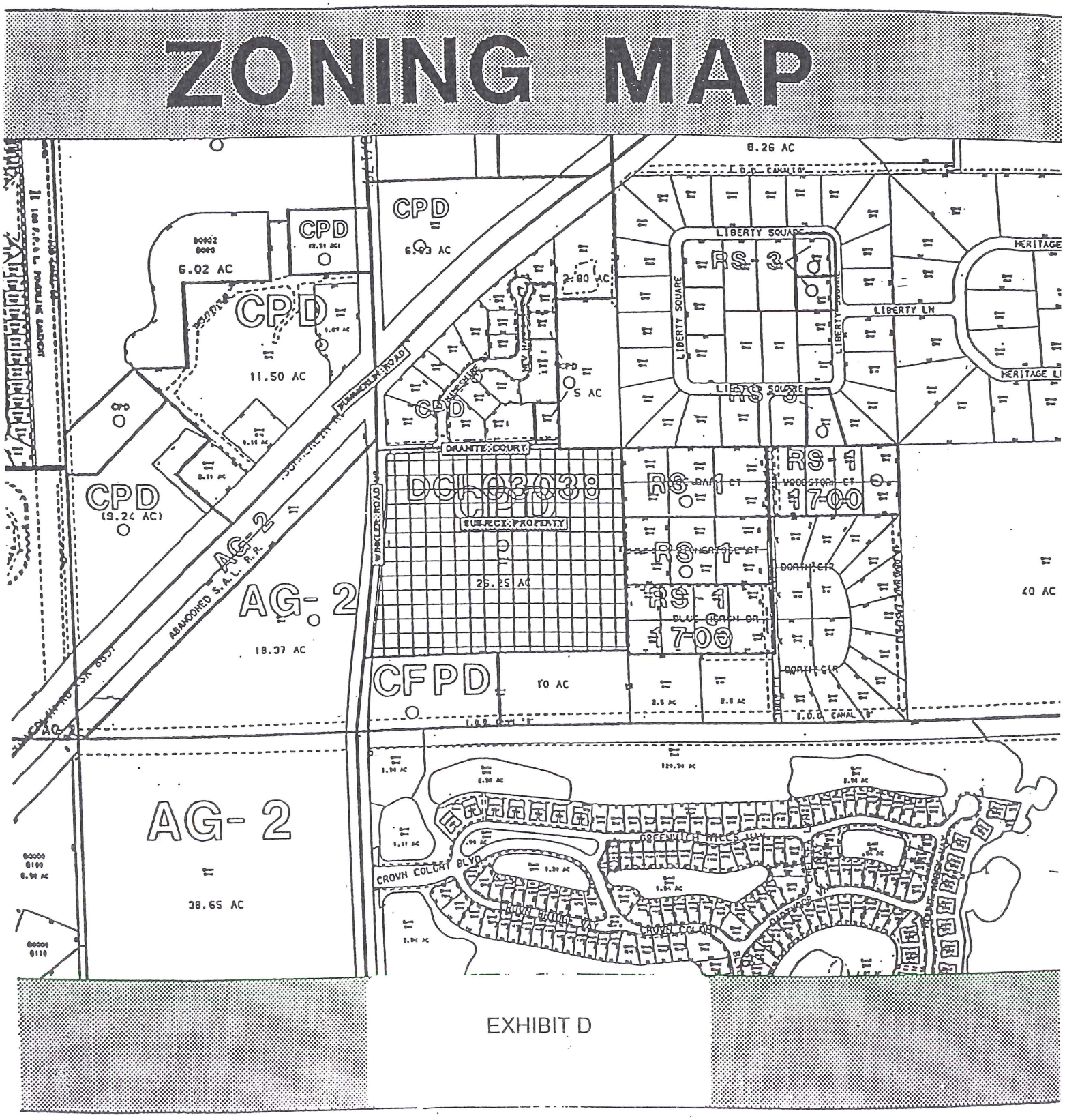


EXHIBIT C

DCI2003-00038

ADD2019-00140 Lee County ePlan


ZONING MAP
8.26 AC
CPD
6.93 AC
CPD
6.02 AC
CPD
11.50 AC
2.80 AC
5 AC
LIBERTY SQUARE
RS-3
LIBERTY LN
HERITAGE
CPD
(9.24 AC)
PLANTATION ROAD
DRANTE COURT
DCI03038
CPD
SUBJECT PROPERTY
25.25 AC
RS-1
17-00
17-09
AG-2
ABANDONED S.A.L. R.R.
18.37 AC
CFPD
10 AC
40 AC
AG-2
38.65 AC
CROWN COLONY BLVD
GREENWICH HILLS WAY
EXHIBIT D

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.