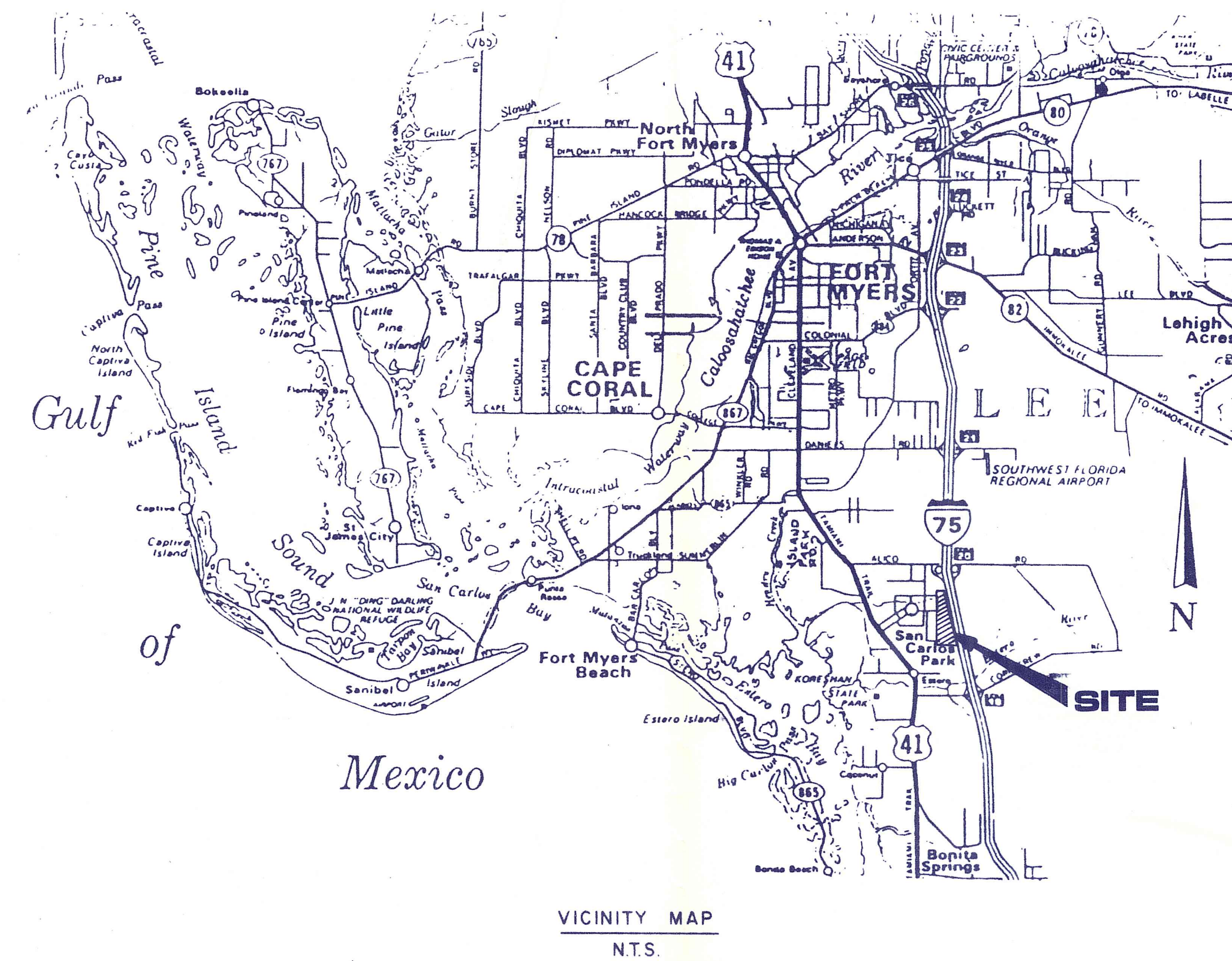




VILLAGES OF SAN CARLOS

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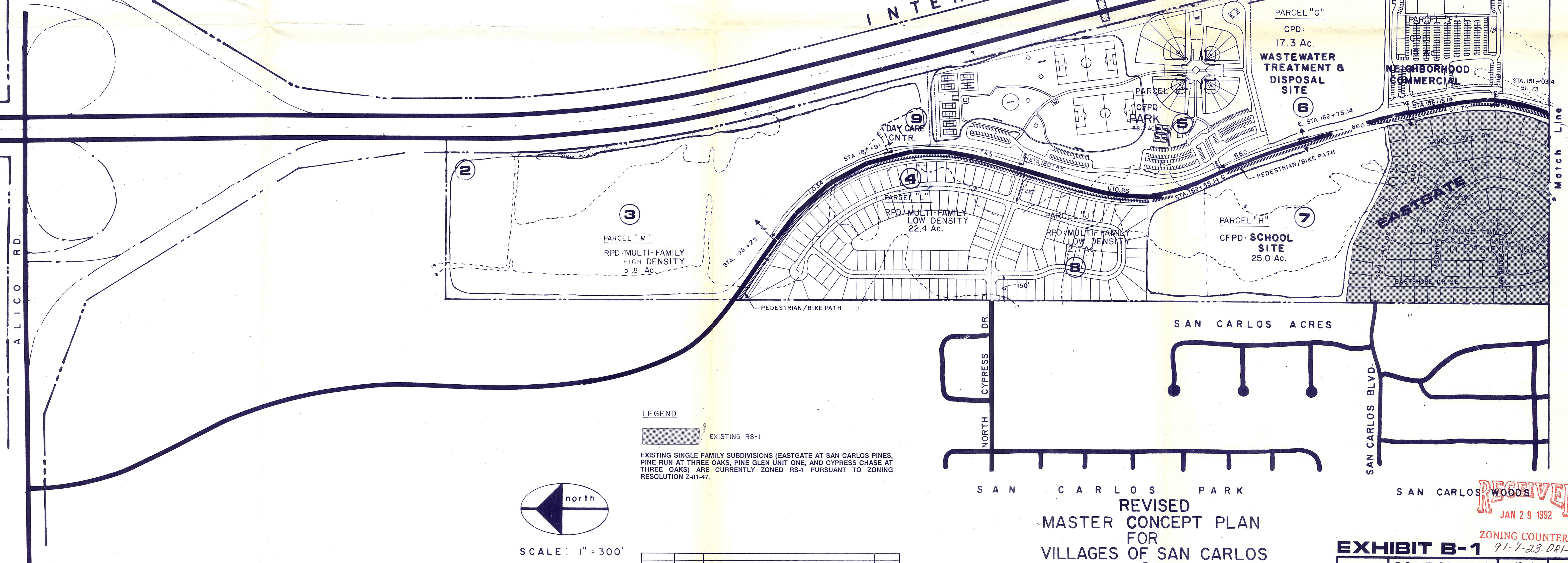
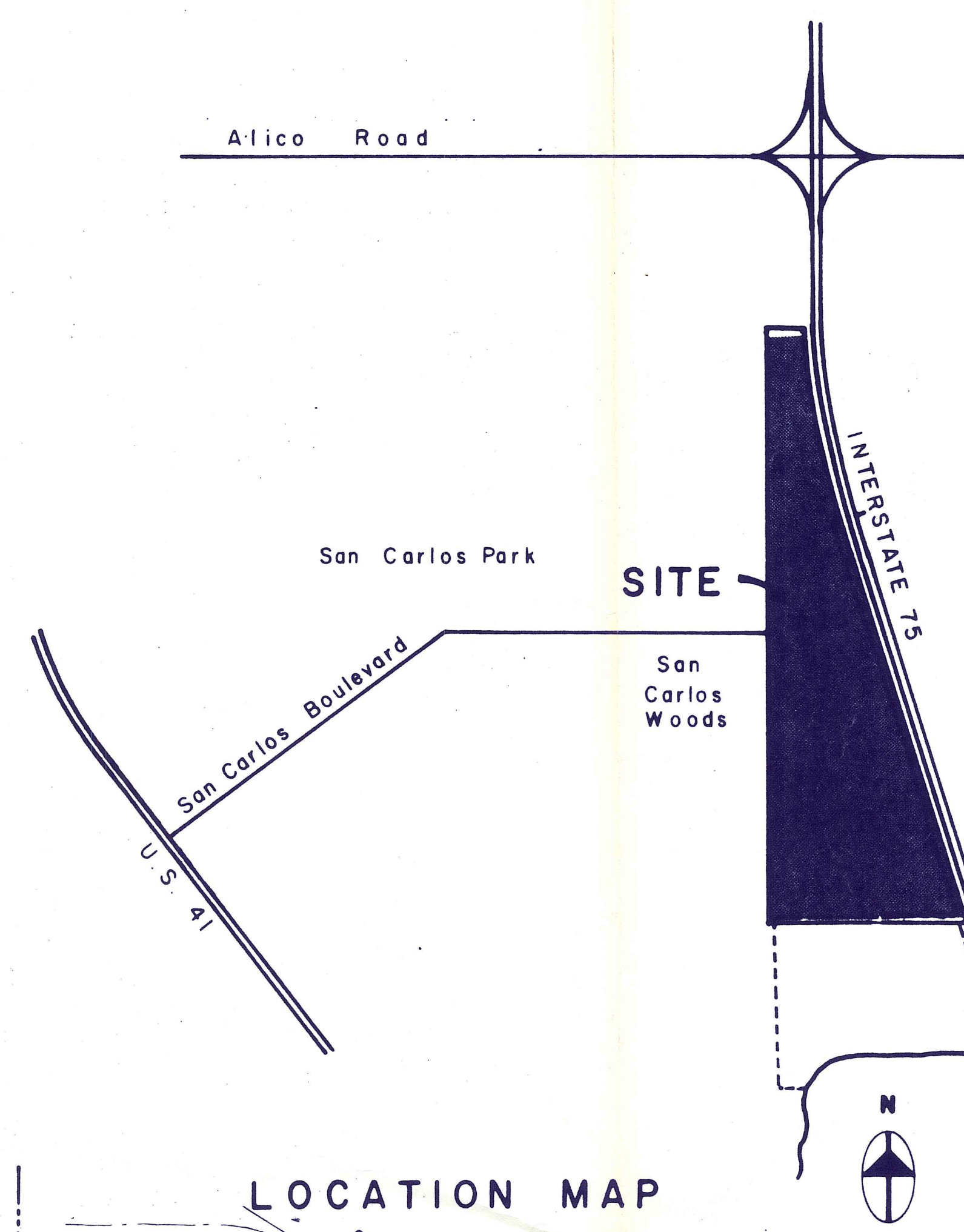
VILLAGES OF SAN CARLOS

RECEIVED
JAN 29 1992

ZONING COUNTER

PLAN SET 71-7-23-DRI-4

S	SOURCE, INC.	JOB NO. 110-06-87	SHEET NO. A
	ENGINEERS / PLANNERS	DATE 4-21-89	OF
	1334 LAFAYETTE STREET		
	CAPE CORAL, FLORIDA 33904		
P.O. BOX 1321, CAPE CORAL, FL. 33910 (813) 549-2345			



PROPOSED DEVIATION LIST	
NOTE: If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County Standards:	
All Districts 1.	Deviation from the requirement that an access road (frontage road) be required along arterial or collector roads (i.e. Three Oaks Parkway), (D.S.O. Sections C.3.c. & j.), to delete the requirement of an access road (frontage road) and restrict access to approved access points along arterial or collector roads. All right-of-ways or easements through adjacent parcels to accommodate access will be the Developers responsibility.
All Districts 2.	Deviation from the requirement that streets shall provide access to adjoining property and be coordinated with the street system in the area, (D.S.O. Sections C.3.e. & f.), to limit access as shown on the Master Concept Plan for adjacent property. It shall be the developers responsibility to provide roadway access between internal tracts where necessary.
All Districts 3.	Deviation from the road requirements, (D.S.O. Section D.3.b & Table D-1, 7.c), to allow paver block concrete surface course within "private" local streets.
RPD Only 4.	Deviation from the zoning open space requirements (Section 431.C.4) for 40% common open space (or one-quarter acre per fifty-five dwelling units, for a conventional subdivision) to allow the common open space (lakes, preserve areas, and county park site) shown on the Master Concept Plan, to fulfill this requirement for the development as a whole, provided that the individual tracts, when developed, meet the D.S.O. open space requirements.
All Districts 5.	Deviation from excavation depth for water retention from 12" (Section 509.B), to the confining layer or 25", whichever is more restrictive.
RPD Only 6.	Deviation from the minimum area, lot coverage, and dimension requirements (Section 431.C.1. & 202.18.D) and from the minimum setbacks of structures and buildings (Sections 431.C.2. & 202.18.B.2.a) to those shown on the following table for the various products proposed:
SINGLE FAMILY DETACHED (Standard):	
Minimum lot area:	7500 S.F.
Minimum lot dimension:	75' wide X 100' deep
Corner lot dimension:	82.5' wide X 100' deep
Front Setback from local R/W line to building wall:	25'
Rear Setback from property line to building wall:	20'
Rear Setback (Adj. to open space) from PL to bldg. wall:	10'
Rear Setback from property line to pool deck/ enclosure:	10'
Water Setback from water to building wall:	20'
Side Setback from property line to building wall:	7.5'
Side Setback from local R/W to building wall:	15'
ZERO LOT LINE or PATIO HOMES:	
Minimum lot area:	4275 S.F.
Minimum lot dimension:	45' wide X 95' deep
Corner lot dimension:	52.5' wide X 95' deep
Front Setback from local R/W line to building wall:	20'
Rear Setback from property line to building wall:	10'
Rear Setback from property line to pool deck/ enclosure:	10'
Water Setback from water to building wall:	20'
Side Setback from property line to bldg wall (One Side):	7.5'
Side Setback from property line to bldg wall (Other Side):	0'
Side Setback from local R/W to building wall:	15'
Side Setback from property line to courtyard wall:	0'
Rear Setback from property line to courtyard wall:	0'
Front Setback from property line to courtyard wall:	10'
TOWNHOMES:	
Minimum lot area:	900 S.F.
Minimum lot dimension:	18' wide X 45' deep
Front Setback from property line to building wall:	0'
Rear Setback from property line to building wall:	0'
Water Setback from water to building wall:	20'
Side Setback from property line to bldg wall:	0'
Maximum lot coverage:	100%
CONDOMINIUMS:	
Minimum unit area (2 story):	900 S.F.
Minimum unit area (3 - 5 story):	750 S.F.
Minimum unit area (7 & 8 story):	550 S.F.
Setback from any property line to building wall:	25'
Water setback from water to building wall:	20'

All Districts 7.	Deviation from Ordinance 85-26, as amended by Ordinance 88-12, Section IV, SPECIAL REGULATIONS - ON SITE SIGNS, Paragraph B.2, Residential Development Identification Sign, and Paragraph B.4, Directional Signs On Site Only, which requires signs to be setback a minimum of fifteen feet from the edge of the street right-of-way or easement to:
a.	Five (5) feet at internal R/W (local) intersections,
b.	Ten (10) feet at intersections with collector, or arterial roads (i.e. Three Oaks Parkway),
c.	Zero (0) feet across from "tee" intersections or where no intersection occur,
where such locations do not restrict acceptable standards for intersection sight distances.	
All Districts 8.	Deviation from the requirement that a four (4) foot fence may be required, at the discretion of the director, to be placed around excavations when located less than one hundred (100) feet from any property under separate ownership (Section 509.F.), to delete the requirement of the fence, provided that lake bank slopes are maintained no greater than 6(H):1(V) to a water depth of four (4) feet below dry season water table.
All Districts 9.	Deviation from Table C-3 of the Lee County Development Standards Ordinance which requires a 20' buffer along Three Oaks Parkway to 10' (See attached correspondence "Item M-1", relating to buffer).
All District 10.	Deviation from the requirement that gives the standards for pavement widths for local County maintained streets (D.S.O. Table D-1.2.c.(1)) to Twenty foot (20') pavement with swale drainage or valley gutter drainage, or twenty-four foot (24') pavement with curb and gutter drainage.
RPD Only 11.	Requirement that no real estate sales, except those incidental to the sale of model homes, are to be conducted in a model home (Section 509.D.3.a.), to allow sales offices within model homes and units located throughout the development.
RPD Only 12.	Requirement that all parking lot spaces shall be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave the parking lot in a forward motion (202.16.E.2.d.), to all back-out parking for zero lot line or patio homes, similar to that allowed for single-family and two-family developments.
All District 13.	Deviation from the requirements in the zoning ordinance 202.18.b.2, DSO C.3.a.(4)(e) and wetland protection ordinance 86-31 as amended, with regard to the "dots" of RPA & TZ (Non-Urban) that were added to the June 23, 1987 revision of the Lee Plan Land Use Map to continue to be exempt from these requirements due to the previous vesting of the development approvals in DRI #7-2380-15.
Specific Location 14.	Deviation from Section C.3.h of the D.S.O., which requires intersections of streets with an arterial street to be not less than six hundred sixty (660) feet apart, using a centerline measurement, to not less than five hundred eleven (511) feet apart, using a centerline measurement for the two(2) "tee" intersections immediately south of the San Carlos Boulevard/Three Oaks Parkway intersection.

- DETERMINATION REQUESTS**
- Requesting a determination from the Director that the previously-approved DRI data fulfill the zoning application requirement for the following:
 - Soil/Vegetation Map (804.03.C.1.a.(3))
 - Traffic Impact Statement (804.03.C.1.b.(5))
 - Protected Species Survey (804.03.C.1.b.(6))

LEGEND			
EXISTING RS-1			
EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-01-47.			
SCALE: 1" = 300'			
north			
REVISION	DATE	ADDED ROAD ACCESS STATIONS	JPE
1	8-23-90	REMARKS	CHS.BY

SAN CARLOS PARK
REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

SAN CARLOS WOODS
RECEIVED
JAN 29 1992
ZONING COUNTER
91-7-23-DRI-4
EXHIBIT B-1
SOURCE, INC.
CONSULTING ENGINEERS
LAND PLANNERS
CAPE CORAL, FLORIDA 33904
JOB NO. 110-06-87
DATE 4-21-89
SHEET NO. BI

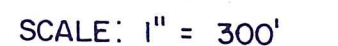


EXHIBIT B-1		91-7-23-DRI-4	
S	SOURCE, INC.	JOB NO. 110-06-87	SHEET NO.
	CONSULTING ENGINEERS		B2
	LAND PLANNERS	DATE 4-21-89	
	CAPE CORAL, FLORIDA 33904		

IONING COUNTER

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- A l i c o R o a d

San Carlos Park

SITE

San
Carlos
Woods

North Branch
Estero River

LOCATION MAP

INTERSTATE 75

75

75
Existing 8'x8' box culvert

15.8 Ac.
**WASTEWATER
TREATMENT &
DISPOSAL
SITE**

15 Ac.

**NEIGHBORHOOD
COMMERCIAL**



SINGLE FAMILY
(existing)

SAN CARLOS ACRES

S A N C A R L O S P A R K

ORIGINAL
MASTER DEVELOPMENT MAP

SAN CARLOS FINES
BY

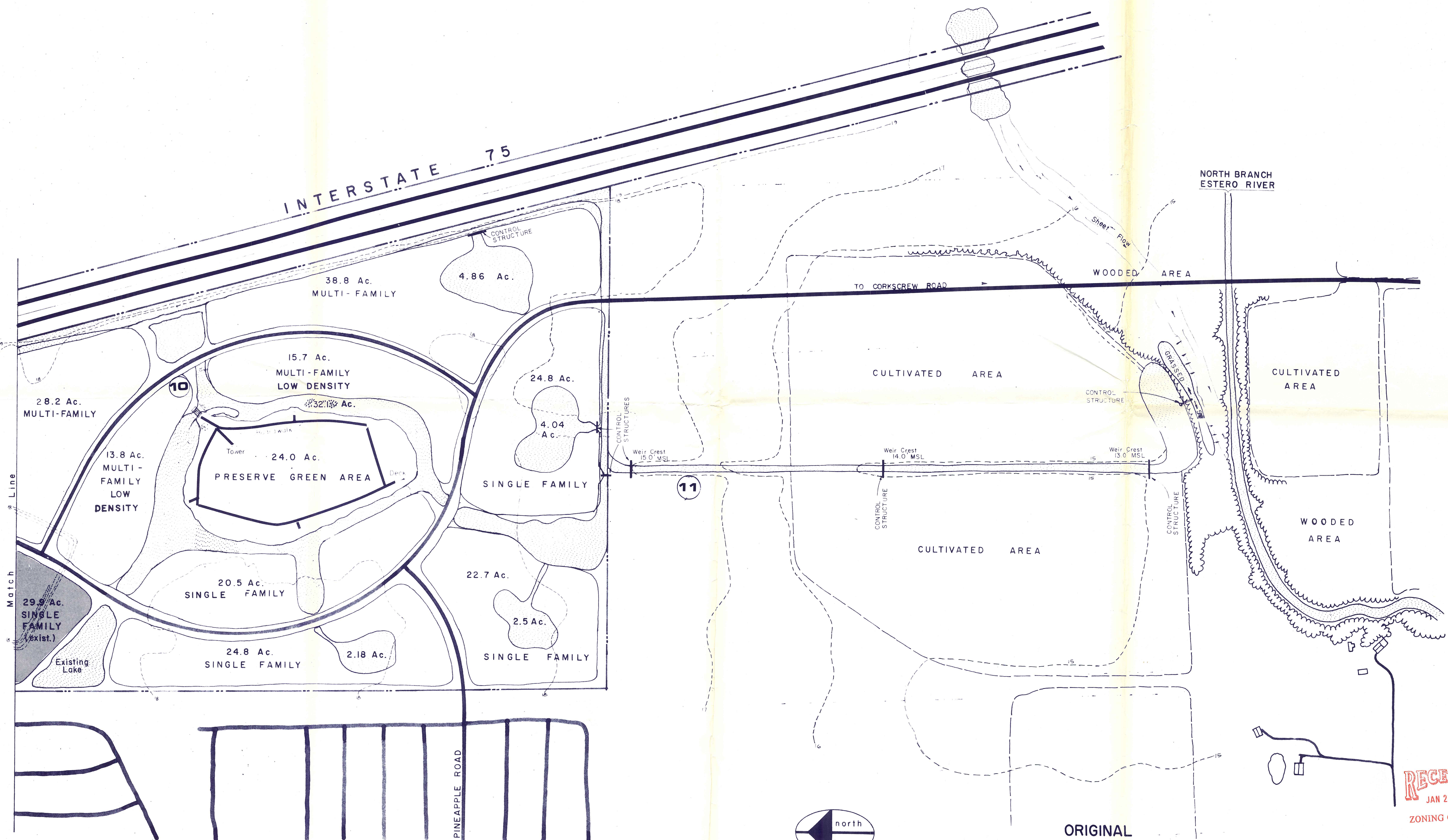
ANDEMELI LAND & DEVELOPMENT CO.

RECEIVED
JAN 29 1992
ZONING COUNTER

EXHIBIT B-2
MAP H 91-7-23-

SOURCE, INC.
CONSULTING ENGINEERS
LAND PLANNERS
CAPE CORAL, FLORIDA 33904

JOB NO. 110-06-87	SHEET NO. CI
DATE 4-21-89	OF



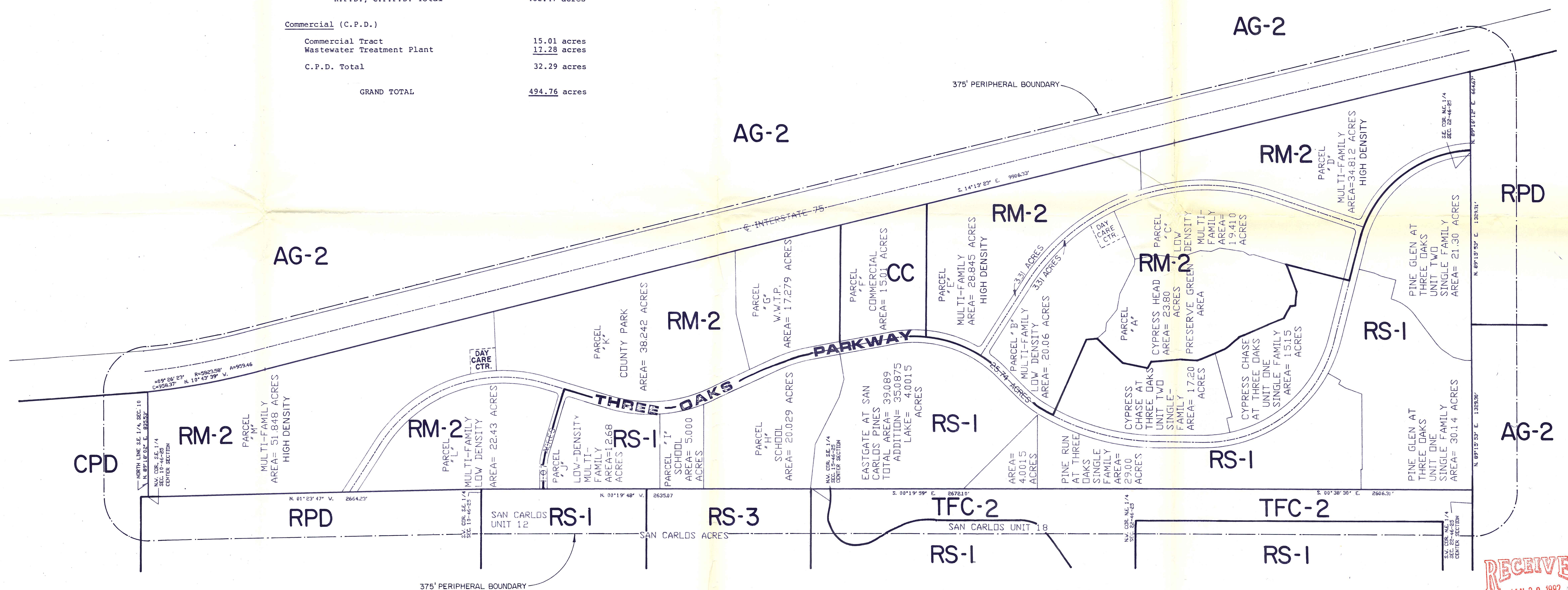
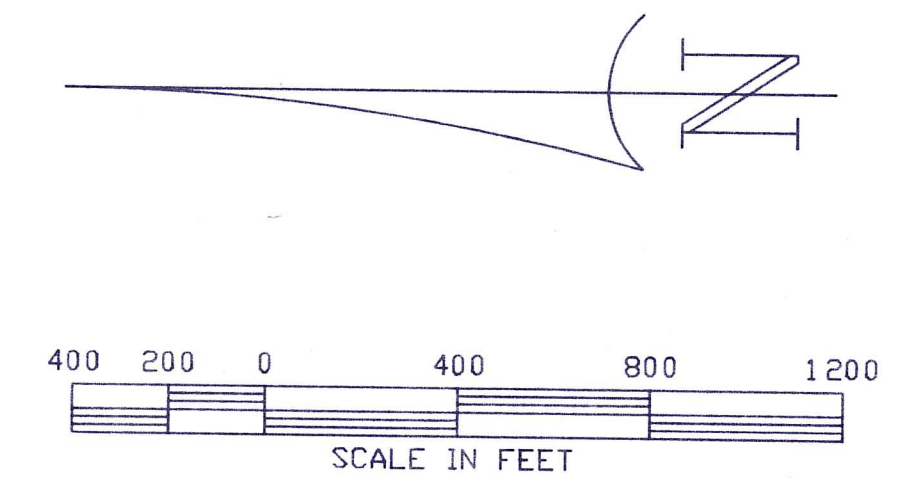
RECEIVED
JAN 29 1992
ZONING COUNTER

ORIGINAL
MASTER DEVELOPMENT MAP
FOR
SAN CARLOS PINES
BY
ANDEMELI LAND & DEVELOPMENT CO.

EXHIBIT B-2
MAP H 91-7-23-DRL4

S	SOURCE, INC. CONSULTING ENGINEERS LAND PLANNERS CAPE CORAL, FLORIDA 33914	JOB NO. 110-06-87	SHEET NO.
		DATE 4-21-89	C2
		OF	

LAND USE SUMMARY		
Residential		
RS-1 Single Family	342 Units	151.88 acres
RPD Single Family	60 Units	78.96 acres
Multi-Family (low Density)	554 Units	118.82 acres
Multi-Family (high Density)	2244 Units	25.74 acres
Corlico Parkway		
Total	3300 Units	375.40 acres
Community Facilities (C.F.P.D.)		
Park		38.24 acres
Preserved green space		23.80 acres
Middle School		25.03 acres
C.F.P.D. Total		87.07 acres
R.P.D., C.F.P.D. Total		462.47 acres
Commercial (C.P.D.)		
Commercial Tract		15.01 acres
Wastewater Treatment Plant		17.28 acres
C.P.D. Total		32.29 acres
GRAND TOTAL		494.76 acres

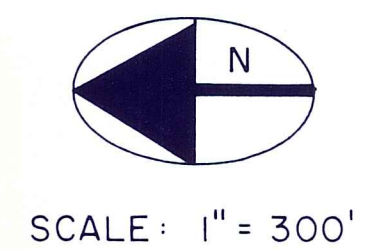
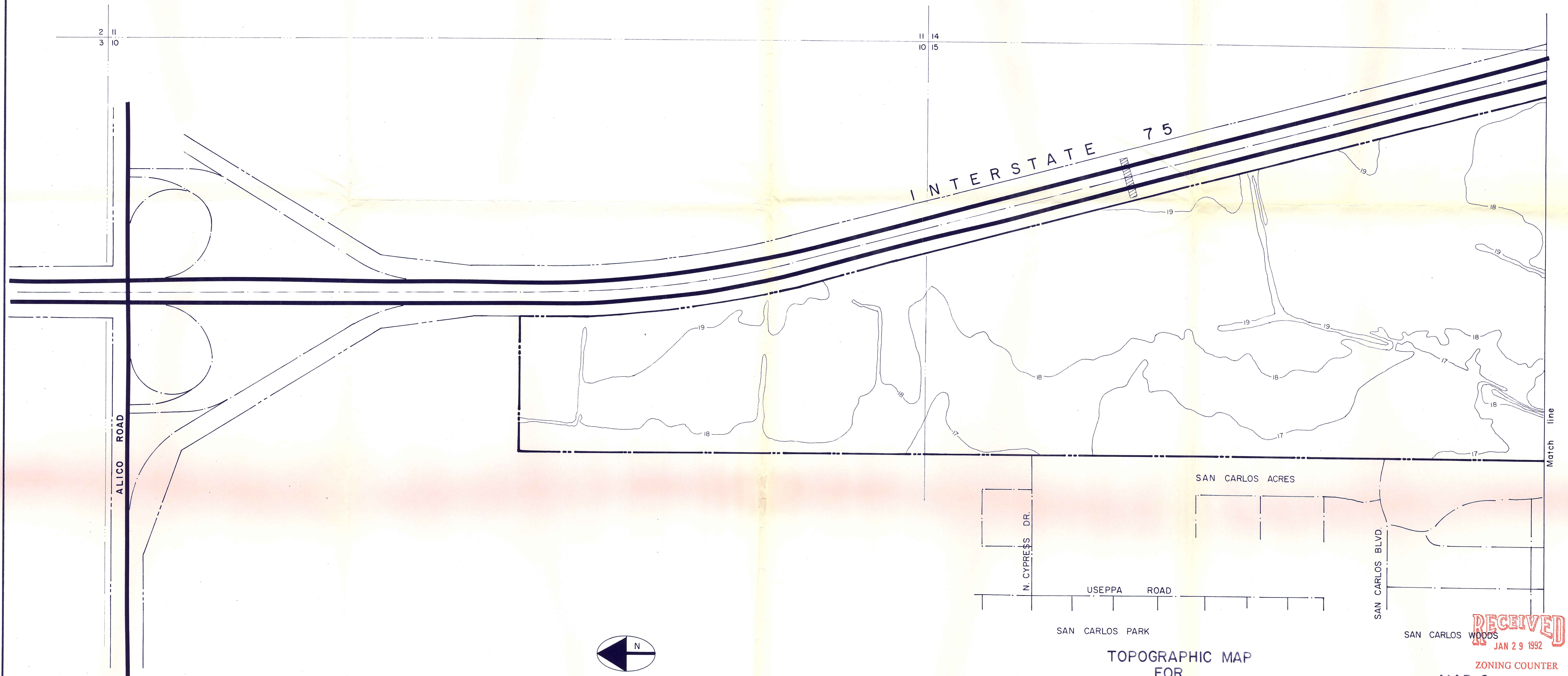


RECEIVED
JAN 29 1992
ZONING COUNTER

VILLAGES OF SAN CARLOS

CURRENT LAND USE & EXISTING ZONING 91-7-23-DRI-4

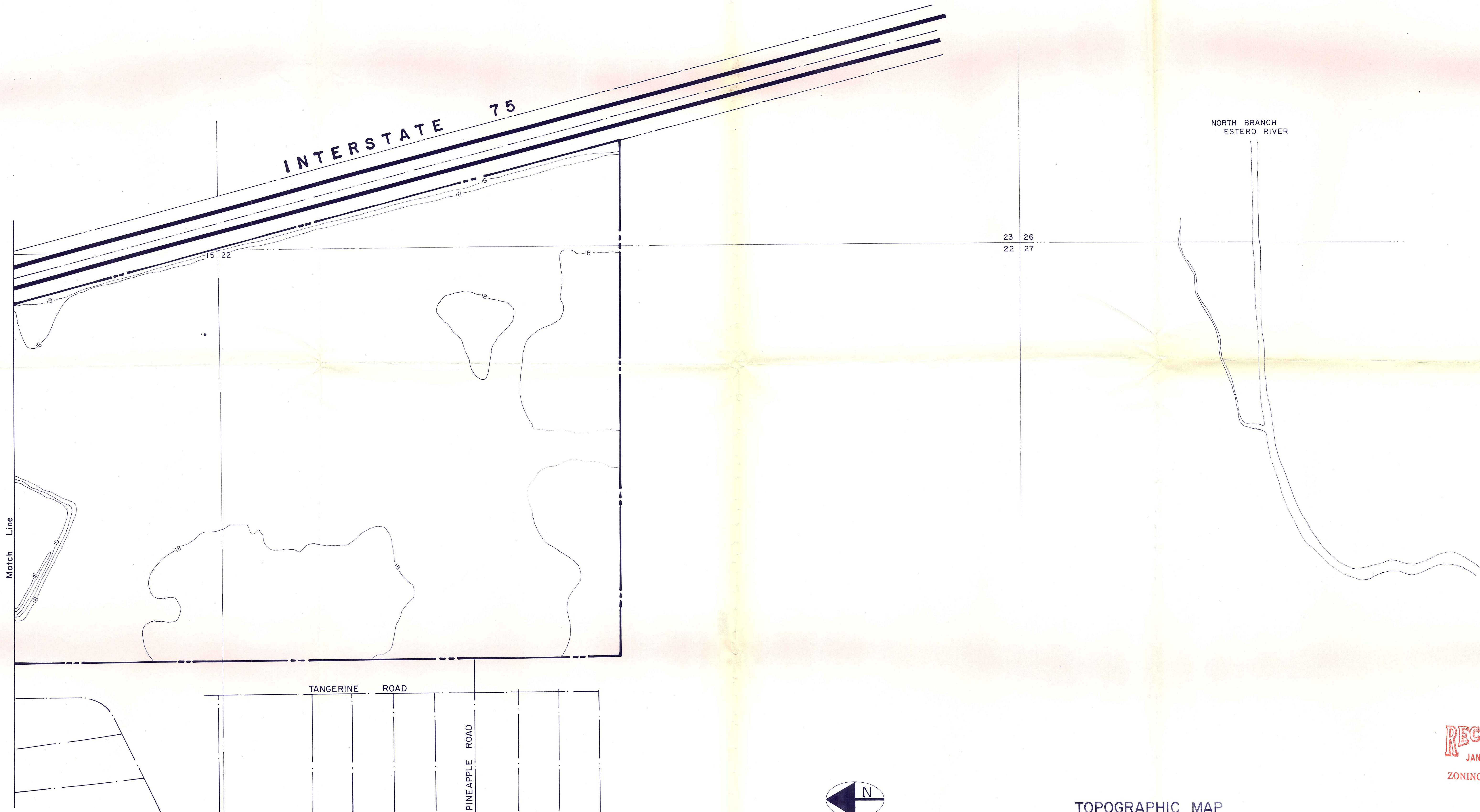
	SOURCE, INC.		JOB NO.	SHEET NO.
	ENGINEERS / PLANNERS		110-06-87	
	1334 LAFAYETTE STREET CAPE CORAL, FLORIDA 33904		DATE	D
P.O. BOX 1321, CAPE CORAL, FL. 33910 (813) 549-2345		9-11-90	OF	



TOPOGRAPHIC MAP
FOR
SAN CARLOS PINES
BY
ANDEMELI LAND & DEVELOPMENT CO.

RECEIVED
JAN 29 1992
ZONING COUNTER

	SOURCE, INC.		JOB NO. 110-06-87	SHEET NO.
	CONSULTING ENGINEERS		DATE 1-4-91	OF EI
	LAND PLANNERS			
CAPE CORAL, FLORIDA 33904				



RECEIVED
JAN 29 1992
ZONING COUNTER

TOPOGRAPHIC MAP
FOR
SAN CARLOS PINES
BY
ANDEMELI LAND & DEVELOPMENT CO.

MAP C 91-7-23-ORI-4

	SOURCE, INC.	JOB NO. 110-06-87	SHEET NO.
	CONSULTING ENGINEERS LAND PLANNERS	DATE 1-4-91	E2
	CAPE CORAL, FLORIDA 33904	OF	



SCALE: 1" = 300'

SOILS CLASSIFICATION

NUMBER	TYPE OF SOIL
6	Hallandale Fine Sand
12	Felda Fine Sand
13	Boca Fine Sand
26	Pineda Fine Sand
27	Pompano Fine Sand, Depressional
28	Immokalee Fine Sand
33	Oldsmar Fine Sand
49	Felda Fine Sand, Depressional
73	Pineda Fine Sand, Depressional

DEVELOPER :

SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRYNWOOD LANE
FORT MYERS, FLORIDA 33908

AERIAL AND EXISTING SITE CONDITIONS

VILLAGES OF SAN CARLOS

SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA

RECEIVED
JAN 29 1992
ZONING COUNTER

91-723-DRI-4

Source, Inc.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21022
DATE 5-7- 1989



SOURCE, INC.
CONSULTING ENGINEERS
LAND PLANNERS
CAPE CORAL, FLORIDA 33904

JOB NO. 110-04-83 SHEET NO. **G-1**
DATE 4-17-84 OF

SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA 33910
1334 LAFAYETTE STREET PHONE 813/549-2345



SCALE: 1" = 300'

SOILS CLASSIFICATION

NUMBER	TYPE OF SOIL
6	Hallandale Fine Sand
12	Felda Fine Sand
13	Boca Fine Sand
26	Pineda Fine Sand
27	Pompano Fine Sand, Depressional
28	Immokalee Fine Sand
33	Oldsmar Fine Sand
49	Felda Fine Sand, Depressional
73	Pineda Fine Sand, Depressional
10	Pompano Fine Sand
34	Malabar Fine Sand

DEVELOPER:

SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRYNWOOD LANE
FORT MYERS, FLORIDA 33908

AERIAL AND EXISTING SITE CONDITIONS

VILLAGES OF SAN CARLOS

SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA

RECEIVED
JAN 29 1992

ZONING COUNTER

Jan C. Ellis
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21022
DATE 5-9-1984



SOURCE, INC.
CONSULTING ENGINEERS
LAND PLANNERS
CAPE CORAL, FLORIDA 33908

JOB NO.
110-04-83
DATE
4-17-84

SHEET NO.
G-2
OF

SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA 33910
1334 LAFAYETTE STREET PHONE 813/549-2345



N
SCALE: 1" = 300'

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DEVELOPER:

SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRYNWOOD LANE
FORT MYERS, FLORIDA 33908

AERIAL AND EXISTING SITE CONDITIONS

VILLAGES OF SAN CARLOS

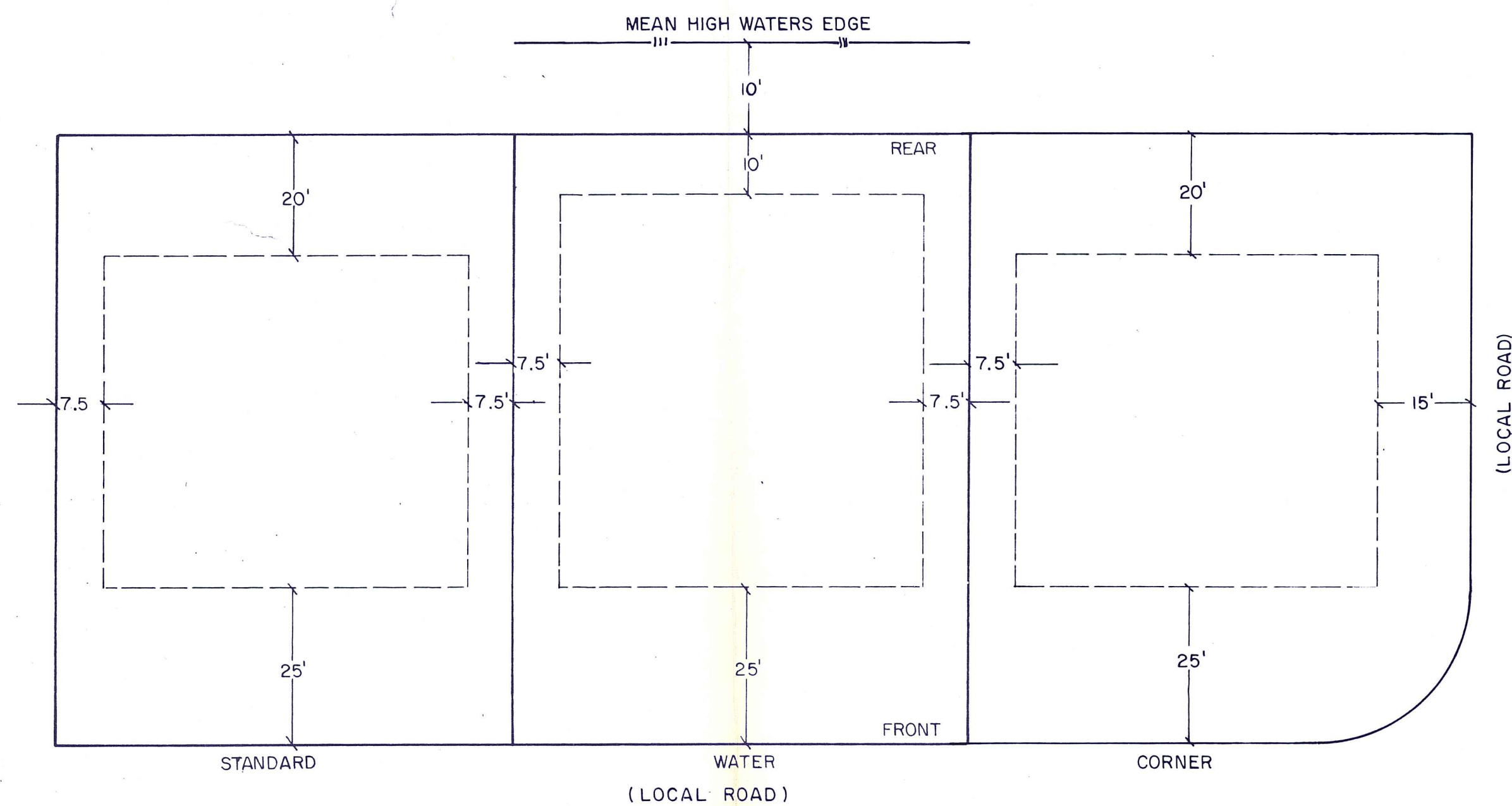
SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA

RECEIVED
JAN 29 1992
ZONING COUNTER

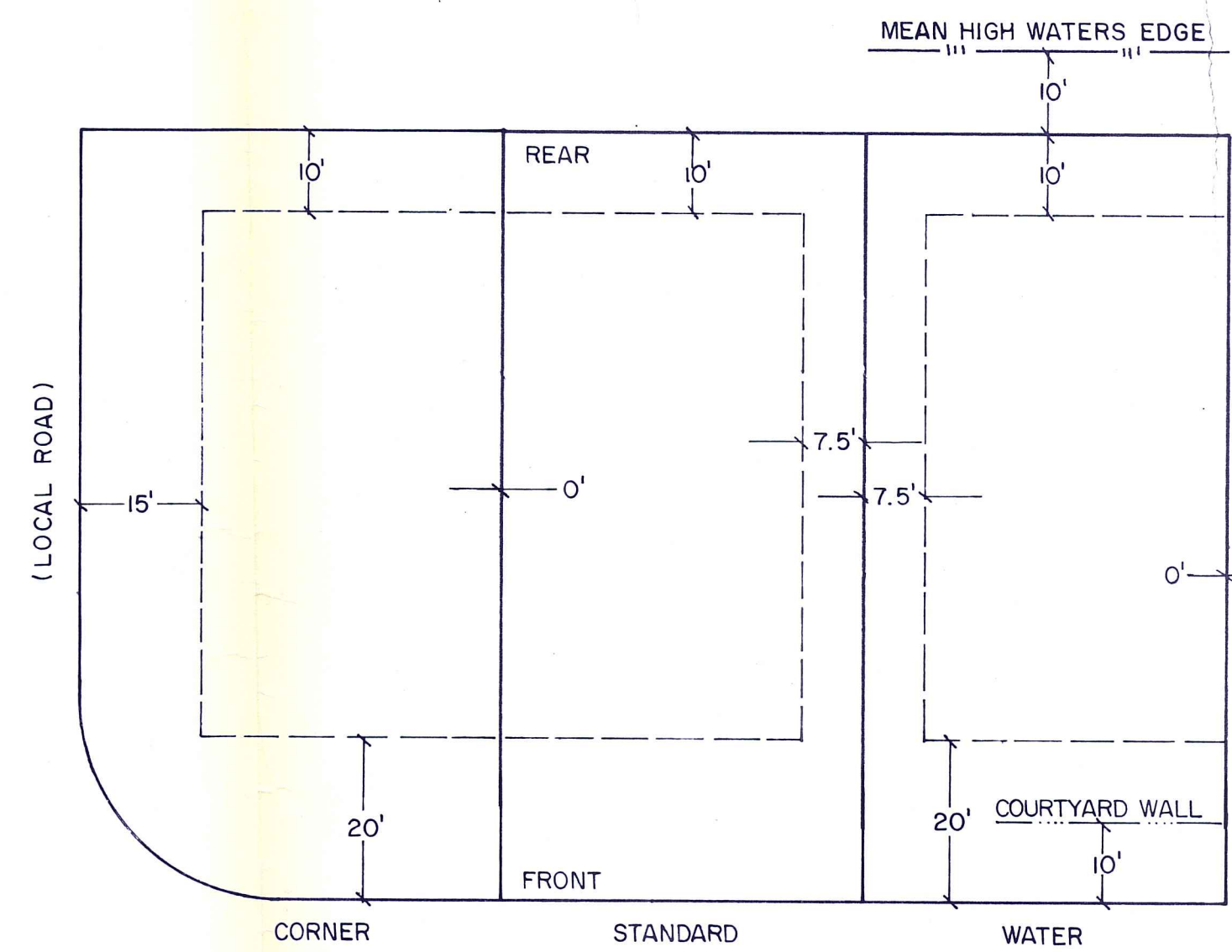
Jan C. Egan
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21022
DATE 5-9-1984

S	SOURCE, INC.		JOB NO. 110-04-83	SHEET NO. G-3
	CONSULTING ENGINEERS LAND PLANNERS		DATE 4-17-84	OF
CAPE CORAL, FLORIDA 33904				

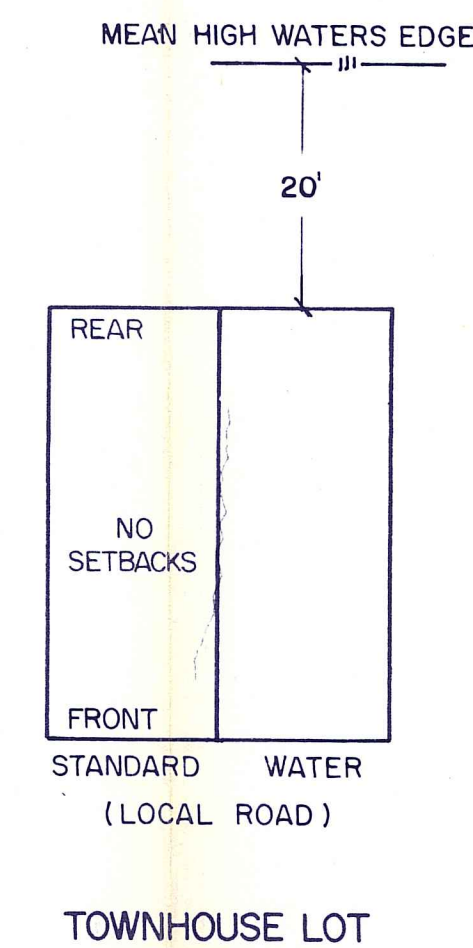
SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA, 33904
1334 LAFAYETTE STREET PHONE 813/549-2345



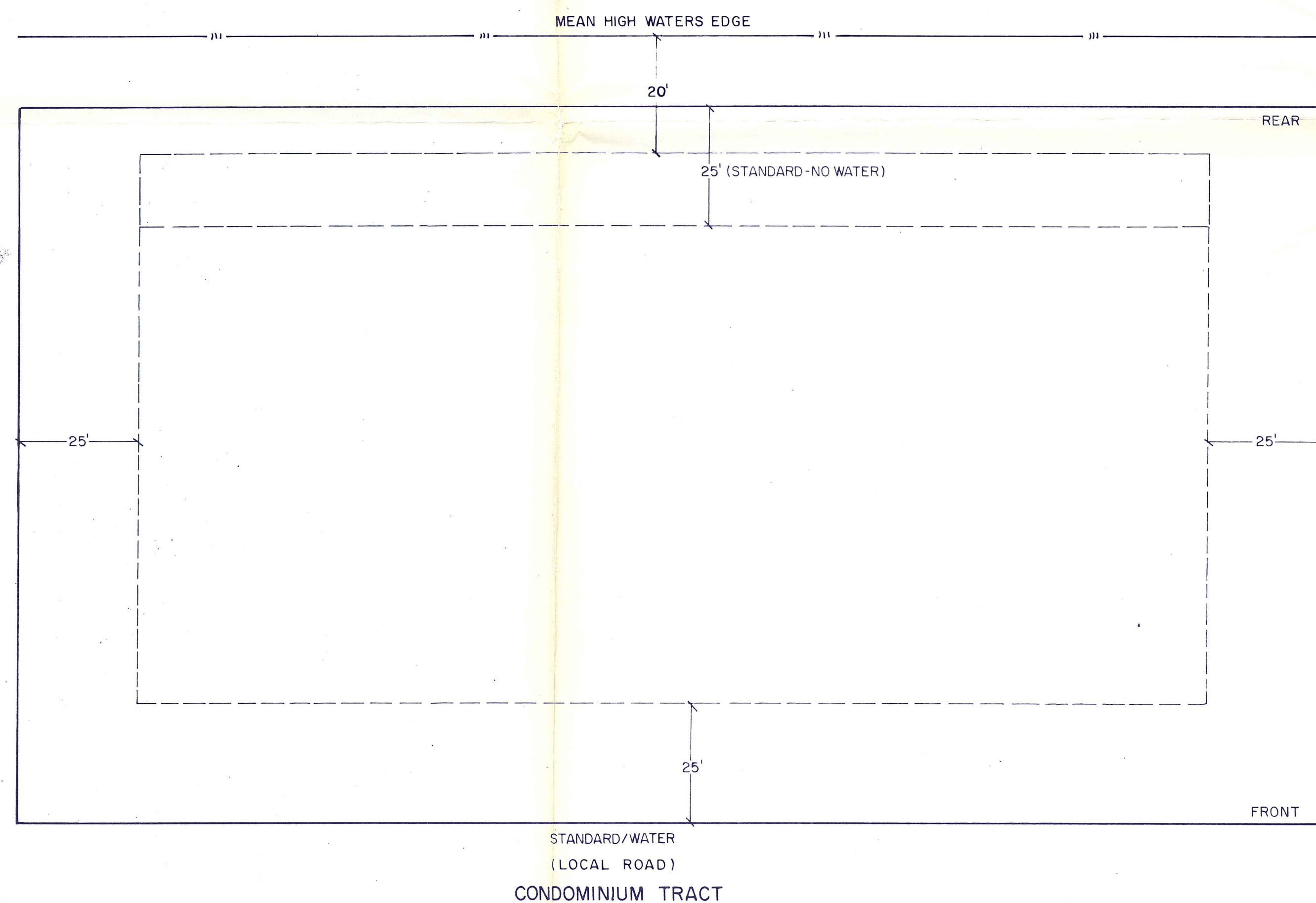
SINGLE FAMILY LOT



ZERO LOT LINE LOT



TOWNHOUSE LOT



LEGEND

- PROPERTY LINE
- - - BUILDING WALL SETBACK LINE
- COURTYARD WALL SETBACK LINE
- WATERS EDGE

RECEIVED
JAN 29 1992
ZONING COUNTER

VILLAGES OF SAN CARLOS

PROPOSED SETBACK ILLUSTRATIONS

S	SOURCE, INC. ENGINEERS / PLANNERS 1334 LAFAYETTE STREET CAPE CORAL, FLORIDA 33904	JOB NO. 110-06-87	SHEET NO. H
		DATE 1-4-91	OF
P.O. BOX 1321, CAPE CORAL, FL. 33910 (813) 549-2345			

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21022
DATE 19__