

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

WHEREAS, Stacy Ellis Hewitt, AICP filed an application on behalf of the property owner, Quadrum Lakes Park, LLC, to rezone a 32.54± acre parcel from Residential Planned Development/Commercial Planned Development (RPD/CPD) to Residential Planned Development (RPD) in reference to Amavida RPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on February 5, 2020; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2019-00019 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on March 18, 2020 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 32.54± acre parcel, the Oasis Cove RPD/CPD to RPD (Amavida) to remove 100,000 square feet of commercial uses and to allow up to a total of 325 residential dwelling units, or an equivalent number of Assisted Living Facility, Continuing Care Facility, or Independent Living Units.

The request authorizes 135 dwelling units *in addition to* the 190 dwelling unit equivalents currently developed on the property.

The property is located in the Central Urban and Wetlands Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "AMAVIDA F/K/A Avida," prepared by Banks Engineering, date stamped received November 4, 2019, 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.

Development Parameters/Density

A maximum of 324 standard multi-family dwelling units, or any combination of equivalent Assisted Living Facility (ALF) units, Continuing Care Facility (CCF) units or Independent Living units (ILU), so long as project density does not exceed 324 standard dwelling units on 32.54± acres.

Codified Zoning Approval

This Zoning Resolution codifies and supersedes the following zoning approvals:

Z-04-043, Z-10-009, ADD2006-00184, ADD2016-00011(a), ADD2016-00139, ADD2017-00094 and ADD2018-00094.

(The referenced zoning approvals have no further force or effect.)

2. Schedule of Permitted Uses and Site Development Regulations

a. Schedule of Uses

Residential Planned Development

Accessory Uses and Structures

Administrative Office

Assisted Living Facility, subject to Condition 1

ATM*

Banks and Financial Establishments, Group I *

Consumption on Premises, subject to Condition 7 *

Continuing Care Facility, subject to Condition 1

Dwelling Unit - Townhouse, Multi-family, subject to Condition 1

Entrance Gates and Gatehouses

Essential Services

Essential Services Facilities, Group I

Excavation - Water Retention and Detention - not to include the removal of excavated material from site, no blasting

Fences and Walls

Food and Beverage Service, limited *

Food Stores, Group I *

Health Care Facilities, Groups I and II only. *

Home Occupation

Independent Living Units, subject to Condition 1

Laundry or Dry Cleaning, Group I*

Medical Office *

Models: Model Unit, subject to Condition 5)

Non-store Retailers, Group II *

Parking Lot, Accessory, Temporary

Personal Services, Group I *

Pharmacy*

Recreation Facilities, Private, On Site. *

Residential Accessory Uses

Restaurants, Groups I and II *

Signs

Temporary uses - limited to construction trailers, real estate sales offices.

* Commercial uses are limited to accessory to ALF, CCF, and ILU uses only.

b. Site Development Regulations

ALF, CCF, ILU and accessory uses

Lot Size

Minimum Lot Area: 10,000 square feet

Minimum Lot Depth: 100 feet

Minimum Lot Width: 100 feet

Setbacks

Street (public) 25 feet

Street (private) 20 feet

Side 10 feet

Rear 20 feet

Waterbody 20 feet except where Deviation 5 is applicable

Lakes Park Setback (north boundary line)

Building: 75 feet (for maximum 45 feet bldg. height)

50 feet (for maximum 35 feet bldg. height)

40 feet (for maximum 25 feet bldg. height)

Accessory uses: LDC.

Minimum Building Separation:

Single Story Bldgs. 10 feet

All Other Bldgs. 20 feet

Maximum Lot Coverage: 60 percent

Maximum Height: 45 feet

Multi-Family, Clubhouse, Recreational Facility

Lot Size

Minimum Lot Area: 10,000 square feet

Minimum Lot Depth: 100 feet
Minimum Lot Width: 100 feet

Setbacks

Street (public) 25 feet
Street (private) 20 feet
Side 10 feet
Rear 20 feet
Waterbody 20 feet except where Deviation 5 is applicable

Lakes Park Setback (north boundary line)

Building: 75 feet (for maximum 45 feet bldg. height)
50 feet (for maximum 35 feet bldg. height)
40 feet (for maximum 25 feet bldg. height)

Common Parking Areas: 100 feet to Lakes Park.
(One hundred foot limitation is not applicable when residential units are located between Lakes Park and common parking area)

Perimeter Setbacks: Minimum 30-foot building perimeter setback on east, west and south boundary.

Accessory use setbacks: LDC

Minimum Building Separation:

Single Story Bldgs. 10 feet
All Other Bldgs. 20 feet
Maximum Lot Coverage: 60 percent
Maximum Height: 45 feet

Townhouse Uses

Lot Size

Minimum Lot Area: 2,000 square feet
Minimum Lot Depth: 100 feet
Minimum Lot Width: 20 feet

Setbacks

Street (public)	25 feet
Street (private)	20 feet
Side	0 feet unless setback provided, then 5 feet
Rear	15 feet
Waterbody	20 feet except where Deviation 5 applicable

Lakes Park Setback (north boundary line)

Building:	75 feet (for maximum 45 feet bldg. height)
	50 feet (for maximum 35 feet bldg. height)
	40 feet (for maximum 25 feet bldg. height)

Common Parking Areas: 100 feet from Lakes Park.
(Not applicable when residential units are located between Lakes Park property and common parking area)

Perimeter Setbacks: Minimum 30-foot building perimeter setback on east, west and south boundary.

Accessory uses: LDC

Minimum Building Separation:

Single Story Bldgs.	10 feet
All Other Bldgs.	20 feet
<u>Maximum Lot Coverage</u>	60 percent
<u>Maximum Height</u>	45 feet

3. 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.

4. 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.

5. Model Units/Real Estate Sales

- a. Model units are limited to a maximum of eight.
- b. Models cannot be of the same floor plan and each must be a different design.
- c. Real estate sales are limited to administrative offices within model units.
- d. Real estate sales will be limited to the sale of lots or units within the development.
- e. Hours of operation: Monday - Sunday 8:00 a.m. to 8:00 p.m.
- f. Dry models are prohibited.

6. Casino-style Games are prohibited.

7. Consumption on Premises

- a. Consumption on Premises is limited to indoor seating in conjunction with a Group II or III Restaurant with a 4-COP-SRX or 2-COP beverage license.
- b. The hours of operation for indoor consumption on premises is limited to between 11:00 a.m. to 11:00 p.m. daily.
- c. Sale, service, and consumption of alcoholic beverages are prohibited unless food and non-alcoholic beverage service is available on the same premises.
- d. Outdoor consumption on premises may be approved by a special exception or an amendment to the planned development. At public hearing, Applicant must provide details of outdoor seating areas serving outdoor consumption on premises (square footage, number of seats, proposed hours, distance to Lakes Park, outdoor entertainment, etc.) consistent with the LDC.

8. Hurricane Shelter

Developer must provide an on-site hurricane shelter serving ALF, CCF, and ILU units to house residents during storm events. On-site shelters and required equipment and supplies for the facilities must comply with the following standards, as well as other LDC standards:

- a. Elevation to the anticipated storm surge from a land falling Category "5" storm.
- b. Construction to withstand winds of 200 miles per hour in accordance with the Florida Building Code.
- c. Construction with minimum exterior glass with all glazed openings provided with impact protection in accordance with the Florida Building Code.
- d. Equipped with emergency power and potable water supplies to last up to five days.

- e. Protected with adequate ventilation, sanitary facilities, and first aid medical equipment.

9. Hurricane Plan

- a. Developer, his successors or assigns, will provide an educational program on an annual basis, in conjunction with the staff of the Lee County Emergency Management Department (EMS), which provides literature, brochures, and speakers for Hurricane Awareness/ Preparedness seminars describing the risks of natural hazards.
- b. Developer, his successors or assigns, will formulate an emergency hurricane notification and evacuation plan for the development subject to review and approval by EMS.
- c. Developer will coordinate with Lee County Division of Public Safety/EMS to lessen the project's adverse impacts on the County's hurricane preparedness process.
- d. Developer must comply with the Lee County Hurricane Shelter Ordinance.

10. FEMA Floodway Area

Fill within the FEMA floodway areas is prohibited. The fill (encroachment) includes, but not limited to, raising vegetative buffer zones, constructing perimeter berms, or structure/fill that will hinder flow within the FEMA floodway. If future changes in the plan involve a fill/encroachment to the floodway, the developer must obtain a Letter of Map Revision (LOMR) or No-Rise Certification from governing agencies.

11. Access to Lakes Park

The design and construction of the pedestrian access to Lakes Park is subject to approval by the Lee County Department of Public Works during the local development order review process. The developer is responsible for all costs associated with the design and construction of the access. The access must be gated and locked by the property owner daily from dusk to 7:00 a.m.

12. Open Space

Development order plans must delineate a minimum 13.02 acres of open space.

13. Indigenous Preservation

- a. Development order plans must depict preservation in substantial compliance with the following:
 - i. a minimum 1.19 acres existing pine-mesic oak upland (minimum 1.6 acres with credits taken); and
 - ii. a minimum 0.10 acre existing marsh wetland; and

- iii. a minimum 0.74 acre indigenous creation/restoration area to provide minimum 15-foot, average 25-foot-wide upland buffers to the on-site wetland preserves and off-site conservation lands.
- b. Landscape plans must depict the indigenous creation/restoration areas to be planted per the approved Indigenous Restoration Plan attached as Exhibit D.
- c. Developer must submit an Indigenous Management Plan for the indigenous preservation and creation/restoration areas for Environmental Sciences staff review. The indigenous Management Plan must comply with the LDC and include a map showing the mechanical and hand removal areas to be cleared of exotics.
- d. Development order plans must depict a minimum 20-foot building and accessory structure setback to indigenous preservation and creation/restoration areas.

14. Protected Species

Development order applications must include American alligator and listed wading bird species management plans in compliance with the LDC. The management plans must include information for residents on the importance of the littoral areas and adjacent preserves for providing nesting and foraging habitat. Development order plans must depict the location and detail of signage notifying residents that alligators may be present and it is dangerous and illegal to feed or harass alligators.

15. Buffer Conditions

Development order Landscape Plans must depict buffers in substantial compliance with the approved MCP and Landscape Exhibit (Exhibit E). In addition, Landscape Plans must reflect:

- a. One gallon, installed three-foot on center/groundcover plantings along the interior side of the 30-foot wide Type F buffer; and,
- b. If parking areas are proposed adjacent to the northern property line, then each required 18-foot wide island abutting the 30-foot Type F buffer must be planted with one native canopy tree, minimum 10 feet in height and native grasses, one-gallon container size, installed two-foot on center; and,
- c. Required Type F buffer vegetation to be measured from the final grade of the on-site adjacent parking lot or roadway if the buffer is abutting proposed parking area or roadway; and,
- d. Required Type F buffer trees installed in a configuration to provide a continuous visual canopy screen within one year after time of planting. If a continuous visual canopy screen is not obtained within one year after time of planting, then additional trees may be required; and,
- e. Required Type F buffer trees and palms must not be pruned to reduce height or canopy spread.

16. Lakes Park/Wildlife Protection

Development order plans must depict:

- a. Lighting of pedestrian and parking areas directed internally to the site. Parking lot areas must be illuminated with enough intensity to create secure areas consistent with the LDC; and
- b. Except as provided herein, parking lot lamps must be hooded or globed and must not exceed 20 feet in height. Parking lot lamps may not exceed 16 feet in height if located between residential buildings structures and north property line abutting Lakes Park, and if located between buildings and the east property line abutting the off-site County owned preserve; and
- c. Mercury vapor lamps/lights are prohibited; and
- d. Prior to local development order approval, development plans for buildings must be reviewed by staff for the utilization of window and architectural treatments to reduce or break up window panel reflection in order to decrease the potential of bird strikes. Examples of acceptable window and architectural treatments may include the use of non-reflective tinting, ultraviolet reflective decals, exterior sun shades, smaller windows, window awnings or similar treatments. This condition is applicable to the window and door panels on the northern building facades facing Lakes Park and on the eastern building facades facing the offsite County owned preserve within Lots 4 and 5.

17. Bird Strike Prevention

The bird strike prevention mechanism approved as part of the development order must be found sufficient by the Development Services staff prior to issuing a Certificate of Compliance for buildings facing Lakes Park and the County preserve to the east.

18. Surface Water Quality Monitoring

Prior to Development Order approval, developer must work with Lee County Division of Natural Resources (DNR) to develop a surface water quality monitoring plan. The monitoring plan must comply with the LDC and establish overall goals and objectives, monitoring and reporting frequencies, monitoring station locations, parameters to be monitored, sampling protocols and analysis procedure contingency plans and acceptable thresholds. The plan must include pre-development sampling and evaluation and quarterly monitoring once development commences. General parameters to be monitored will include pollutants, oil and grease, chemical oxygen demand, PH, biochemical oxygen demand, total suspended solids, total phosphorous, TKN, asbestos and nitrate. Developer will coordinate with the County to determine the parameters relevant to the project prior to finalizing the monitoring plan.

SECTION C. DEVIATIONS:

1. Connection Separation. Deviation (1) seeks relief from the LDC §10-285(a), Table 1, requirement to provide a 660-foot connection separation on an arterial road; to allow 628 feet of separation on Gladiolus Drive. This deviation was previously APPROVED.
2. Withdrawn.
3. Withdrawn.
4. Minimum Separation of Buildings. Deviation (4) seeks relief from the LDC §34-935(e)(4) which requires a minimum building separation of one-half the sum of their heights or 20 feet whichever is greater; to allow a minimum separation of 10 feet for single-story structures and a minimum building separation of 20 feet for other buildings. This deviation was previously APPROVED.
5. Waterbody Setbacks. Deviation (5) seeks relief from the LDC §34-2194(b), which requires a minimum 25 foot setback to an artificial body of water to allow a minimum waterbody setback of 0 feet for buildings and access ways where bulkheads or other hardened shoreline structures are provided. This deviation was previously APPROVED.
6. Excavations for Water Retention and Detention. Deviation (6) seeks relief from the LDC §10-329(d)(1)a. which requires a minimum 25-foot setback for excavations to proposed right-of-way line or easement for a local road, to allow a minimum 0 foot setback for excavations to accessways along the northern portion of the lake. This deviation was previously APPROVED.
7. Surface Water Management Systems. Deviation (7) seeks relief from the LDC §10-418(3) which states that hardened shoreline structures may comprise up to 20 percent of an individual lake shoreline, to allow up to 40 percent of the lake shoreline to comprise of hardened shoreline structures. This deviation was previously APPROVED.
8. Drainage Easements. Deviation (8) seeks relief from the LDC §10-328(a) requirement to provide a 20-foot wide easement for maintenance purposes, to allow a 20-foot wide easement LME in areas as shown on the Master Concept Plan and no LME where bulkhead and 0-foot setback are provided. This deviation was previously APPROVED.
9. Signs. Deviation (9) seeks relief from the LDC §30-153(2)a.1.ii which permits a maximum of two (2) identification signs if frontage along any one street exceeds 330 linear feet provided that the total combined sign area of both signs does not exceed 300 square feet, to permit a total of five (5) identification signs with a total combined area of 438 square feet along Gladiolus Drive. This deviation was previously APPROVED, SUBJECT TO the following conditions:
 - a. The size, general location, and spacing of the requested signage must be in compliance with the exhibit entitled Signage monument Separation Plan, dated May 26-2017, attached as Exhibit "F"; and
 - b. The right-of-way setback for the requested signage may not be less than five (5) feet as depicted on the exhibit entitled Signage Monument Location Exhibit, dated April 26, 2017, Attached as Exhibit "G".

10. Signs. Deviation (10) seeks relief from the LDC §30-153(2)a.4 which requires identification signs to be set back a minimum of 15 feet from any right-of-way or easement, to permit the (5) proposed identification signs to be constructed within five (5) feet of the Gladiolus Drive right-of-way. This deviation was previously APPROVED, SUBJECT TO the following conditions:
 - a. The size, general location, and spacing of the requested signage must be in compliance with the exhibit entitled Signage Monument Separation Plan, dated May 26-2017, attached as Exhibit “F”; and
 - b. The right-of-way setback for the requested signage may not be less than five (5) feet as depicted on the exhibit entitled Signage Monument Location Exhibit, dated April 26, 2017, Attached as Exhibit “G”.
11. Plant Materials Standards. Deviation (11) seeks relief from the LDC §10-420 which requires trees to be installed at ten feet in height and shrubs to be installed at 48 inches in height to allow trees to be installed six feet in height and shrubs installed at 24 inches in height along the portions of the western buffer. This deviation was previously APPROVED, SUBJECT TO the following conditions:
 - a. Prior to development order approval, the western buffer must illustrate 131 trees installed at a height of six feet, 761 shrubs installed at a height of 24 inches and 2,116 one gallon groundcovers. All plant material must be salt tolerant and native species.
 - b. The development must be in substantial compliance with Exhibit H, dated May 23, 2018.
12. Water Main Installation. Deviation (12) seeks relief from the LDC §10-384(c)(2) requirement for proposed 12 inch water main distribution system connecting to an existing 16 inch water main with an external looping exceeding 2,000 feet. This deviation was previously APPROVED.

SECTION D. EXHIBITS:

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

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Indigenous Restoration Plan
- Exhibit E: Landscape Exhibit
- Exhibit F: Signage Monument Separation Plan
- Exhibit G: Signage Monument Location Exhibit
- Exhibit H: Alternative Western Landscape Buffer Plan

SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, The Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. As conditioned herein, the proposed Amavida RPD:
 - a. Complies with the Lee Plan. See Lee Plan Vision Statement Paragraph 15, Lee Plan Goals 4, 5, Objectives 1.5, 2.2, 73.3, and Policies 1.1.3, 2.1.4, 5.1.1, 5.1.7, 73.3.1; Lee Plan Maps 1, 6, 7, 16.
 - b. Complies with the LDC and other County regulations. See LDC §§ 34-341, 34-411, 34-413, 34-491, 34-612(2), 34-934, 34-1411, 34-1414, 34-1494.
 - c. Is compatible with existing and planned uses in the area. See Lee Plan Objectives 2.1, 2.2, Policies 1.1.3, 1.5.1, 2.1.1, 2.1.4, 2.2.1, 5.1.3, 5.1.6; LDC 34-411(c), (i) and (j).
 - d. Will provide access sufficient to support the proposed intensity of development and the expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. See Lee Plan Policy 39.1.1, 39.2.1; LDC §34-411(d).
 - e. Will not adversely affect environmentally critical areas and natural resources. See Lee Plan Goal 77, Objectives 4.1, 77.1, 77.3, Policies 59.1.3, 61.3.3, 77.3.5, Standard 4.1.4; and LDC §§ 34-411(g)(h), 34-414.
 - f. Will be served by urban services. See Lee Plan Glossary, Maps 6, 7; Objectives 2.1, 2.2, 4.1; Policies 1.1.3, 2.2.1, and Standards 4.1.1 and 4.1.2; LDC §34-411(d).
2. The Master Concept Plan reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. See Lee Plan Goal 5, Objective 39.1, Policy 39.1.1; LDC §§ 34-411(d), 34-415(c).
3. The proposed mix of uses is appropriate at the location. See Lee Plan Objectives 2.1, 2.2, Policies 1.1.3, 2.1.1, 5.1.3, 5.1.5, 5.1.6.
4. The recommended conditions sufficiently protect the public interest and reasonably relate to impacts expected from the development.
5. As conditioned herein, the deviations:
 - a. Enhance the objectives of the planned development; and
 - b. Promote the intent of the LDC to protect the public health, safety and welfare. See, LDC §34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

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

Adopted by unanimous consent.

John Manning	Absent
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 18th day of March 2020.

ATTEST:
LINDA DOGGETT, CLERK

BY: Joyce Townsend
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
Brian Hamman, Chair



APPROVED AS TO FORM FOR THE
RELANCE OF LEE COUNTY ONLY

Amanda L. Swindle

Amanda L. Swindle
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
J.T.
2020 MAR 27 PM 12:06

RECEIVED
MINUTES OFFICE
2020 MAR 27 PM 12:02

Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S.88°56'00"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 1322.88 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S.01°04'20"E. ALONG THE WEST LINE OF SAID FRACTION FOR 1151.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (COUNTY ROAD 865 - 199.02 FEET WIDE); THENCE N.89°37'57"E. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 680.01 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1312.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.04°33'41"E.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°06'31" FOR 208.64 FEET TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 1307.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.14°36'39"E.; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°48'42" FOR 315.16 FEET; THENCE N. 56°06'08"W. FOR 3.06 FEET; THENCE N.29°10'50"W. FOR 60.46 FEET; THENCE N.28°15'16"W. FOR 30.66 FEET; THENCE N.18°42'13"E. FOR 35.83 FEET; THENCE N.14°50'17"W. FOR 59.82 FEET; THENCE N.09°03'50"E. FOR 46.83 FEET; THENCE N.18°49'48"E. FOR 39.67 FEET; THENCE N.18°12'50"E. FOR 49.13 FEET; THENCE N.37°41'02"E. FOR 20.60 FEET; THENCE N.45°28'41"E. FOR 45.15 FEET; THENCE N.25°14'18"E. FOR 40.31 FEET; THENCE N.09°24'39"E. FOR 38.83 FEET; THENCE N.10°52'34"W. FOR 27.03 FEET; THENCE N.35°51'19"E. FOR 28.90 FEET; THENCE N.70°39'04"E. FOR 29.95 FEET; THENCE S.57°54'34"E. FOR 24.44 FEET; THENCE S.77°09'08"E. FOR 20.52 FEET TO THE EAST LINE OF SAID FRACTION; THENCE N.01°10'59"W. ALONG SAID EAST LINE FOR 554.86 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35 AS BEARING N.01°10'59"W.

PARCEL CONTAINS 32.54 ACRES, MORE OR LESS.


RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4609

Applicant's Legal Checked
by DM 10/25/19

DCI 2019-00019

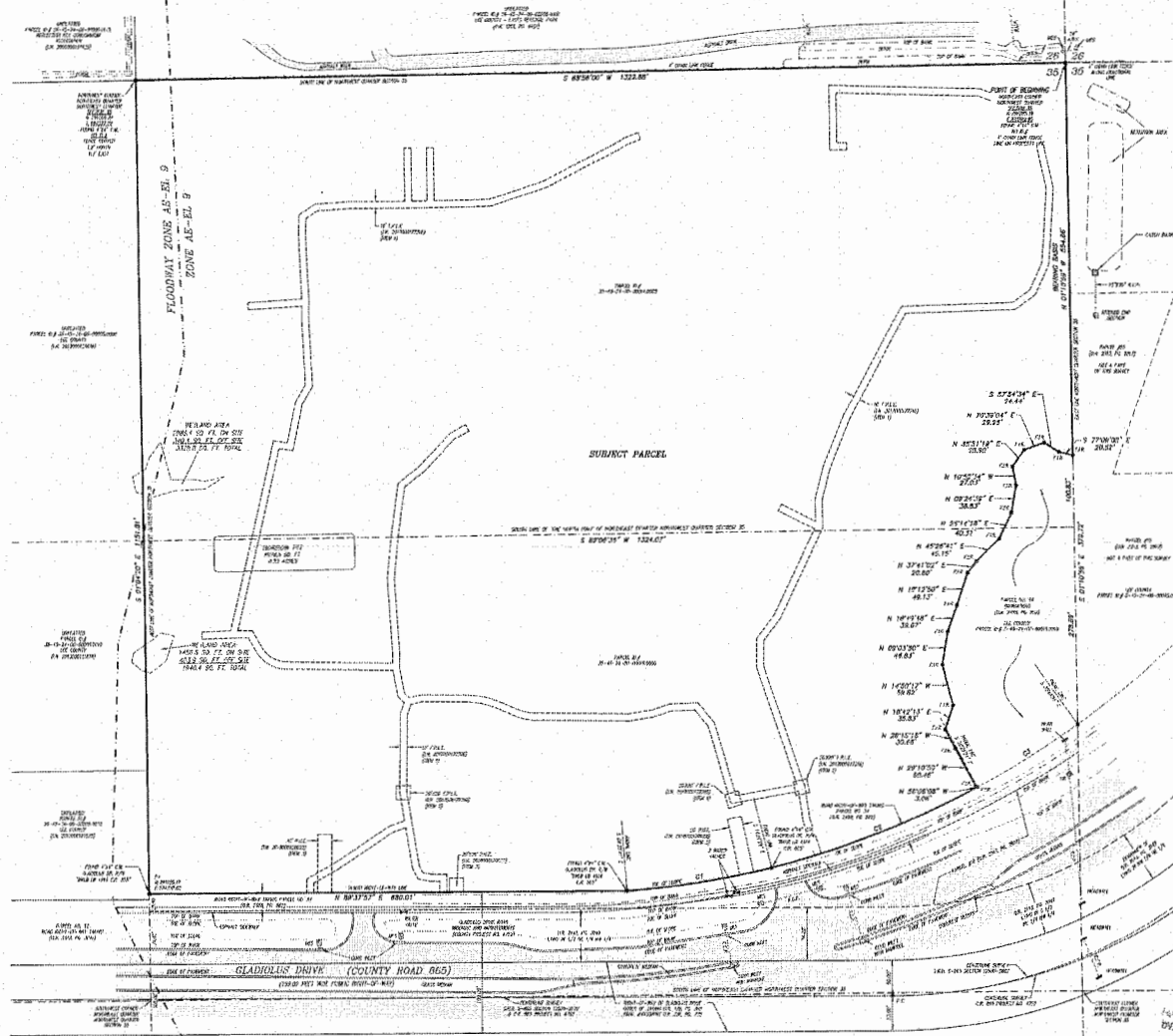
RECEIVED
AUG 21 2019

COMMUNITY DEVELOPMENT

EXHIBIT A



CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
G1	2,112.10'	09°06.31'	208.64	208.42'	N 80°29.03' E
G2	1,307.39'	15°46.42'	315.16	314.39'	N 68°29.00' E
G3	1,307.39'	07°21.30'	167.91	167.79'	S 57°53.54' W

[illegible]

OF
A PARCEL OF LAND LYING IN
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

[illegible]

				<div><div><div>BANKS</div><div>ENGINEERING</div></div><div>Professional Engineer, Electrical & Mechanical Issued 06/26/2018</div><div>www.bankseng.com</div></div>	BOUNDARY SURVEY											
1-3-2019					REVIEW SURVEY OF JOHN CAMPBELL				AS1				PORTION OF SECTION 35, TWS. 45 S, RNG. 24 E			
2-4-2019					REVISED SURVEY OF JOHN CAMPBELL				AS2				LEE COUNTY, FLORIDA			
3-1-2019					REVISED SURVEY OF JOHN CAMPBELL				AS3							
4-1-2019					REVISED SURVEY OF JOHN CAMPBELL				AS4							
5-1-2019				REVISED SURVEY OF JOHN CAMPBELL				AS5								
CONFORM TO PROVISIONAL SURVEY WITH HAZARD RECORD																
NO.	DATE	REVISION		DESCRIPTION	BY			DATE	PROJECT	ISSUED	ASSET	AREA	SCALE	SHEET #	T	ASSET NAME (25-14)
2-11-2015	1500	REVISED SURVEY OF JOHN CAMPBELL		AS1				2-11-2015	1500	REVISED SURVEY OF JOHN CAMPBELL	AS1	1500	1"=40'	1	1	1500-24 E

DCI2019-00019 Zoning

Legend

 Subject Parcel



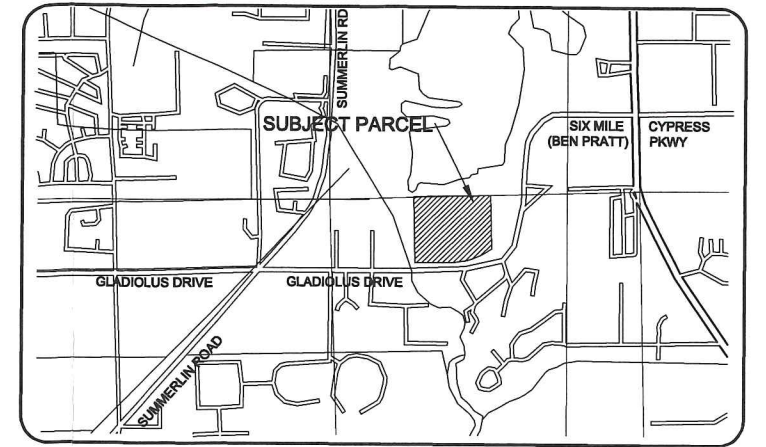
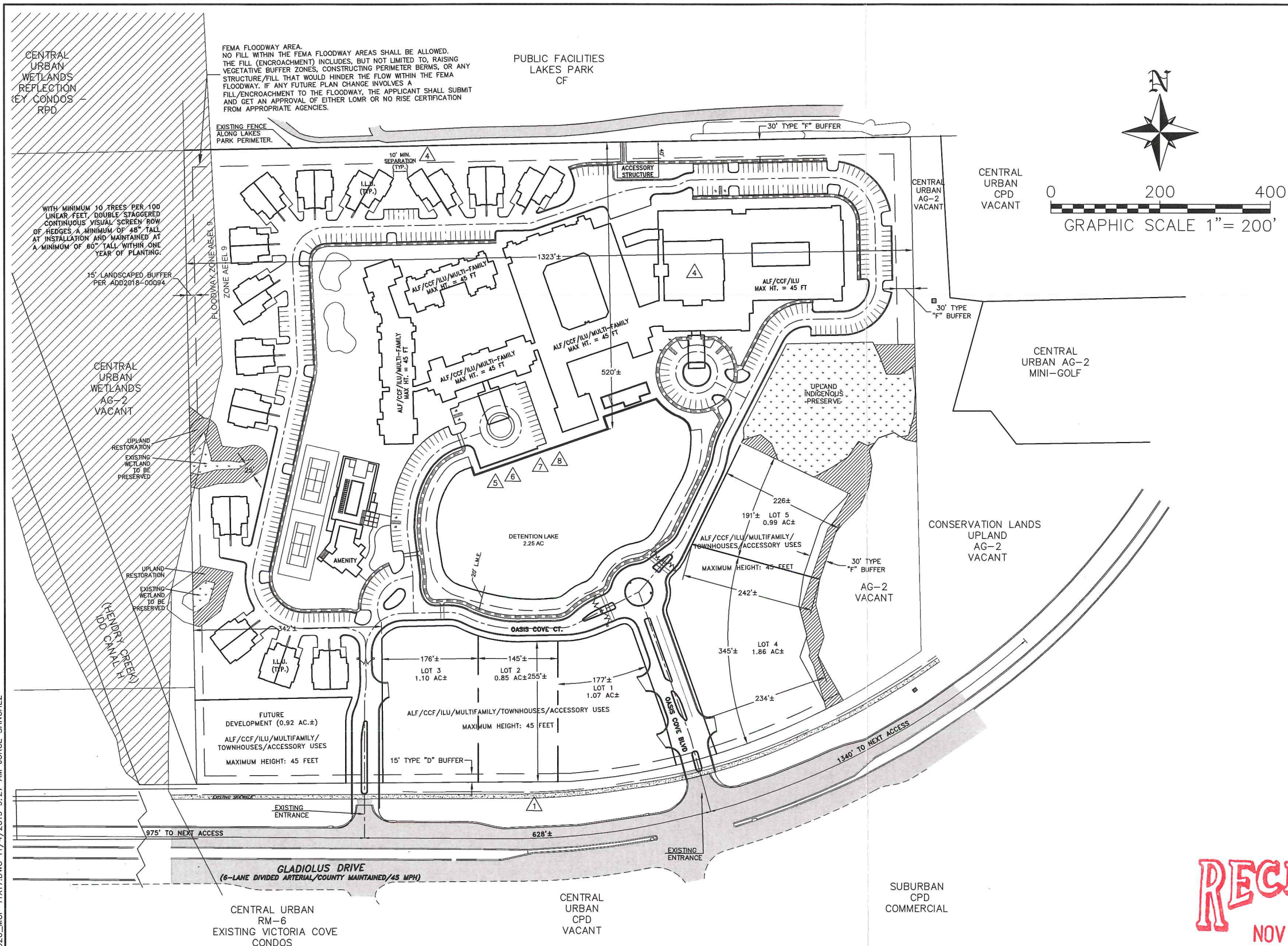
0 200
Feet



EXHIBIT B



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SECTIONS 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
N.T.S.

NOTES:

1. SIGNAGE PURSUANT TO ADD2017-00094 DEVIATIONS 9 AND 10.

2. OPEN SPACE TABLE:

REQUIRED OPEN SPACE:

RPD: 40% 32.54 @ 40% = 13.02 AC.

TOTAL REQUIRED: 13.02 AC MINIMUM

REQUIRED INDIGENOUS: 1.57 AC. = (TOTAL INDIGENOUS PRESENT ON SITE)

PROVIDED OPEN SPACE:

RAW INDIGENOUS VEGETATION:

UPLAND: 1.19 ACRES

WETLAND: 0.10 ACRE

1.29 ACRES TOTAL RAW INDIGENOUS

UPLAND OPEN SPACE CREDITS:

1.19 AC UPLAND AREA x 1.25 CREDIT FOR MORE THAN

1 AC [LDC 10.415(b)(3)a] + 10% CREDIT FOR COMBINING

WITH OFFSITE PUBLIC PRESERVE [LDC 40-415 (b)(3)b.2.]

(1.19 x 1.35) = 1.60 AC. TOTAL UPLAND WITH OPEN SPACE CREDITS

WETLAND = 0.10 AC.

TOTAL INDIGENOUS = 1.70 AC.

LAKE = 2.25 AC.

BUFFERS/LAKE MAINTENANCE EASEMENT/FEMA FLOODWAY = 2.06± AC.

RESTORATION AREAS = 0.74 AC.

ADDITIONAL OPEN SPACE = 6.27 AC.

TOTAL OPEN SPACE PROVIDED = MINIMUM 13.02 AC/CR

LEGEND:

- = PROPOSED SIDEWALK
- ▨ = INDIGENOUS PRESERVE
- ▨ = UPLAND RESTORATION AREAS
- △ = SPECIAL CONDITION/DEVIATION

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COMMUNITY DEVELOPMENT

DCI 2019-00019

Approved as Exhibit C
MCP Page 1 of 1
Resolution # 2-20-003

PREPARED FOR:
QUADRUN LAKES PARK LLC
407 LINCOLN RD STE 304
MIAMI BEACH FL 33139

NO.	DATE	REVISION DESCRIPTION	BY
2	11/4/2019	UPDATE OPEN SPACE TABLE	SEH
1	10/17/2019	1ST SUFFICIENCY RESPONSE	SEH

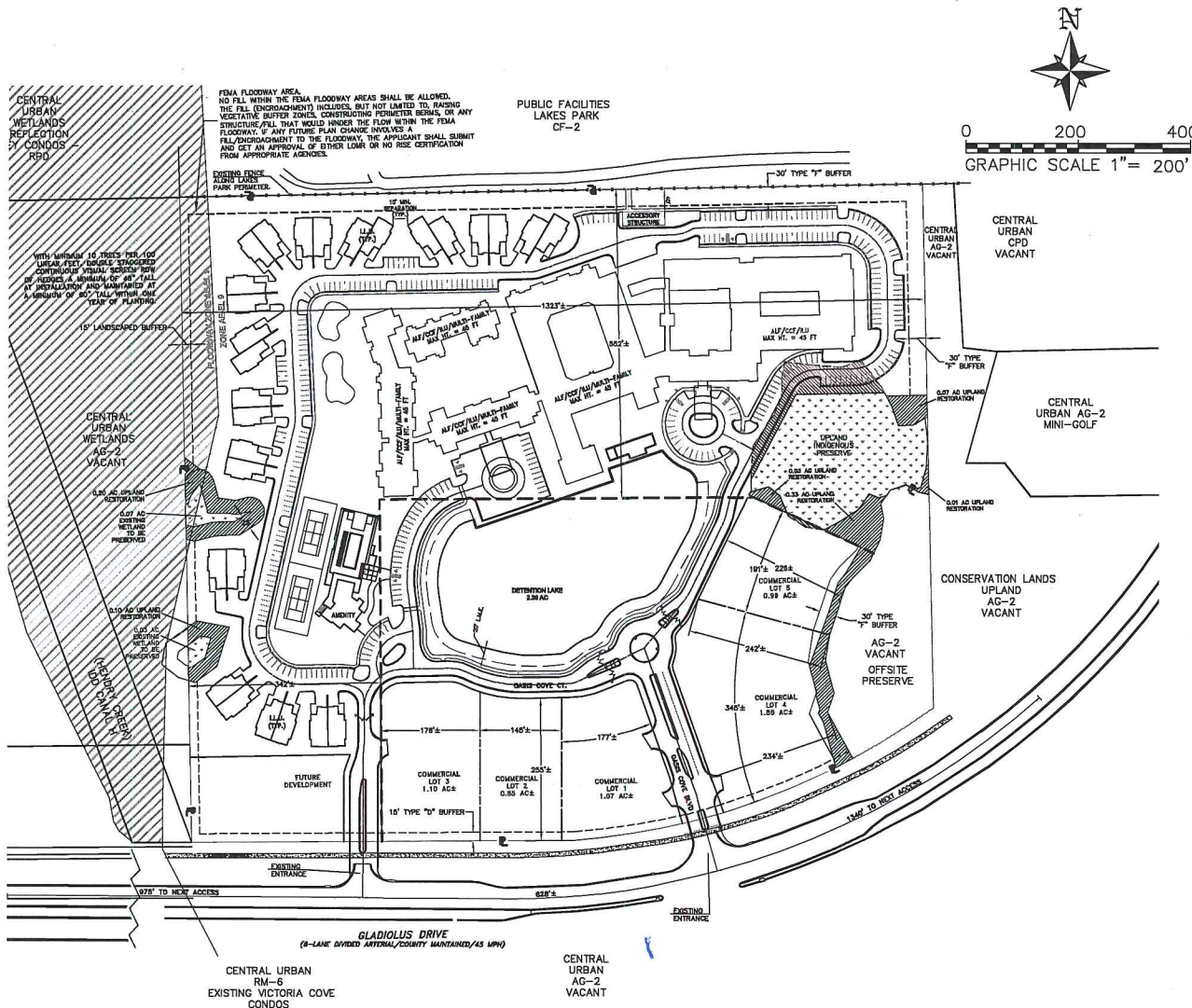
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33965
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

MASTER CONCEPT PLAN
AMAVIDA RPD, F.K.A. AVIDA
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/26/2019	1620QG	MCP	SEH	JLS	SEH	1"=200'	1

S:\PROJECTS\1000\100000\ENGINEERING\ZONING\1000_1000-16-INDIGENOUS-AREAS.DWG 4/22/2016 3:10 PM JORGE SANCHEZ



LEGEND:



1.29 AC INDIGENOUS VEGETATION PROVIDED

1.19 AC UPLAND AREA x 1.25 CREDIT FOR MORE THAN 1 AC [LDC 10.415(b)(3)] + 10% CREDIT FOR COMBINING WITH OFFSITE PUBLIC PRESERVE [LDC 40-415 (b)(3)b.2.]
(1.19 x 1.35) = 1.60 AC
WETLAND = 0.10 AC
TOTAL INDIGENOUS = 1.70 AC



0.28 AC INDIGENOUS AREAS TO BE IMPACTED



0.74 AC INDIGENOUS CREATION / RESTORATION *

INDIGENOUS CREATION / RESTORATION

* THESE AREAS ARE CURRENTLY DOMINATED BY EXOTICS WITH VERY WIDELY SCATTERED NATIVE SPECIES. ALL WOODY EXOTIC VEGETATION WITHIN THE RESTORATION AREAS WILL BE CUT BY HAND JUST ABOVE NATURAL GRADE AND THE STUMP TREATED WITH AN APPROPRIATE HERBICIDE CONTAINING AN INDICATOR DYE. TREATMENT WILL OCCUR IMMEDIATELY FOLLOWING CUTTING TO ENSURE MAXIMAL UPTAKE OF THE HERBICIDE. THE RESULTING VEGETATIVE MATERIAL WILL BE REMOVED FROM THE PRESERVE AND DISPOSED OF AT AN UPLAND LOCATION IN ACCORDANCE WITH ALL APPLICABLE LOCAL REGULATIONS. CARE WILL BE TAKEN TO MINIMIZE IMPACTS TO NATIVE VEGETATION WITHIN THE AREAS TO THE DEGREE PRACTICABLE. ONCE THE EXOTICS ARE REMOVED, NATIVE PLANTS WILL BE INSTALLED. THIS WILL CONSIST OF SIX FEET TALL TREES (CABBAGE PALM, SLASH PINE, AND LAUREL OAK) 12± FEET ON CENTER, ONE GALLON SHRUBS (SUCH AS MYRSINE, WAX-MYRTLE, WHITE STOPPER, COCO PLUM, AND WHITE INDIGO BERRY) FIVE FEET CENTER, AND ONE GALLON GROUND COVER (SUCH AS BUSHY BLUESTEM, LOVEGRASS SAW PALMETTO, AND SAND CORDGRASS) THREE FEET CENTER. CABBAGE PALMS INSTALLED IN THESE AREAS MAY INCLUDE CABBAGE PALMS RELOCATED FROM ON-SITE DEVELOPMENT AREAS. VIABLE EXISTING NATIVE PLANTS LOCATED WITHIN THE RESTORATION AREAS AFTER THE EXOTICS HAVE BEEN REMOVED WILL COUNT TOWARDS THE PLANTING REQUIREMENT. PLANTINGS WITHIN THE RESTORATION AREAS ADJACENT TO COMMERCIAL LOTS 6 AND 7 WILL BE UPSIZED TO MEET THE LEE COUNTY LAND DEVELOPMENT CODE REQUIREMENTS FOR THE TYPE "F" BUFFER.

PREPARED FOR:

QUADRUM LAKES PARK LLC

407 LINCOLN RD STE 304
MIAMI BEACH FL 33139

1. L.J.S./J.S.R. REVIEW PER COUNTY COMMENTS
NO. DATE REVISION DESCRIPTION

**BANKS
ENGINEERING**

Professional Engineers, Planners, & Land Surveyors

10811 SIX MILE EXPRESS PARKWAY
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PHONE: (239) 939-9490 FAX: (239) 939-3533
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INDIGENOUS RESTORATION PLAN

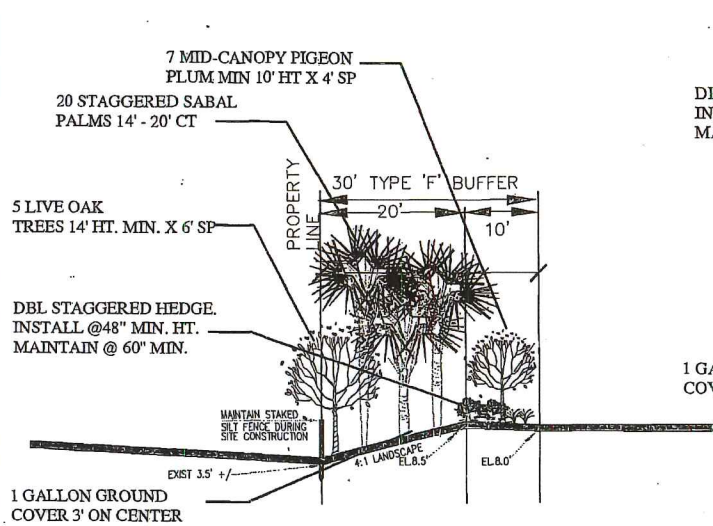
AVIDA

LEE COUNTY, FLORIDA

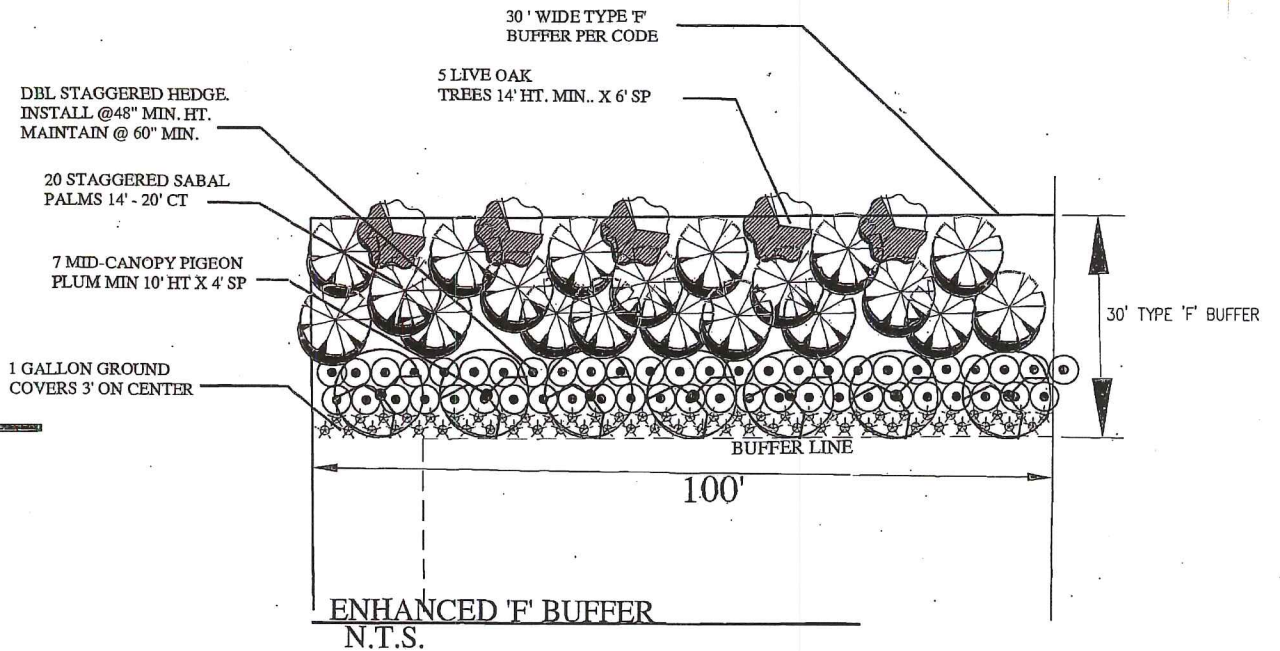
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF
1/21/2016	1620	IRP	DRU	SDJ	DRU	1" = 200'	1	1

EXHIBIT

D



SECTION 1 - ENHANCED 'F' BUFFER



TYPICAL 100'

5 CANOPY TREES PER 100 L.F. - 14' MIN. HT X 6' SP.

7 MID-CANOPY TREES PER 100 L.F. - 10' MIN HT X 4' SP

20 SABAL PALMS PER 100 L.F. - 14' - 20' CT,

50-10 GAL SHRUBS PER 100 L.F. - 48" MIN. AT PLANTING, MAINTAIN @ 60" MIN.

67 1 GALLON GROUND COVERS 3' ON CENTER

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PAUL J. KLENS, R.L.A.
REG. # LA-0001619
MARCH 9, 2010



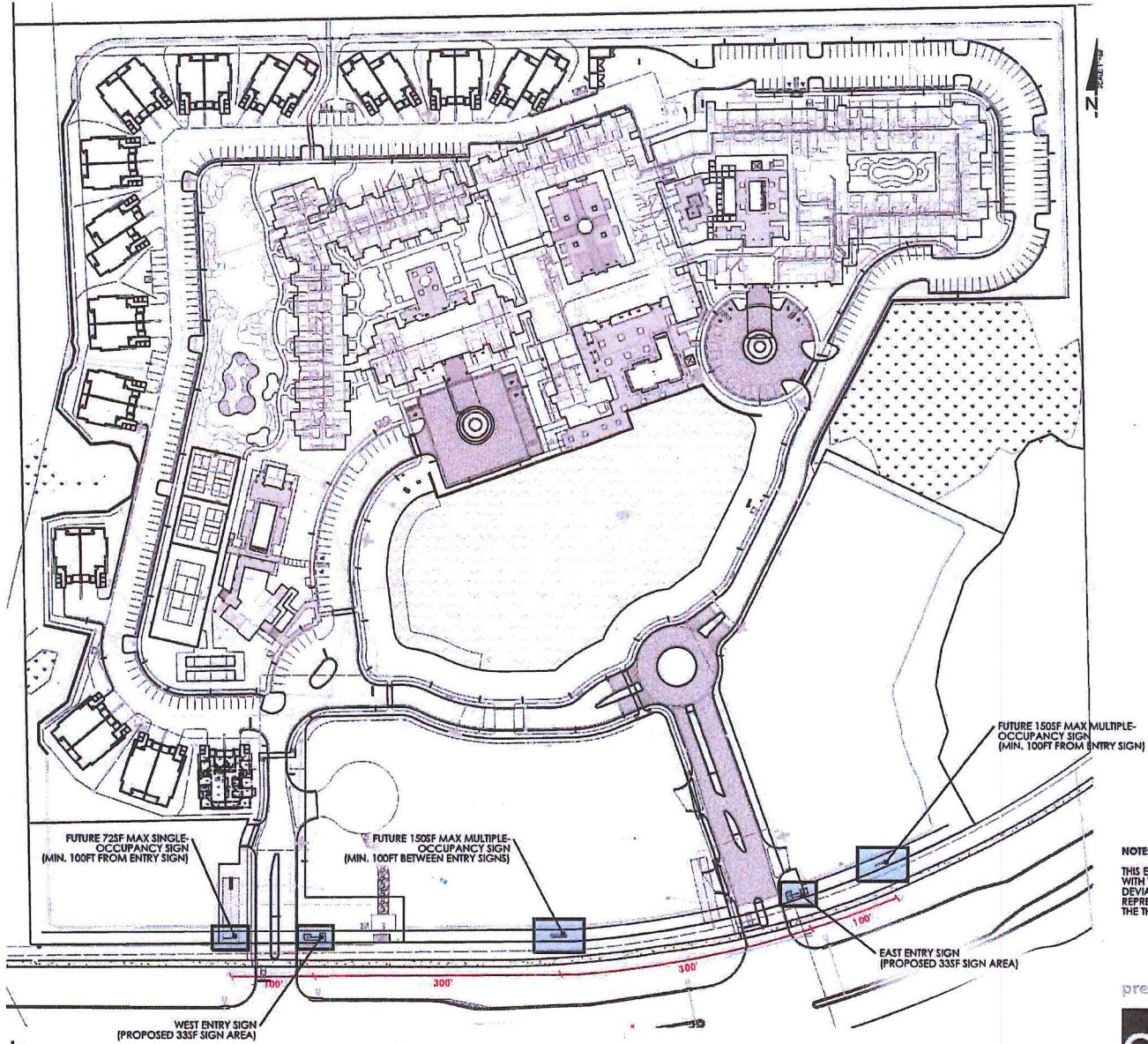
727 GLENDALE AVE NAPLES, FLORIDA 34110
239 / 514-7209 239 / 594-8846 FAX

BANKS ENGINEERING
10511 Six Mile Cypress Pkwy
Fort Myers, FL 33955
(239) 939-5490

project location: LEE COUNTY, FLORIDA

designer: PJK	acad #: 09012	date:	sheet no: 1/1
project manager: PAUL J. KLENS, RLA	scale: AS NOTED	revisions:	
checked - date / by: DATE	view: LIMITS		
approved for: DISCUSSION			

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NOTE:
 THIS EXHIBIT IS FOR SUBSTANTIATION OF COMPLIANCY WITH THE MINIMUM DIMENSIONS OUTLINED IN THIS DEVIATION 9 AND DOES NOT NECESSARILY REPRESENT THE EXACT LOCATION OR PLACEMENT OF THE THREE FUTURE SIGNS.

prepared for:

Quadrum

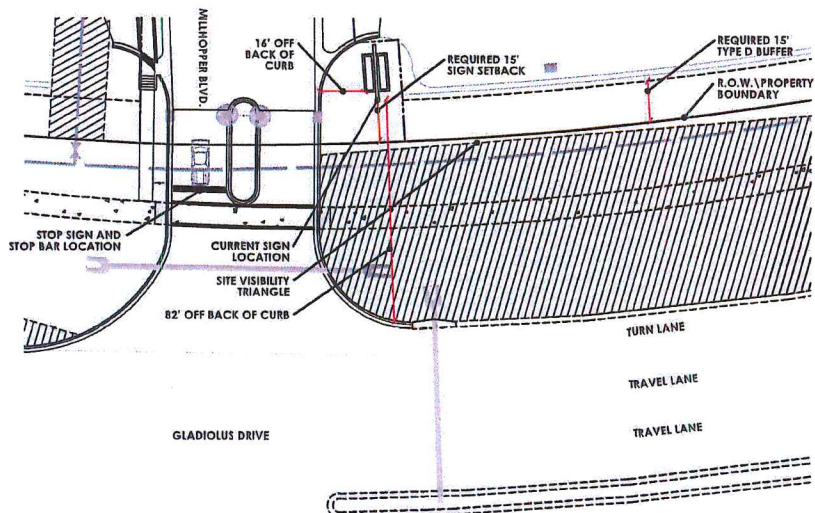
May 26, 2017

WALDROP ENGINEERING
 PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

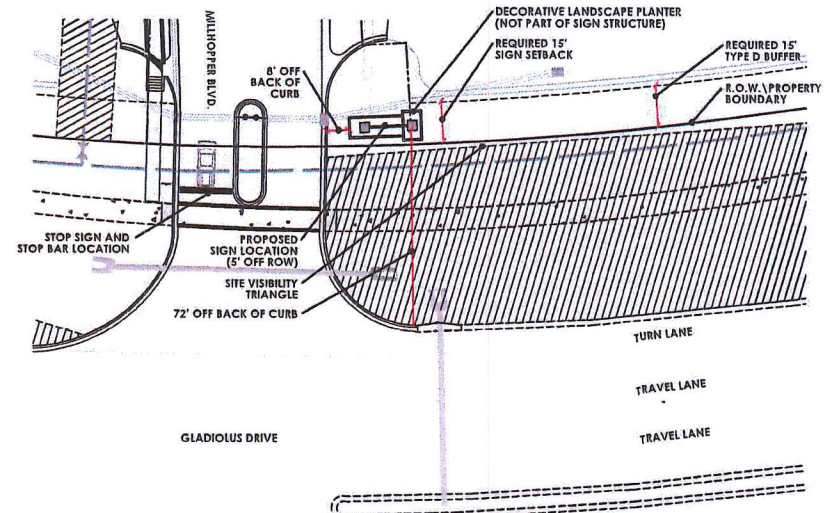
Avida

Signage Monument Separation Plan - Deviation 9

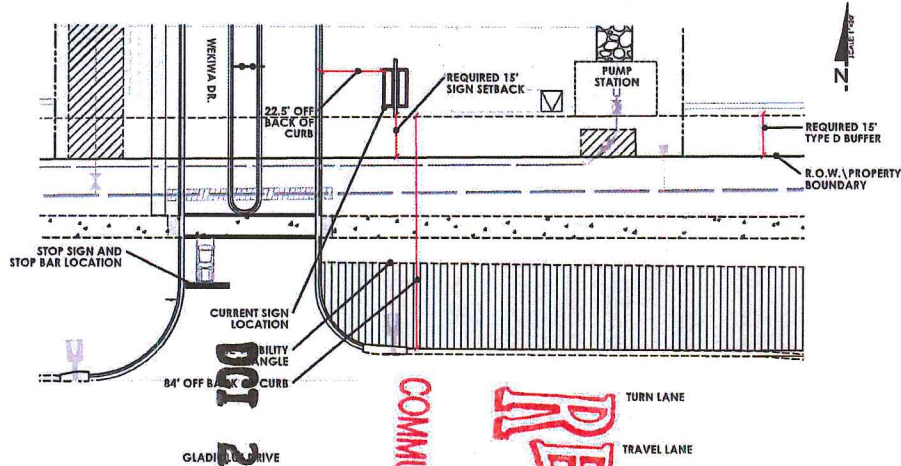
EXHIBIT F



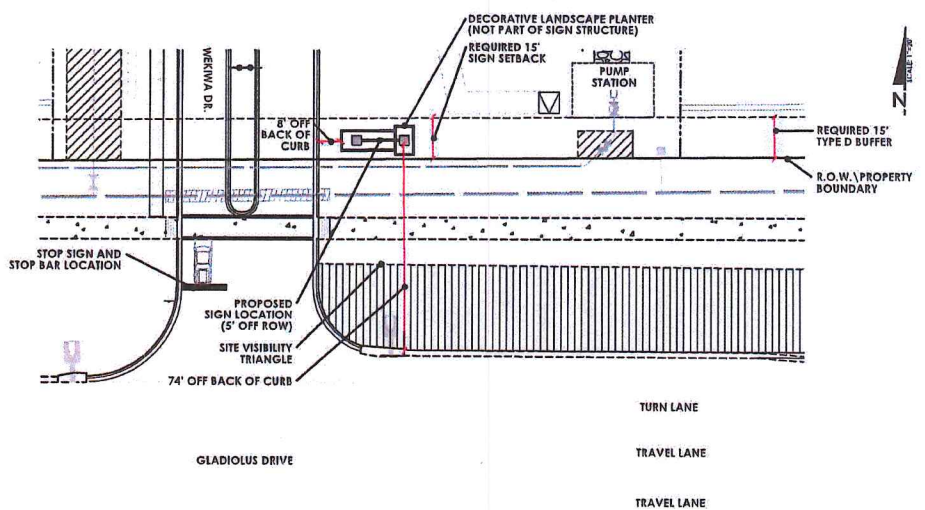
Development Order East Entry Sign Location: Millhopper Blvd.



Proposed Sign East Entry Location: Millhopper Blvd.



Development Order West Entry Sign Location: Wekiwa Dr.



Proposed Sign West Entry Location: Wekiwa Dr.

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 COMMUNITY DEVELOPMENT

OCT 20 2019

