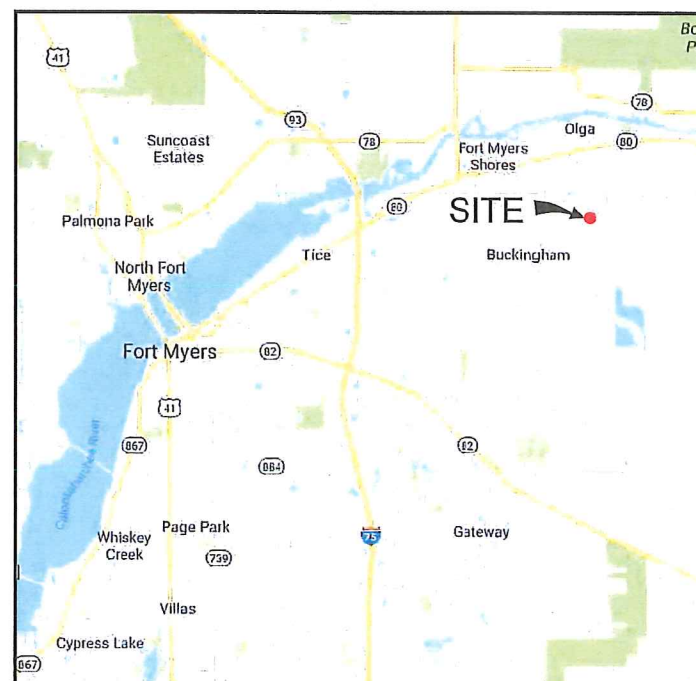


MASTER CONCEPT PLAN FOR LEE COUNTY HOMES ASSOCIATES I, LLLP

LEE COUNTY, FLORIDA

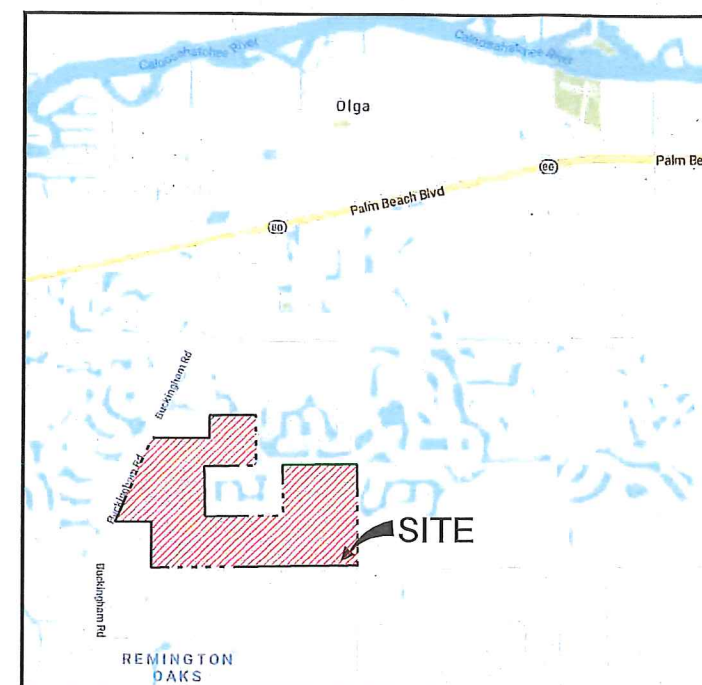
SECTION 33, TOWNSHIP 43, RANGE 26E LEE COUNTY, FLORIDA



SITE VICINITY MAP

N.T.S.

SHEET INDEX				
BID	CONSTRUCTION	LEE COUNTY	SPVMD	LCUDDHDEP
DESCRIPTION				
SHEET				
GENERAL				
	✓			
COVER SHEET				COVER
PLANNING				
	✓			
MASTER CONCEPT PLAN				C-101
	✓			
OPEN SPACE PLAN				C-102
	✓			
NOTES AND TYPICAL SECTIONS				C-501
	✓			
LOT TYPICALS				C-502



SITE LOCATION MAP

N.T.S.

PROJECT:

LEE COUNTY
HOMES
ASSOCIATES I, LLLP

LOCATION:

BUCKINGHAM ROAD
LEE COUNTY, FLORIDA

CLIENT:

LEE COUNTY HOMES
ASSOCIATES I, LLLP

CONSULTANT:



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
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1st Floor
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Toll free: 866-537-7341

Destin
5597 Highway 90
Unit 101
Santa Rosa Beach, Florida 32459
Toll free: 866-537-7341

PREPARED BY:

REVISIONS

DATE

PROJECT MANAGER:

TME

DRAWING BY:

MML

JURISDICTION:

LEE COUNTY

DATE:

02/04/2021

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

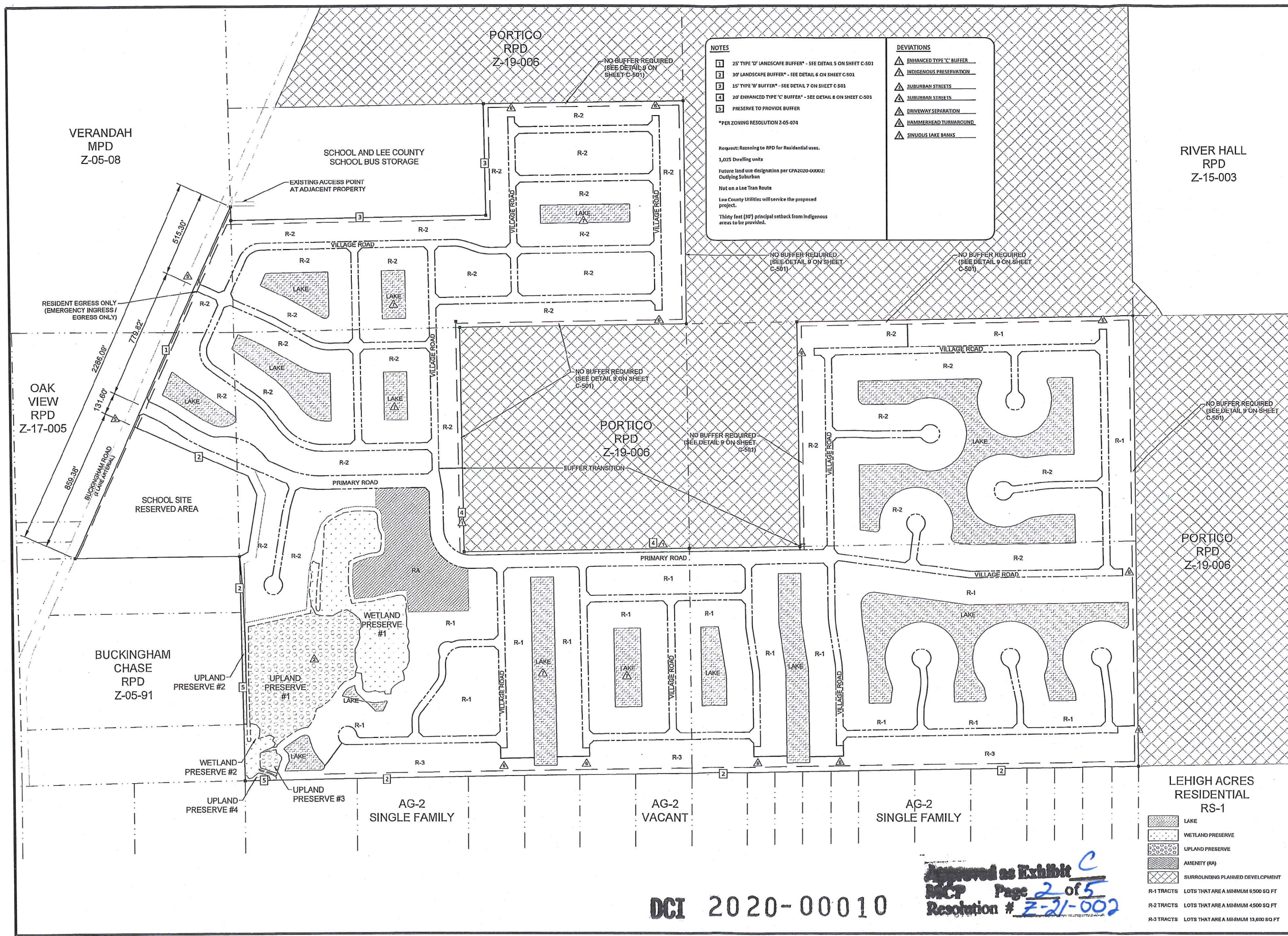
COVER

JOB/FILE NUMBER:

19079-01

DCI 2020-00010

Approved as Exhibit C
MCP Page 1 of 5
Resolution # Z-21-002



NOTES

- 25' TYPE 'D' LANDSCAPE BUFFER* - SEE DETAIL 5 ON SHEET C-501
- 30' LANDSCAPE BUFFER* - SEE DETAIL 6 ON SHEET C-501
- 15' TYPE 'B' BUFFER* - SEE DETAIL 7 ON SHEET C-501
- 20' ENHANCED TYPE 'C' BUFFER* - SEE DETAIL 8 ON SHEET C-501
- PRESERVE TO PROVIDE BUFFER

*PER ZONING RESOLUTION Z-05-074

Request: Rezoning to RPD for Residential uses.
1,015 Dwelling units
Future land use designation per CPA2020-00002:
Outlying Suburban
Not on a Lee Tran Route
Lee County Utilities will service the proposed project.
Thirty feet (30') principal setback from Indigenous areas to be provided.

DEVIATIONS

- ENHANCED TYPE 'C' BUFFER
- INDIGENOUS PRESERVATION
- SUBURBAN STREETS
- SUBURBAN STREETS
- DRIVEWAY SEPARATION
- HAMMERHEAD TURNAROUND
- SINUOUS LAKE BANKS

PROJECT: LEE COUNTY HOMES ASSOCIATES I, LLLP

LOCATION: BUCKINGHAM ROAD LEE COUNTY, FLORIDA

CLIENT: LEE COUNTY HOMES ASSOCIATES I, LLLP

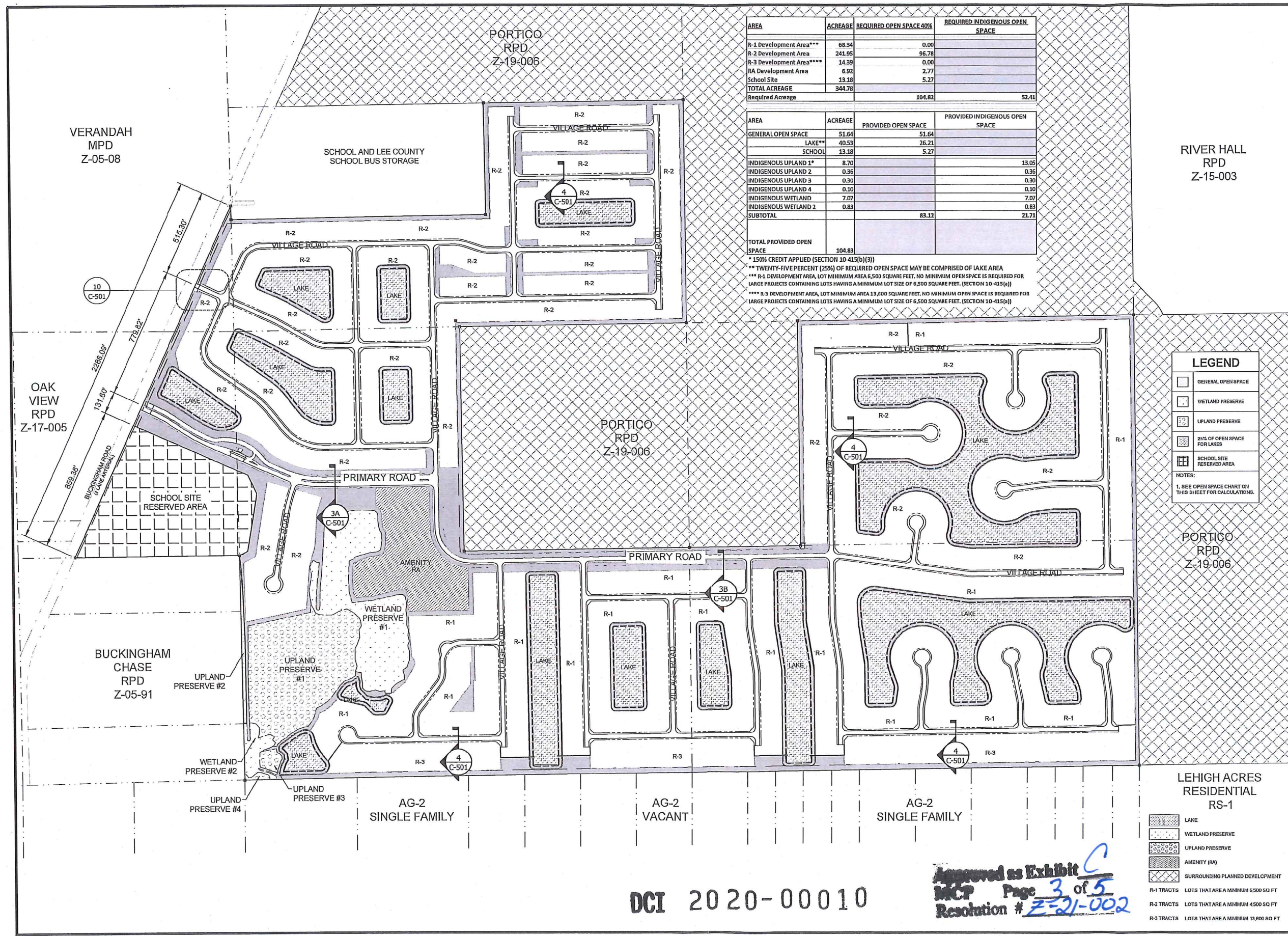
CONSULTANT: MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA 140, 6532 / FL CERT 140, 188881 / LC26000330
Fort Myers: 2014 Cleveland Avenue, Fort Myers, Florida 33901, (239) 337-3399, Fax: (239) 337-3394, Toll free: 866-337-7341
Tallahassee: 113 South Monroe Street, 1st Floor, Tallahassee, Florida 32301, Tallahassee, Florida 32301, Toll free: 866-337-7341
Dealin: 5587 Highway 98, Unit 201, Santa Rosa Beach, Florida 32559, Toll free: 866-337-7341

REVISIONS	DATE

PROJECT MANAGER: TME
DRAWING BY: MML
JURISDICTION: LEE COUNTY
DATE: 2/4/2021
SHEET TITLE: MASTER CONCEPT PLAN
SHEET NUMBER: C-101
JOB/FILE NUMBER: 19079-01

Approved as Exhibit C
MCP Page 2 of 5
Resolution # Z-21-002

DCI 2020-00010



AREA	ACREAGE	REQUIRED OPEN SPACE 40%	REQUIRED INDIGENOUS OPEN SPACE
R-1 Development Area***	68.34	0.00	
R-2 Development Area	241.65	96.78	
R-3 Development Area****	14.39	0.00	
RA Development Area	6.92	2.77	
School Site	13.18	5.27	
TOTAL ACREAGE	344.78		
Required Acreage		104.82	52.41

AREA	ACREAGE	PROVIDED OPEN SPACE	PROVIDED INDIGENOUS OPEN SPACE
GENERAL OPEN SPACE	51.64	51.64	
LAKE**	40.53	26.21	
SCHOOL	13.18	5.27	
INDIGENOUS UPLAND 1*	8.70		13.05
INDIGENOUS UPLAND 2	0.36		0.36
INDIGENOUS UPLAND 3	0.30		0.30
INDIGENOUS UPLAND 4	0.10		0.10
INDIGENOUS WETLAND	7.07		7.07
INDIGENOUS WETLAND 2	0.83		0.83
SUBTOTAL		83.12	21.71
TOTAL PROVIDED OPEN SPACE	104.83		

* 150% CREDIT APPLIED (SECTION 10-415(b)(3))
** TWENTY-FIVE PERCENT (25%) OF REQUIRED OPEN SPACE MAY BE COMPRISED OF LAKE AREA
*** R-1 DEVELOPMENT AREA, LOT MINIMUM AREA 5,500 SQUARE FEET. NO MINIMUM OPEN SPACE IS REQUIRED FOR LARGE PROJECTS CONTAINING LOTS HAVING A MINIMUM LOT SIZE OF 6,500 SQUARE FEET. (SECTION 10-415(p))
**** R-3 DEVELOPMENT AREA, LOT MINIMUM AREA 13,600 SQUARE FEET. NO MINIMUM OPEN SPACE IS REQUIRED FOR LARGE PROJECTS CONTAINING LOTS HAVING A MINIMUM LOT SIZE OF 6,500 SQUARE FEET. (SECTION 10-415(p))

LEGEND

- GENERAL OPEN SPACE
- WETLAND PRESERVE
- UPLAND PRESERVE
- 25% OF OPEN SPACE FOR LAKES
- SCHOOL SITE RESERVED AREA

NOTES:
1. SEE OPEN SPACE CHART ON THIS SHEET FOR CALCULATIONS.

LEHIGH ACRES RESIDENTIAL RS-1

- LAKE
- WETLAND PRESERVE
- UPLAND PRESERVE
- AMENITY (RA)
- SURROUNDING PLANNED DEVELOPMENT

R-1 TRACTS LOTS THAT ARE A MINIMUM 6,500 SQ. FT.
R-2 TRACTS LOTS THAT ARE A MINIMUM 4,500 SQ. FT.
R-3 TRACTS LOTS THAT ARE A MINIMUM 13,600 SQ. FT.

PROJECT:
LEE COUNTY HOMES ASSOCIATES I, LLLP

LOCATION:
BUCKINGHAM ROAD
LEE COUNTY, FLORIDA

CLIENT:
LEE COUNTY HOMES ASSOCIATES I, LLLP

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
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Destin
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Santa Rosa Beach, Florida 32459
Toll free: 855-337-7341

REVISIONS	DATE

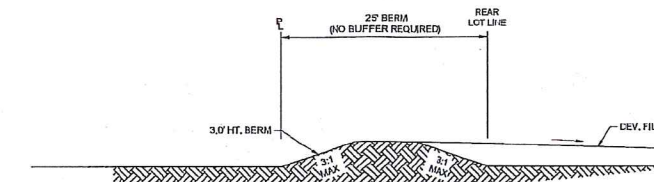
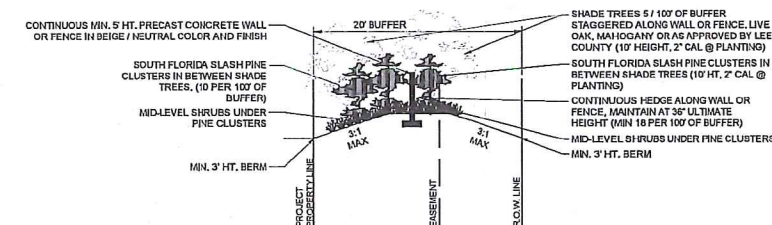
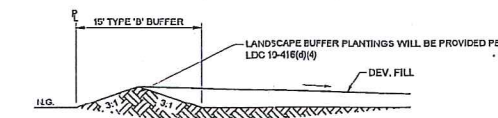
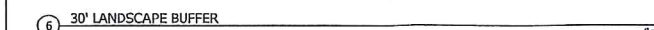
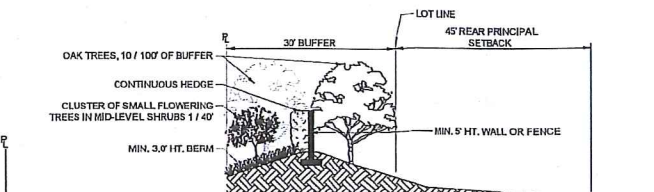
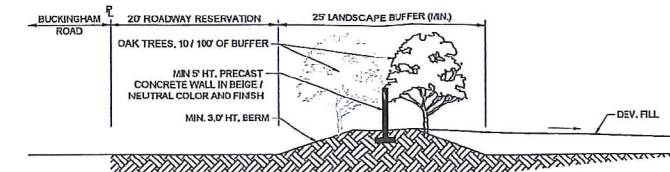
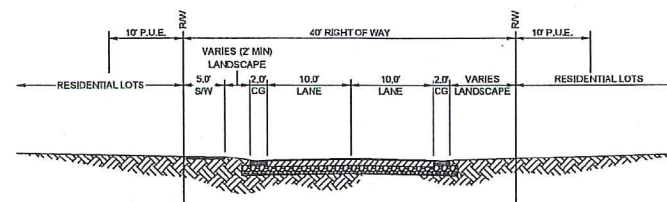
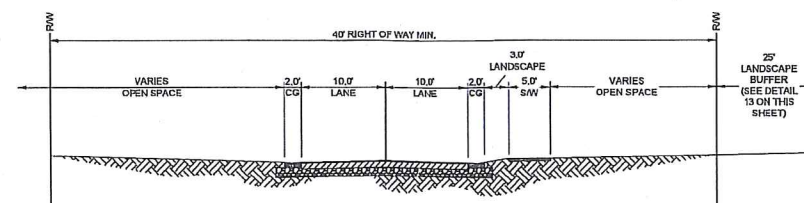
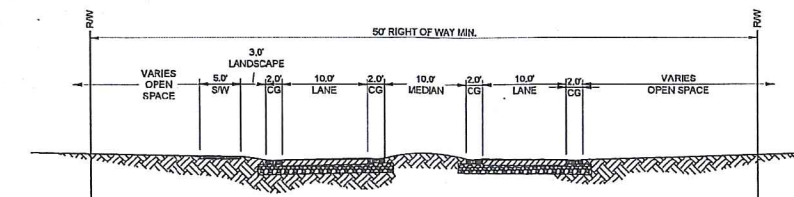
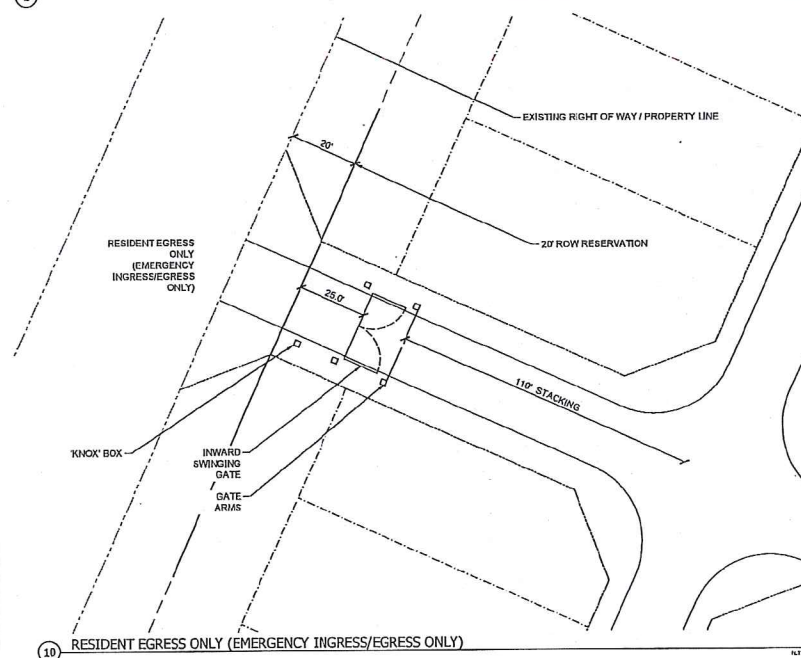
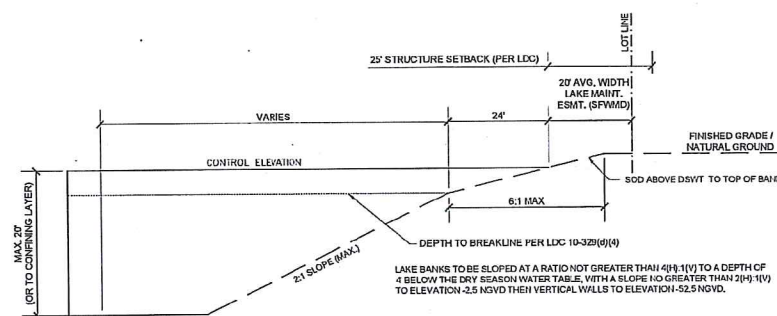
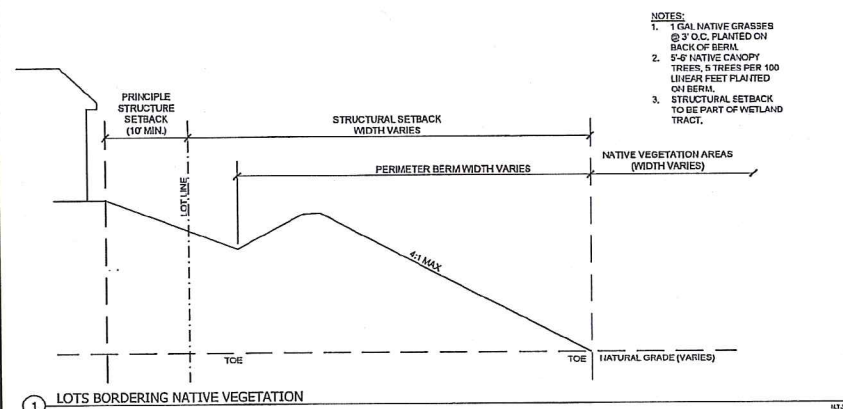
PROJECT MANAGER: TME
DRAWING BY: MML
JURISDICTION: LEE COUNTY
DATE: 2/4/2021
SHEET TITLE:
OPEN SPACE PLAN
SHEET NUMBER: C-102

SCALE 1"=250'

JOB/FILE NUMBER: 19079-01

DCI 2020-00010

Approved as Exhibit
MCP Page 3 of 5
Resolution # Z-21-002



PROJECT:

LEE COUNTY
HOMES
ASSOCIATES I,
LLP

LOCATION:

BUCKINGHAM ROAD
LEE COUNTY, FLORIDA

CLIENT:

LEE COUNTY HOMES
ASSOCIATES I, LLLP

CONSULTANT:



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
B. CA. NO. 5532 / B. CERT. NO. 18531 / LC25000

150-110, 002/150-110, 003/150-110

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1st Floor
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Toll free: 855-337-7341

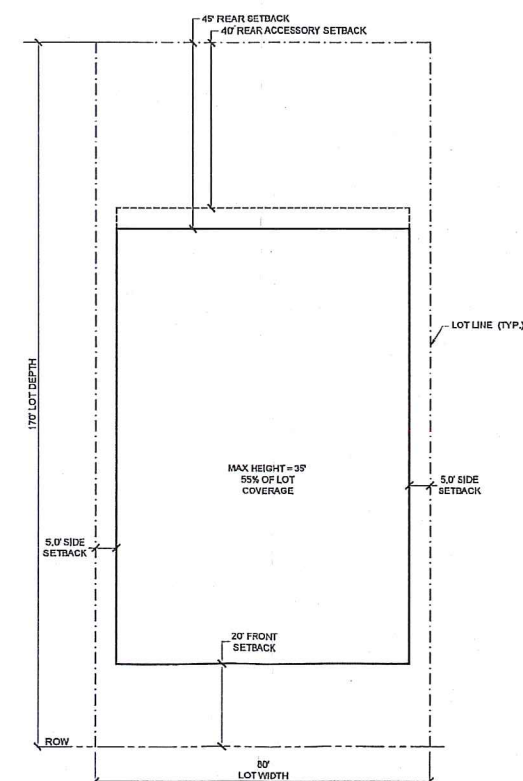
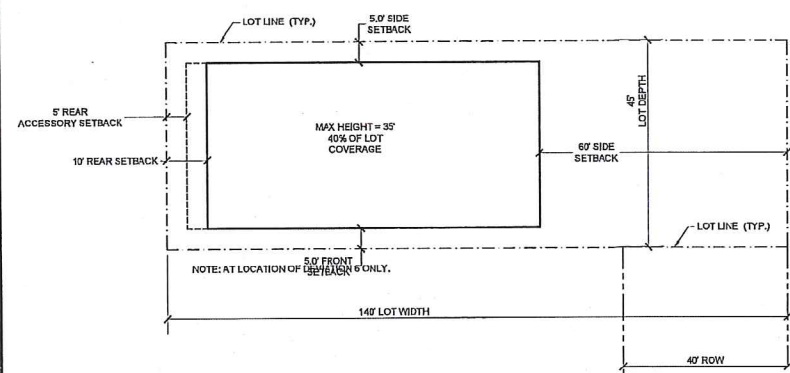
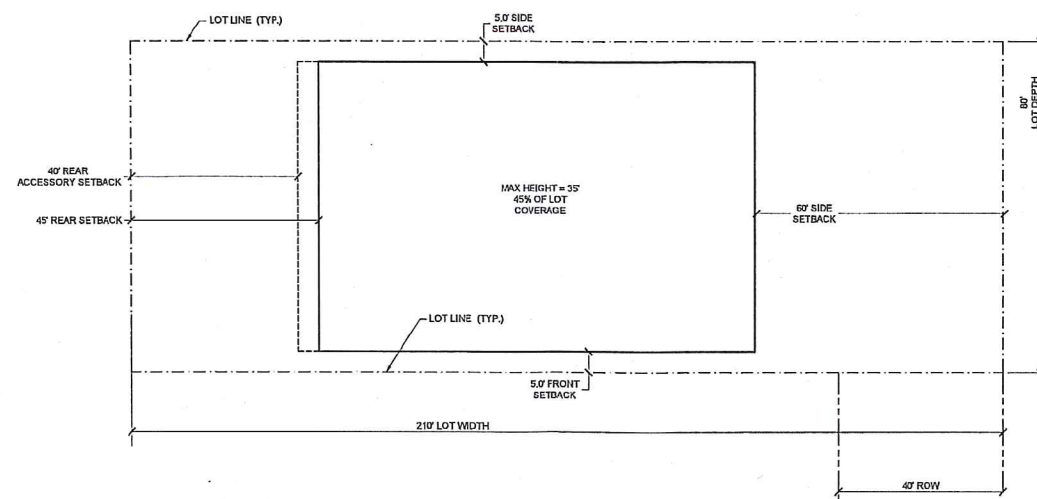
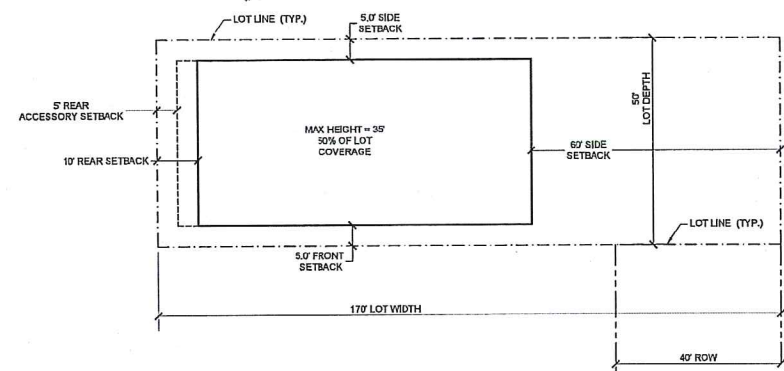
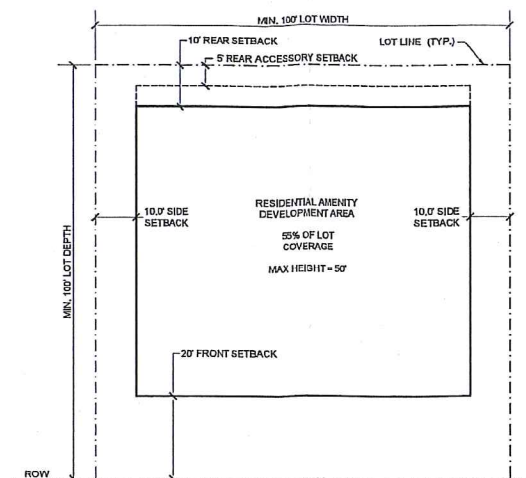
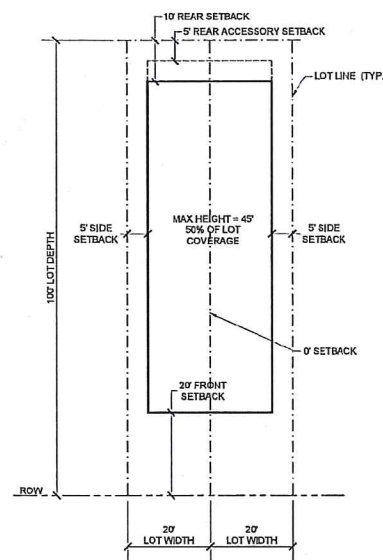
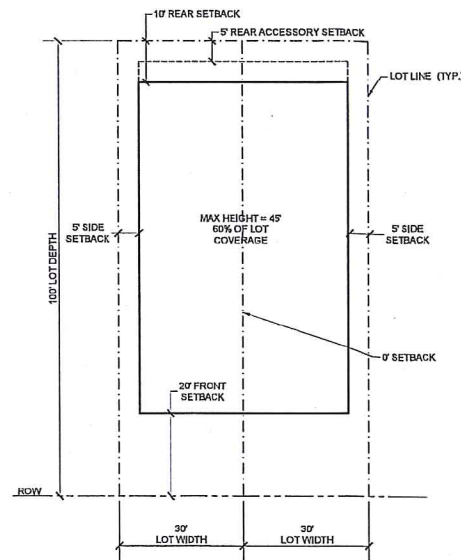
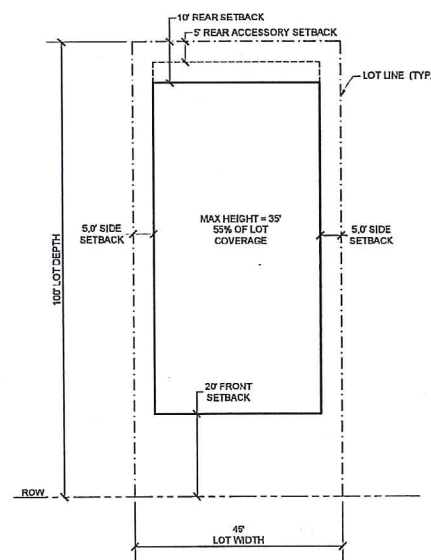
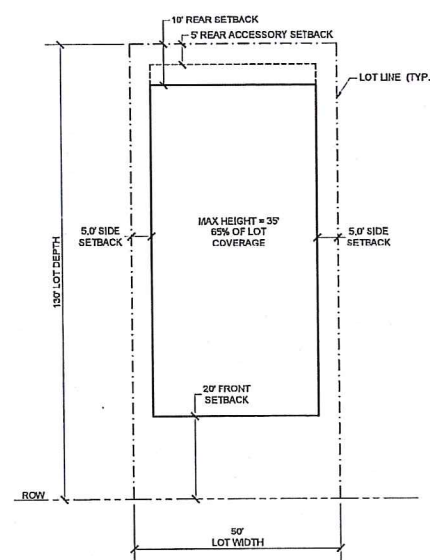
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REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	2/4/2021
TITLE:	
NOTES AND TYPICAL SECTIONS	
SHEET NUMBER:	C-501
JOB/FILE NUMBER: 19079-01	

Approved as Exhibit C
MCP Page 4 of 5
Resolution # Z-21-000

DCI 2020-00010



PROJECT:

LEE COUNTY
HOMES
ASSOCIATES I,
LLLP

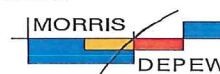
LOCATION:

BUCKINGHAM ROAD
LEE COUNTY, FLORIDA

CLIENT:

LEE COUNTY HOMES
ASSOCIATES I, LLLP

CONSULTANT:



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REVIEWS	DAT
PROJECT MANAGER:	TME
DRAWING BY:	MML
JURISDICTION:	LEE COUNTY
DATE:	2/4/2021
TITLE:	
LOT TYPICALS	
SHEET NUMBER:	C-502
JOB/FILE NUMBER: 19079-01	