

RESOLUTION NUMBER Z-03-045

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

WHEREAS, an application was filed by the property owner, Caloosa Lakes, LLC, to rezone 109.9± acres from Agriculture (AG-2) and Residential Planned Development (RPD) to Residential Planned Development (RPD), in reference to Caloosa Lakes, LLC; and,

WHEREAS, a public hearing was advertised and held on July 30, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00009; and

WHEREAS, a second public hearing was advertised and held on September 15, 2003, 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 109.9± acres from AG-2 and RPD to RPD, to permit up to a maximum of 350 single-family dwelling units and a maximum of 100 multi-family dwelling units, for a total of up to 450 dwelling units, with height of buildings not to exceed three stories/40 feet on 109.9+/- acres of land. No development blasting is being requested. The property is located in the Central Urban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Caloosa Lakes RPD - DCI 2003-00009, Master Concept Plan - Exhibit IV-A-2," dated 12-31-02, last revised 10-02-03, and stamped "RECEIVED OCT 02 2003 Zoning Counter," except as modified by the conditions below. This 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.

COPY

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

a. Schedule of Uses

ADMINISTRATIVE OFFICES

ACCESSORY USES AND STRUCTURES

DWELLING UNITS - Limited to a maximum of 450 dwelling units, consisting of 350 single-family dwelling units and 100 multi-family dwelling units, AND SUBJECT to the locational limitations in Condition 3.

Single-family

Zero Lot Line

Two-family Attached

Multi-family

ENTRANCE GATES AND GATEHOUSE, In compliance with §34-1748

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES, GROUP I

EXCAVATION, WATER RETENTION - No Blasting

FENCES, WALLS

HOME OCCUPATION (§34-1771 *et seq.*)

MODEL HOME, MODEL UNITS, MODEL DISPLAY CENTER,

MODEL DISPLAY GROUP (In Compliance with §34-1951 *et. seq.*)

RECREATION FACILITIES, PERSONAL

RECREATION FACILITIES, PRIVATE ON-SITE

RESIDENTIAL ACCESSORY USES

SIGNS, In compliance with LDC Chapter 30

TEMPORARY USES (§ 34-3041)

b. Site Development Regulations

Attached as **EXHIBIT "D"** to this Resolution.

c. Land Use and Development Program Summary

Maximum Lot Coverage

Single-family

45 percent

Multi-family

40 percent

Minimum Open Space:

2.7 acres indigenous vegetation

Maximum Number

of Dwelling Units

450 total

[Consisting of not more than

350 single-family dwelling units and

100 multi-family dwelling units.]

d. Open Space

<u>Type</u>	<u>Area</u>	<u>Open Space Requirement</u>	<u>Indigenous Preserve Requirement</u>
Single-family, Zero Lot Line and Two-family Attached	58.24± Ac.	N/A	N/A
Multi-family	4.80± Ac.	4.80 x 40% = 1.92 Ac.	1.92 x 50% = 0.96 Ac.

3. Locational Limitations on Dwelling Unit Types

- a. Single-family, zero-lot line, duplex, and two-family attached development will be limited to the areas identified on the MCP as "Single-Family" or "Single-Family Detached." Multi-family development will be limited to the areas identified on the MCP as "Multi-Family," unless allowed otherwise as set out in Condition 3.b.
 - b. Single-family development inconsistent with Policy 1.8.1 of the Lee Plan will be prohibited on property within the Lehigh Commercial Overlay zone. If, within five years of the date of the Resolution approving this RPD, Policy 1.8.1 is amended to allow single-family development on the now prohibited 16-acre tract, then single-family, zero-lot line, duplex, and two-family units may be developed on that tract.
4. A local street interconnection stub-out to the property lying between Caloosa Lake's most eastern boundary and Homestead Road South, 45 feet in width, must be provided to facilitate an internal road system that runs to Homestead Road South from said eastern boundary of Caloosa Lakes as depicted (Future Access) on the MCP. The developer may not erect a gated facility on the east limit of the street reservation and agrees to its extension into said eastern lands to a point on Homestead Road South to be determined by subsequent development of the adjacent land that will allow the access road to extend from the subject property to Homestead Road South. The Applicant/Developer must complete the intersection improvements from the stub in accordance with Lee County road construction standards when the adjacent property develops. Nothing herein will be construed to prohibit the erection of gated facilities on the road that connects the project site with Homestead Road South.
 5. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
 6. Prior to the issuance of the first local development order approval, the development order plans must delineate:

- a. The 2.7 acre gopher tortoise preserve in substantial conformity with the preserve shown on the MCP; and
 - b. A fence or continuous hedge consisting of native shrubs (minimum 24-inch; 3-gallon container size) along the perimeter of the gopher tortoise preserve where it abuts single family lots. The fence or hedge must be installed prior to issuance of a certificate of compliance for the infrastructure.
7. Prior to moving the gopher tortoises and commensal species located outside the preserve into the preserve, all invasive exotic vegetation and any trash/debris must be hand removed from the preserve area.
8. All buffers must utilize 100 percent native vegetation.
9. All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the MCP.
10. Agriculture is not a permitted use within this Planned Development.
11. Upon approval of this zoning action, Resolution Number Z-98-113 becomes null and void.
12. Access to Homestead Road must be provided at a proper angle of intersection per Table 5 of §10-296.
13. Development of any Recreational Facilities, Private, and Recreational Facilities, On-site, will require administrative approval by the Department of Community Development.
14. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.
15. Approval of this 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), be reviewed for and found consistent with all other Lee Plan provisions.

SECTION C. DEVIATIONS:

Deviation #1.A seeks relief from the §10-329(d)(1)a.1 requirement which requires that no excavations be allowed within 25 feet of an existing right-of-way line or easement for a local street, to allow water retention lakes to be located within zero (0) feet of the right-of-way from the back of the curb of local streets to water control elevation. The deviation will be allowed in all lake areas identified on the MCP. This deviation is APPROVED, SUBJECT TO the following conditions:

1. The requested deviation is limited to the three lake areas at the northern end of the site and identified on the MCP as being 2.3 acres, 0.7 acres, and 0.4 acres in size.
2. The developer must provide for the protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as determined by the Director of Development Services.

Deviation #1.B seeks relief from the §10-329(d)(1)a.3 requirement which requires that no excavations be allowed within 50 feet of any private property line under separate ownership, to allow a setback of no less than 25 feet from any adjoining property under separate ownership. This deviation is APPROVED, SUBJECT TO the following condition:

This deviation is limited to the three lake areas at the northern end of the site and identified on the MCP as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

Deviation #2 seeks relief from the §34-2194(c)(3)b requirement which requires that nonroofed structures be permitted no closer than 10 feet from a non-seawalled artificial body of water, to allow recreational/amenity structures to be placed at the lake's control elevation as depicted in the deviation illustration on the MCP. Recreational/amenity structures include observation decks, fishing pier or leisure space. This deviation is APPROVED, SUBJECT TO the following conditions:

1. Prior to local development order approval, the location of any observation deck, fishing pier or gazebo must be detailed on the development order plan with no more than one structure per lake and containing no more than 100 linear feet of shoreline per lake.
2. The requested deviation is limited to the three lake areas at the northern end of the site and identified on the MCP as being 2.3 acres, 0.7 acres, and 0.4 acres in size.

Deviation #3 seeks relief from the §10-291(3) requirement, which requires, where practical, any residential development of more than five acres to provide 2 or more means of ingress or egress for the development, to allow 1 entrance onto Homestead Road South as depicted on the MCP until such time as lands further south and fronting Homestead Road South are subdivided. At that time the adjacent lands will be interconnected with Caloosa Lakes effectively providing a second access for Caloosa Lakes. In addition, the temporary construction access road will also serve as an emergency access point until such time as the aforementioned access road is constructed. This deviation is APPROVED, SUBJECT TO the following conditions:

1. This project may temporarily utilize only one means of ingress and egress until such time as lands further south and fronting Homestead Road South are developed, at which time this project must be interconnected with the adjoining project or development, effectively providing a second means of ingress and egress for this project.

2. The temporary construction access road must serve as an emergency access point until such time as the aforementioned access road is constructed. At the time of issuance of the first development order approval, the developer must provide a secondary emergency access as depicted at the temporary construction entrance (3) on the approved MCP. The developer will be responsible for constructing a stabilized road bed and break-away gated structure for the emergency access. Additional access points on Homestead Road (using the "Future Access" stub shown on the approved MCP) or by other means may be permitted subject to approval by Development Services.
3. The emergency access gate(s) must comply with all applicable regulations with respect to required equipment for an emergency override mechanism at the time of installation. Additionally, if an emergency necessitates the breaking of an entrance gate, the cost of repairing the gate and the emergency vehicle (if applicable) will be the responsibility of the owner or the operator of the gate.

Deviation #4 seeks relief from the §10-296(k) requirement to provide for modified cul-de-sac (eyebrows) in connection with certain street geometry (typically 90 degree angles) in order to maximize potential street frontage to each lot so juxtaposed, and to provide for some visual landscape relief made possible only by this type of design. This deviation is APPROVED, SUBJECT TO the following condition:

Traffic control devices that support the safe operation of the eyebrow must be established during the development order process.

Deviation #5 seeks relief from the §34-1954(d) requirement which limits the operation of model homes and model sales center for a time period not to exceed three years, to allow the operation of model homes and model sales center until all the lots are sold but in no event to exceed a period of 7 years. This deviation is APPROVED, SUBJECT TO the following conditions:

1. Models cannot be of the same floor plan and each must be a separate, different design.
2. The number of model home units will be limited to not more than 7 within the development.
3. Location of any model units, model homes, model display center, or model display group will require administrative approval from the Department of Community Development.

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: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Site Development Regulations

The applicant has indicated that the STRAP numbers for the subject property are:
05-45-27-00-00001-0000; 05-45-27-00-00005.0030; and 05-45-27-00-00005.0010;
05-45-27-00-00005.0040

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all 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 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 rezoning 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
 - 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, are, or 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 John E. Albion, seconded by Commissioner Douglas R. St. Cerny, 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 15th day of September, 2003.

ATTEST:
CHARLIE GREEN, CLERK

BY:

Lisa S. Pierce
Deputy Clerk

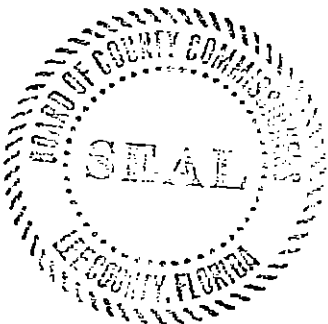
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:

Ray Judah
Chairman

Approved as to form by:

John Kiedynz
County Attorney's Office



2003 OCT 14 PM 4:44

EXHIBIT "A"**LEGAL DESCRIPTION**

Property located in Lee County, Florida

EXHIBIT A**LEGAL DESCRIPTION**

A PORTION OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, THENCE S.89°09'20"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.02°04'44"W., ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,315.92 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE N.89°08'38"E., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,334.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,316.26 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°07'56"E., A DISTANCE OF 1,331.21 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE CONTINUE N.89°07'56"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 9.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD (80 FOOT RIGHT OF WAY); THENCE S.45°09'23"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 530.85 FEET; THENCE S.89°07'56"W., A DISTANCE OF 436.72 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE S.89°07'56"W., A DISTANCE OF 891.82 FEET; THENCE S.02°13'08"E., A DISTANCE OF 536.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N.89°08'13"E., ALONG SAID NORTH LINE, A DISTANCE OF 970.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.02°21'29"E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,141.39 FEET; THENCE S.89°08'31"W., A DISTANCE OF 125.05 FEET; THENCE S.02°21'32"E., A DISTANCE OF 175.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE S.89°08'31"W., ALONG SAID SOUTH LINE, A DISTANCE OF 1,212.56 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 109.55 ACRES, MORE OR LESS.

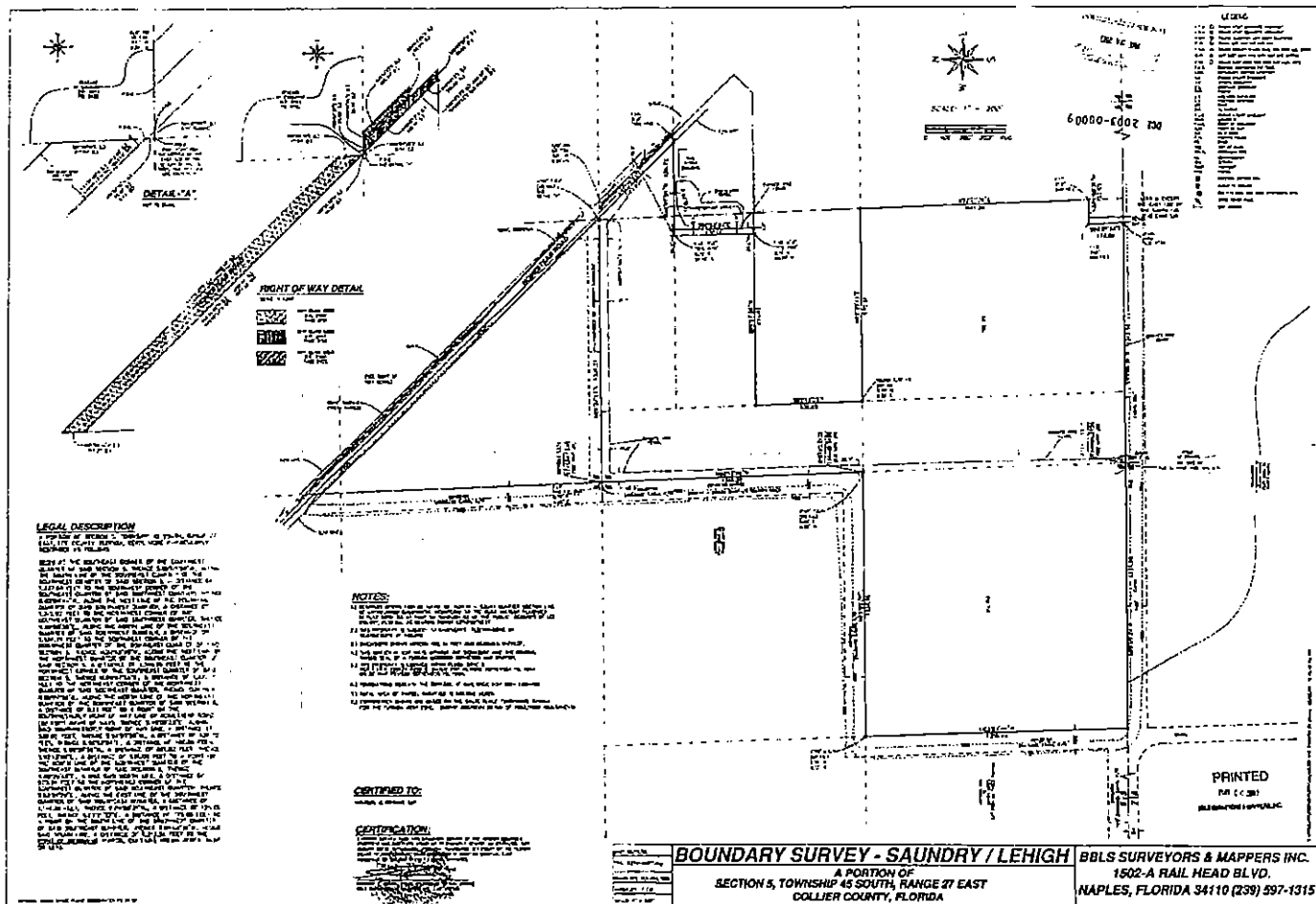
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COMMUNITY DEVELOPMENT

Applicant's Legal Checked
by 6/2/03 RSTW

DCI 2003-00009



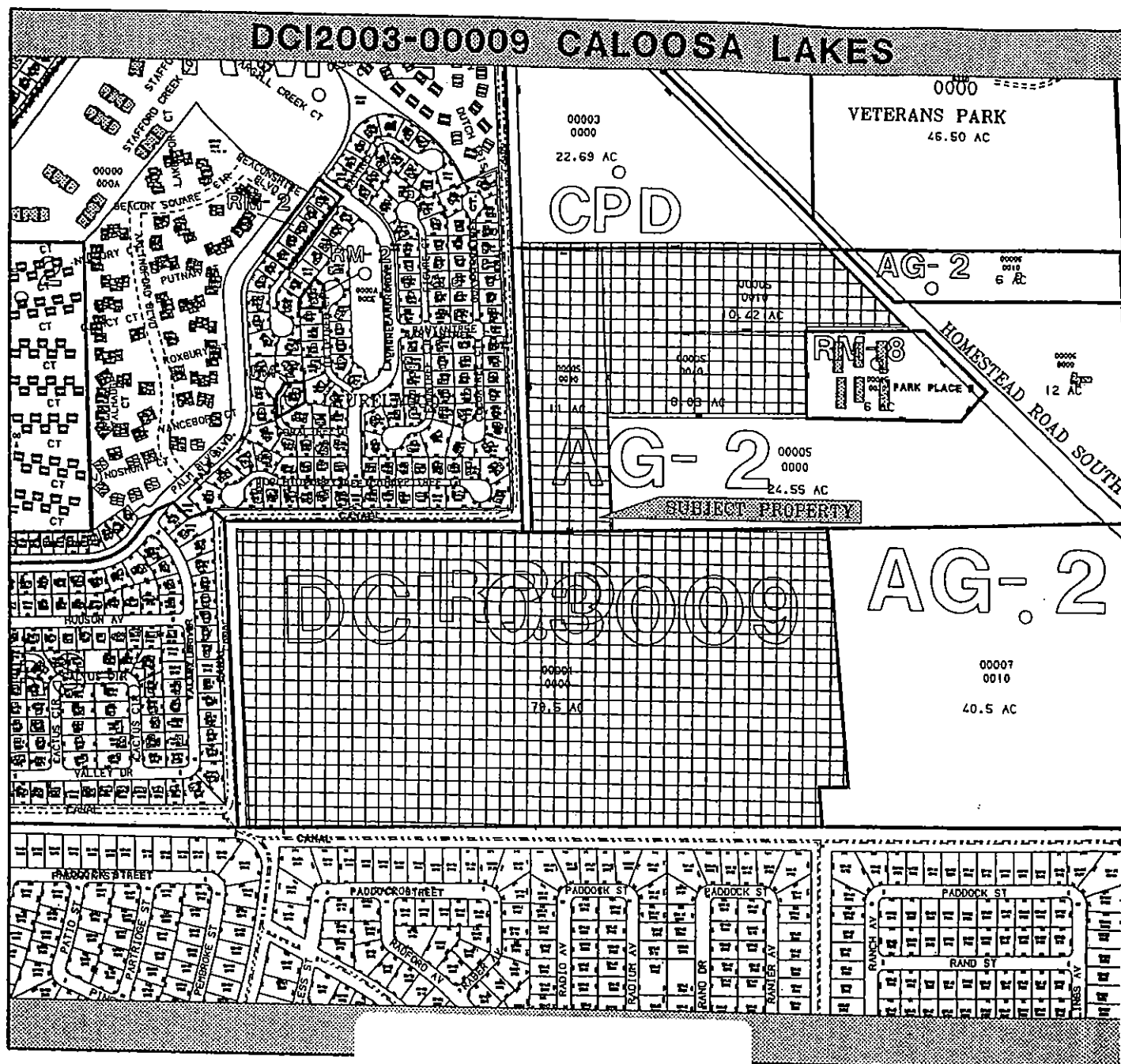
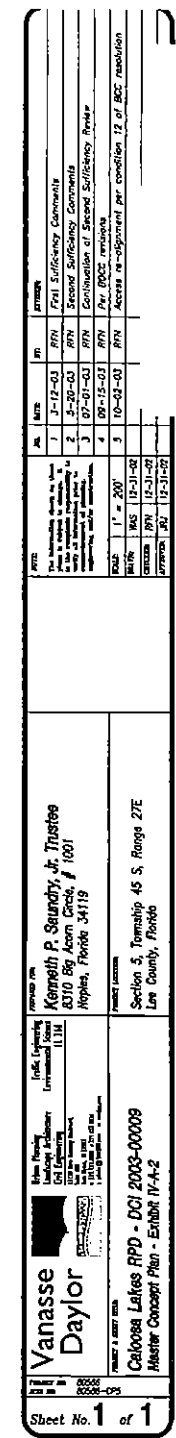


EXHIBIT "B"



CALOOSA LAKES RPD

PROPERTY DEVELOPMENT REGULATIONS										
LAND USE	Min. Lot Area SF	Min. Lot Width (ft)	Min. Lot Depth (ft)	Max. Lot Coverage	Setbacks (ft) ⁽⁶⁾				Max. Height (ft)	Stories
					Street	Side	Rear	Water		
RESIDENTIAL - Two-family & Multiple Family Plan										
Two-Family Attached	6500 3,250/unit	65	115	45%	20	5/0 ⁽³⁾ /5 ⁽¹⁾	15/5 ⁽¹⁾	20/5 ⁽¹⁾	35	2
Multiple-family (3 or more units)	10,000 3,000/unit	100	100	45%	20	10 ⁽⁴⁾ /5 ⁽¹⁾	20/5 ⁽¹⁾	20/5 ⁽¹⁾	40	3
RESIDENTIAL – Alternative Zero Lot Line & Single Family Plan										
Single-Family	6,500	52 ⁽⁵⁾	125	45%	20	5/5 ⁽¹⁾	15/5 ⁽¹⁾	20/5 ⁽¹⁾	35	2
Zero Lot Line	6,500	52	125	45%	20	0/10 ⁽²⁾ /5 ⁽¹⁾	15/5 ⁽¹⁾	20/5 ⁽¹⁾	35	2
RECREATIONAL FACILITIES										
Recreational Facilities, Private On-site & Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of LDC Sections 34-1176 & 34-2474(b)(6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for any common area amenity structures in association with the zero-lot line and single-family master concept plan. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.									

Footnotes:

- (1) Accessory structures
- (2) Side opposite zero lot line
- (3) Interior side only
- (4) Exterior side only, with minimum building separation of 20 feet.
- (5) Irregular lots, inclusive of eyebrow lots, and cul-de-sac lots, shall in all cases be designed to contain the minimum required width as measured between the mid-point of the foremost points of the side lot lines in front (where they intersect with the street line), and the rearmost points of the side lot line in the rear, except that the minimum street frontage shall not be less than 20 feet as measured along the cord of an eyebrow, or cul-de-sac lot. The chord represents a straight line joining the foremost points of the lot where it intersects with the street line.
- (6) All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the Master Concept Plan.

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00053**ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA**

WHEREAS, Touse Homes, Inc./Engle Homes, Inc., filed an application for administrative approval to a Residential Planned Development (RPD) on a project known as Caloosa Lakes RPD (Zoning Resolution #Z-03-45) on property located at Homestead Road South in Lehigh Acres, FL. described more particularly as:

LEGAL DESCRIPTION: In Section 05, Township 45 South, Range 27 East, Lee County, Florida:

See Exhibit "A".

WHEREAS, the property was originally rezoned in case number DCI2003-00009/Zoning Resolution #Z-03-045; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Vanesse Daylor Inc. submitted an application for an administrative amendment on behalf of the applicant; and

WHEREAS, the request is to change the mix of housing from 350 single-family units and 100 multifamily units to 387 single-family (including zero lot line, two-family attached) and 63 multifamily dwelling units; and

WHEREAS, the new mix of housing products is consistent with the Lee Plan and does not increase the total number of homes (450) and does not increase the amount of traffic on Homestead Boulevard; and

WHEREAS, the revised Master Concept Plan provides for model home locations and development of a clubhouse; and

WHEREAS, the revised Master Concept Plan provides for a temporary construction trailer and real estate sales office; and

WHEREAS, these changes and revised Master Concept Plan are consistent with the Lee Plan, the LDC and with Resolution #Z-03-045; and

WHEREAS, the revised Master Concept Plan provides for additional preserve area, increasing it from 2.7 acres to 3.11 acres; and

WHEREAS, the revised Master Concept Plan revises the size of the lakes, similar in configuration to #Z-03-045; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated MARCH 28, 2005. Master Concept Plan for ADD2005-00053 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**
3. **Condition #2.a of Resolution #Z-03-045 is revised to read as follows:**

"DWELLING UNITS - Limited to a maximum of 450 dwelling units, consisting of 387 single-family dwelling units and 63 multi-family dwelling units, AND SUBJECT the locational limitations in Condition 3 of Resolution #Z-03-045."
4. **Condition #2.c of Resolution #Z-03-045 is revised to read as follows:**

"Minimum open space - 3.11 acres of indigenous preservation."

"Maximum number of Dwelling Units 450 total. Consisting of not more than 387 single-family and 63 multifamily dwelling units."
5. **Model homes are limited to 7 as shown on the approved Master Concept Plan.**
6. **Models cannot be of the same floor plan and each must be a different design.**
7. **Real estate sales are limited to the clubhouse, model home locations and sales center as shown on the approved Master Concept Plan.**
8. **Real estate sales will be limited to the sale of lots or units within the development only.**

9. Hours of operation for model homes and real estate sales are limited to Monday through Sunday 8 a.m. to 8 p.m.

10. Condition 1 Deviation #1A;

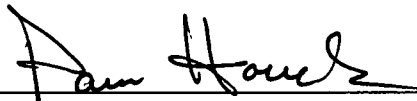
Condition 1 Deviation #1B;

and Condition 2 Deviation #2 of Resolution #Z-03-045 are all revised to read as follows:

"The requested deviation is limited to the lakes as identified on the approved Master Concept Plan."

DULY SIGNED this 5th day of April, A.D., 2005.

BY:



Pam Houck, Director

Division of Zoning

Department of Community Development

ADD 2005-00053

LEGAL DESCRIPTION

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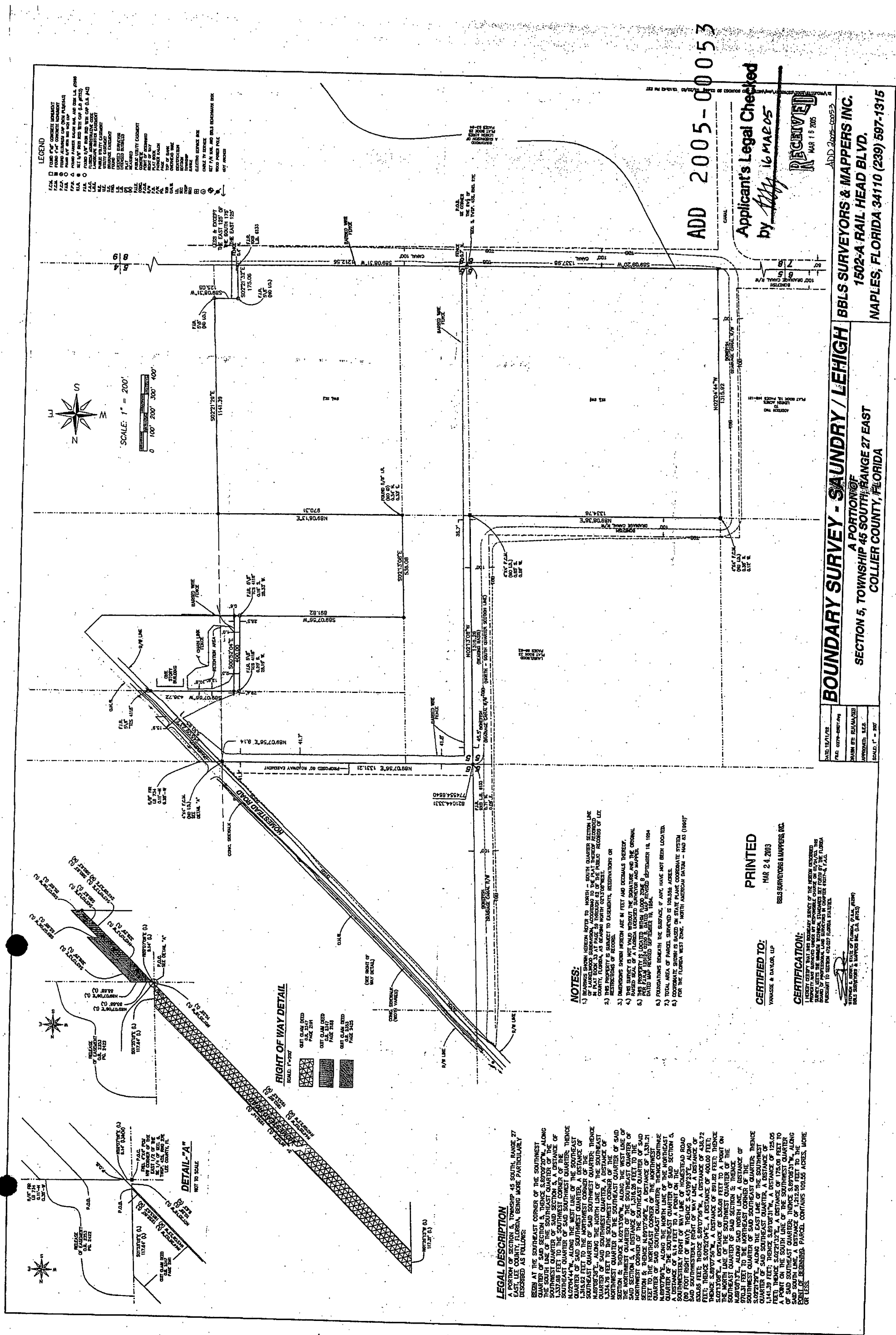
Applicant's Legal Checked

by AMY ILMAROS

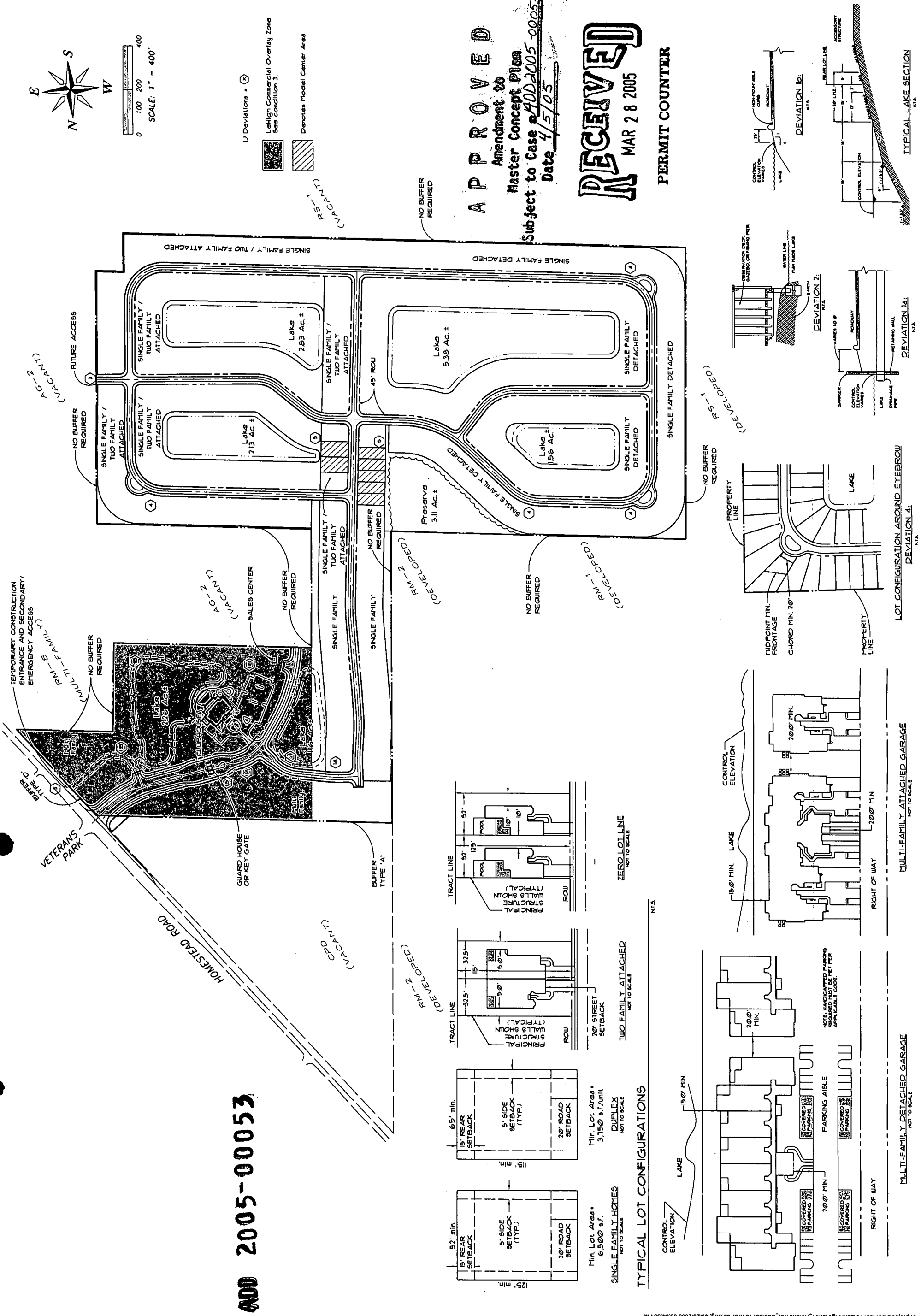
ADD 2005-00053

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ADD 2005-00053



PROJECT & SHEET TITLE Caloosa Lakes RPD - Exhibit IV-A-2 Section 5, Township 45 S, Range 27 E Lee County, Florida		PROJECT LOCATION 8310 Big Acorn Circle # 1001 Naples, Florida 34119 Kenneth P. Saundry, Jr. Trustee	
PREPARED FOR Traffic Engineering Environmental Science FL 366		REVISIONS NO. DATE BY: REVISION: 1 5-12-03 RPN First Sufficiency Comments 2 5-20-03 RPN Second Sufficiency Comments 3 07-01-03 RPN Continuation of Second Sufficiency Review 4 09-15-03 RPN Per BOCB revisions 5 10-02-03 RPN Access re-alignment per condition 12 of BOC resolution 6 03-04-05 RPN Administrative Amendment 7 03-23-05 RPN Administrative Amendment	
SCALE 1" = 400'		CHECKED: RPN 12-31-02	
DRAWN: RPN 12-31-02		APPROVED: RPN 12-31-02	
NOTE: The information shown on these plans is subject to change. It is the registrant's responsibility to verify all information prior to commencement of planning, engineering and/or construction.			



ADD 2005-00053

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

WHEREAS, an application was filed by the property owner, Caloosa Lakes, LLC, to rezone the following existing planned developments: Caloosa Lakes Residential Planned development (Zoning Resolution #Z-03-045), the commercial portion of Village on the Park, a/k/a Central Park (Zoning Resolution #Z-94-065), and +/- 62.78 acres of Agricultural (AG-2) land to Mixed-Use Planned Development (MPD), in reference to Caloosa Lakes MPD; and,

WHEREAS, a public hearing was advertised and held on December 21, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2005-00036; and

WHEREAS, a second public hearing was advertised and held on April 3, 2006, 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 the following existing planned developments: Caloosa Lakes Residential Planned Development, the commercial portion of Village on the Park, a/k/a Central Park, and +/- 62.78 acres of AG-2 land to MPD to permit a maximum of 460 single- and two-family units, and a maximum 340 multi-family units (total maximum 800 dwelling units) and a maximum of 160,000 s/f floor area for commercial uses including retail and office uses on a total of +/- 196.41 acres of land. Maximum height proposed is 4 stories/50 feet. Mining for excess spoil removal pursuant to LDC Sections 10-329 and 34-1651 is also being requested. Blasting is not requested. The property is located in the Central Urban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the single-page Master Concept Plan (MCP), entitled "Caloosa Lakes MPD - DCI2005-00036, Master Concept Plan - Exhibit 6-J," dated 03-11-05, last revised 4-3-06, stamped "Received Apr 06 2006 Permit Counter," except as modified by the conditions below.

COPY

This development must comply with all requirements of 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.

Maximum Dwelling Units: 800

SINGLE-FAMILY - Maximum 393 dwelling units may be single-family, zero-lot-line and/or two-family attached, limited to Parcel 1 only.

MULTI-FAMILY - Maximum 407 multi-family units. Parcel 2 must be multi-family. No single-family, zero-lot-line, duplex or two-family attached are permitted on Parcel 2.

Maximum Commercial Square Footage: (Parcel 3) 160,000 gross retail and or/office floor area.

Parcel 3 must be utilized for commercial development.

Upon approval of this zoning action, Resolution Numbers Z-89-113, Z-03-045 and ADD2005-00053 are all null and void. See Condition 17.

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

a. **SCHEDULE OF USES**

RESIDENTIAL AREAS (Parcels 1 and 2)

ADMINISTRATIVE OFFICES

ACCESSORY USES AND STRUCTURES

CLUBHOUSE

DWELLING UNITS - LIMITED TO A MAXIMUM OF 800 UNITS AS FOLLOWS:

SINGLE-FAMILY, ZERO-LOT-LINE,

TWO-FAMILY ATTACHED (Limited to a maximum of 393 dwellings on Parcel 1 only.)

MULTI-FAMILY, TOWNHOUSE (Limited to a maximum of 407 multi-family units on Parcel 2. No single-family, zero-lot-line, duplex or two-family attached are permitted on Parcel 2. (Also see Condition 1)

ENTRANCE GATES AND GATEHOUSE, IN COMPLIANCE WITH LDC §34-1748

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES, GROUP I

EXCAVATION, WATER RETENTION - NO BLASTING

(SEE CONDITIONS FOR OFF-SITE SPOIL REMOVAL)

FENCES, WALLS

HOME OCCUPATION (LDC §34-1771 *et seq.*)

MODEL HOME, MODEL UNITS, MODEL DISPLAY CENTER, MODEL
DISPLAY GROUP (IN COMPLIANCE WITH
LDC §34-1951 *et seq.*)
REAL ESTATE SALES CENTER (LIMIT TO 1 AS SHOWN
ON THE APPROVED MCP.) (Also See Conditions)
PARKING LOT, ACCESSORY, TEMPORARY
RECREATION FACILITIES, PERSONAL
RECREATION FACILITIES, PRIVATE ON-SITE - INCLUDING CLUBHOUSE
RESIDENTIAL ACCESSORY USES
SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
TEMPORARY USES (LDC §34-3041)
TEMPORARY CONSTRUCTION TRAILER - LIMIT TO 1
AS SHOWN ON APPROVED MCP

COMMERCIAL AREAS (Parcel 3)

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURES
AUTOMATIC TELLER MACHINES
BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I
BUSINESS SERVICES, GROUP I
CLOTHING STORE, GENERAL
CONTRACTORS AND BUILDERS, GROUP I
CONVENIENCE FOOD AND BEVERAGE STORE - Limited to 1 for
the entire planned development. No self-service fuel pumps
or fast food restaurants permitted with this use.
DRIVE THROUGH - LIMITED TO ONE LANE FOR EACH USE, LIMITED
TO BANKS AND FINANCIAL ESTABLISHMENTS GROUP I,
LAUNDRY OR DRY CLEANING, GROUP I, DRUG STORE/
PHARMACY.
DRUG STORE/PHARMACY - Limited to 1 for the entire planned development.
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION - NO BLASTING
(SEE CONDITIONS FOR OFF-SITE SPOIL REMOVAL)
FENCES, WALLS
FOOD STORE, GROUP I
GIFT AND SOUVENIR SHOP
HOBBY, TOY AND GAME STORE
INSURANCE COMPANIES
LAUNDRY OR DRY CLEANER, GROUP I
MEDICAL OFFICES
PAINT, GLASS AND WALLPAPER - NO OUTDOOR DISPLAY OR STORAGE
PARKING LOT, ACCESSORY, TEMPORARY
PERSONAL SERVICES, GROUP I AND II - EXCLUDING MASSAGE
PARLORS, STEAM OR TURKISH BATHS.
RESTAURANTS - All Groups (I, II, III & IV); however, Restaurants, Fast Food (as
defined in §34-2), are limited to locations in multi-occupant buildings only
(no stand-alone fast food Restaurants).

SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
 SCHOOLS, COMMERCIAL
 SOCIAL SERVICES, GROUP I AND II
 SPECIALTY RETAIL SHOPS, GROUP I, II, III, IV (NO AMMUNITION,
 FIREARMS OR HUNTERS EQUIPMENT)
 STUDIOS
 VARIETY STORE

b. **SITE DEVELOPMENT REGULATIONS**

PROPERTY DEVELOPMENT REGULATIONS									
LAND USE	Min. Lot Area SF	Min. Lot Width (ft)	Min. Lot Depth (feet)	Max. Lot Coverag e	Setbacks (ft) ⁽⁶⁾				Max. Height Feet /Stories
					Street	Side	Rear	Water	
RESIDENTIAL - Two-family & Multi-family Plan									
Two-Family Attached	7500 3,750/unit	65	115	45%	20	5/0 ⁽³⁾ /5 ⁽¹⁾	15/5 ⁽¹⁾	20/5 ⁽¹⁾	2 stories
Multi-family ⁽⁷⁾ (3 or more units)	10,000 3,000/unit	100	100	45%	20	10 ⁽⁴⁾ /5 ⁽¹⁾	20/5 ⁽¹⁾	20/5 ⁽¹⁾	50/4 stories
Townhouse ⁽⁷⁾ (3 or more units)	10,000 2,400/unit	100	100	45%	20	10 ⁽⁴⁾ /5 ⁽¹⁾	20/5 ⁽¹⁾	20/5 ⁽¹⁾	50/4 stories
RESIDENTIAL – Alternative Zero-Lot-Line & Single-family Plan									
Single-Family	6,500	52 ⁽⁵⁾	125	45%	20	5/5 ⁽¹⁾	15/5 ⁽¹⁾	20/5 ⁽¹⁾	35/2 stories
Zero-Lot-Line	6,500	52	125	45%	20	0/10 ⁽²⁾ /5 ⁽¹⁾	15/5 ⁽¹⁾	20/5 ⁽¹⁾	35/2 stories
COMMERCIAL	-	-	-	-	-	-	-	-	-
RETAIL	7,500	75	100	40%	20	10	15/5 ⁽¹⁾	20/5 ⁽¹⁾	40/3 stories
OFFICE	7,500	75	100	40%	20	10	15/5 ⁽¹⁾	20/5 ⁽¹⁾	40/3 stories
RECREATIONAL FACILITIES									
Recreational Facilities, Private On-site & Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of §§34-1176 & 34-2474(b)(6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for any common area amenity structures in association with the zero-lot line and single-family MCP. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.								

LAND USE	MINIMUM BUILDING SEPARATION
RESIDENTIAL - Two-family, Multi-family & Townhouse Plan	
Two-Family Attached	10
Multi-family (3 or more units)	20/10 ⁽¹⁾
Townhouse	20/10 ⁽¹⁾
RESIDENTIAL – Alternative Zero Lot Line & Single-family Plan	
Single-Family	20
Zero Lot Line	20
COMMERCIAL	-
RETAIL	10
OFFICE	10
RECREATIONAL FACILITIES	20

Notes to Site Development Regulations:

- (1) Accessory structures.
 - (2) Side opposite zero-lot-line.
 - (3) Interior side only.
 - (4) Exterior side only, with minimum building separation of 20 feet.
 - (5) Irregular lots, inclusive of eyebrow lots, and cul-de-sac lots, shall in all cases be designed to contain the minimum required width as measured between the mid-point of the foremost points of the side lot lines in front (where they intersect with the street line), and the rearmost points of the side lot line in the rear, except that the minimum street frontage shall not be less than 20 feet as measured along the cord of an eyebrow, or cul-de-sac lot. The chord represents a straight line joining the foremost points of the lot where it intersects with the street line.
 - (6) All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the MCP.
 - (7) Fee simple lots for two-family attached, townhouse and multi-family attached dwelling units with 3,750 s/f, 2,400 s/f and 3,000 s/f per dwelling unit, respectfully, will be allowed and deemed consistent with the minimum lot area and frontage requirements for two-family attached and multi-family housing structures notwithstanding the actual frontage of each respective dwelling unit.
 - a) Single-family, zero-lot-line, duplex, and two-family attached development will be limited to the areas identified on the approved MCP as "Residential - one and two-family" (Parcel 1). Multi-family development will be permitted on Parcel 2 on the approved MCP. Single-family development - including two-family attached, duplexes, zero-lot-line - will not be permitted on Parcel 2.
 - b) Single-family, zero-lot line, duplex and two-family development are all inconsistent with Policy 1.8.1 of the Lee County Comprehensive Plan and will be prohibited on property within the Lehigh Commercial Overlay zone.
 - c) Commercial development will be permitted within the Lehigh Commercial Overlay Zone on this property.
 - d) A Clubhouse will be permitted within the Lehigh Commercial Overlay Zone on this property.
3. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
 4. Prior to local development order approval, the development order plans must delineate:
 - a. A 3.1- acre gopher tortoise preserve in substantial compliance with the preserve shown on the MCP and a fence or continuous hedge consisting of native shrubs (minimum 24-inch; 3-gallon container size) along the perimeter of the gopher tortoise preserve where it abuts single family lots. The fence or hedge must be installed prior to issuance of a certificate of compliance for the infrastructure; and
 - b. A 8.4-acre gopher tortoise preserve in the northern parcel with a permanent gopher tortoise fence behind the right-of-way buffer along Homestead Road and a continuous native hedge where the preserve abuts commercial or multifamily development. The fence and hedge must be installed prior to issuance of a certificate of

compliance for the infrastructure. An indigenous management plan must be submitted for the 8.4-acre preserve that details how the preserve will be prepared to provide adequate foraging habitat for the gopher tortoises.

5. Prior to moving the gopher tortoises and commensal species located outside the preserve into the preserve, all invasive exotic vegetation and any trash/debris must be hand removed from the preserve area.
6. Prior to local development order for the multifamily or commercial tracts, the buildings must be setback a minimum of 30 feet from the 8.0-acre indigenous preserve.
7. All required buffers must utilize 100 percent native vegetation.
8. Agriculture is not a permitted use within this Planned Development.
9. Approval of this 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 a local development order.
10. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee County Comprehensive Plan provisions.
11. Model Homes/Real Estate Sales:
 - a. Model homes are limited to seven (7), at locations as shown on the approved MCP.
 - b. Models cannot be of the same floor plan and each must be a different design.
 - c. Real estate sales are limited to the clubhouse, model home locations and sales center as shown on the approved MCP.
 - d. Real estate sales will be limited to the sale of lots or units within the development only.
 - e. Hours of operation for model homes and real estate sales are limited to Monday through Sunday 8 a.m. to 8 p.m.
 - f. No dry models are permitted.

- g. Model homes and real estate sales will be valid for a period of up to seven (7) years from the date of issuance of a certificate of occupancy of a model home per §34-1954(d)(1) - See Deviation 5.

12. Excess Spoil Removal:

- a. Excess spoil removal will not take place without the developer first obtaining a Mining Operation Permit from the Development Services Division. The Mining Operation Permit may be submitted as part of a Development Order for the project, or as a separate submittal to be reviewed by the Development Services Division.
- b. The Mining Operation Permit will be consistent with the "Excess Spoil Removal Plan" attached as Exhibit "D," and the provisions found in LDC Chapter 34, Division 15, Excavation Activities. If the two conflict, then the more stringent standard will apply.
- c. This approval grants the requested planned development zoning allowing for residential and commercial development and associated uses. This approval only allows the temporary mining activity sought in this general application with the new development and proposed lakes. Mining will be limited to excess spoil removal (fill dirt) as depicted in the "Excess Spoil Removal Plan." This is a temporary use and will not continue upon completion.

The permitted length of the entire mining operation, including removal of the spoil material from the site, is one year from the date of this zoning approval. Any extension of this deadline must be approved through the public hearing process amending this planned development.

- d. The permitted hours of the approved mining operation and activities related to hauling material off site are from 7:30 a.m. to 5:30 p.m. Monday through Friday excluding holidays.
- e. Construction materials mining as defined under F.S. 552.30 is not permitted.
- f. The "Excess Spoil Removal Plan" is considered to be a condition of approval, except specifically conditioned to the contrary as part of this planned development. Where a conflict may occur the specific condition will be the ruling requirement.
- g. Trucks must enter and exit the site consistent with the "Excess Spoil Removal Plan," with drivers limiting their routes to collector and arterial roadways (i.e. Homestead Road, Bell Boulevard, State Road 82, County Road 884, Joel Boulevard, and Lee Boulevard) to the greatest extent possible. No truck traffic is allowed on any of the

other roads, except for local delivery to a lot or parcel located on that road. Except in the rarest of circumstances, trucks must travel south on Homestead Road and not north.

- h. The owner may be allowed to temporarily stock pile excavated material on site to allow the excavated material to sufficiently dry out to be moved to one of the spoil disposal sites or delivery to a construction site.
 - i. Any damage directly attributable to this temporary mining operation to the roadways or culvert crossings must be repaired by the holder of the mining operations permit.
 - j. Deviations from the terms and conditions of this approval may only take place after approval through the appropriate public hearing process amending the Planned Development. Conditions further restricting the mining operations - such as reduced hours, less material extracted - will not require a public hearing but may be approved administratively.
 - k. Excavation depths will be limited to no more than 12 feet below the wet season water table.
 - l. Lakes will be limited to those depicted on the approved MCP.
 - m. The total volume of material to be hauled off site may not exceed 690,000 cubic yards. During the mining operation, the owner or the owner's representative must submit quarterly reports on the amount on material mined and/or hauled off-site to the Division of Development Services.
 - n. Prior to any off-site hauling, the contractor must coordinate with Lee County Department of Transportation (LCDOT) regarding the condition of the existing haul routes and proposed mitigation for any damage caused by the hauling operation.
 - o. The Developer is responsible for the conduct of the haul trucks (i.e. routes, hours of operation, noise, dust, etc.) The Director of Development Services will require the developer to provide for truck monitoring to ensure the haul trucks comply with the conditions of this rezoning and do not jeopardize the health, safety and welfare of the general public.
14. The 33-foot-wide road easement as shown on the approved MCP must be vacated prior to the issuance of a Development Order on any part of Parcel 2.
15. No dewatering activities have been requested, nor is dewatering permitted in this planned development.

16. All development must connect to public water and sewer. At time of local development order, the Developer must also demonstrate there is adequate water and sewer capacity to handle the proposed level of development.
17. Upon approval of this zoning action, Zoning Resolution Numbers Z-89-113, Z-03-045 and ADD2005-00053 are all null and void. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan.

The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of any local development order for any development approved herein. Existing development orders that have not received a final Certificate of Compliance prior to April 3, 2006 must be amended to comply with this zoning resolution, including its concurrency requirements. Further development under inconsistent development order approvals is prohibited.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §10-329(f)(1)(a)(1) requirement that no excavations be allowed within 25 feet of an existing right-of-way line or easement for a local street, to allow water retention lakes to be located within zero (0) feet of the right-of-way from back of curb of local streets to water control elevation. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. The requested deviation is limited to the lakes identified on the approved MCP.
 - b. The Developer must provide for the protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as determined by the Director of Development Services.
2. Deviation (2) seeks relief from the §10-329 (f)(1)(a)(3) requirement that no excavations be allowed within fifty (50) feet of any private property line under separate ownership be modified, to allow a setback of no less than twenty-five (25) from any adjoining property under separate ownership. This deviation is APPROVED, SUBJECT TO the following condition:

The requested deviation is limited to the lakes identified on the approved MCP.

3. Deviation (3) seeks relief from the §34-2194(c)(3)(b) requirement that non-roofed structures be permitted no closer than 10 feet from a non-seawalled artificial body of water, to allow recreational/amenity structures to be placed at the lake's control elevation as depicted in deviation illustration. Recreational/amenity structures include observation decks, fishing pier or leisure space. This deviation is APPROVED, SUBJECT TO the following conditions:

- a. Prior to local development order approval, the location of any observation deck, fishing pier or gazebo must be detailed on the development order plan with no more than one structure per lake and containing no more than 100 linear feet of shoreline per lake.
 - b. The requested deviation is limited to the lakes identified on the approved MCP.
4. Deviation (4) seeks relief from the §10-296(k) requirement to provide for modified cul-de-sac (eyebrows) in connection with certain street geometry (typically 90 degree angles) in order to maximize potential street frontage to each lot so juxtaposed, and to provide for some visual landscape relief made possible only by this type of design. This deviation is APPROVED, SUBJECT TO the following condition:

Traffic control devices that support the safe operation of the eyebrow must be established during the Development Order process.
5. Deviation (5) seeks relief from the §34-1954(d) requirement limiting the operation of model homes and model sales center for a time period not to exceed three years, to allow the operation of model homes and model sales center until all the lots are sold, but in no event to exceed a period of 10 years. This deviation is DENIED with regard to the request for a period of 10 years, BUT INSTEAD IS APPROVED, SUBJECT TO Condition 11 herein, to allow the operation of model homes and model sales center until all the lots are sold, but in no event to exceed a period of 7 years.
6. Deviation (6) seeks relief from the §10-285 requirement of connection separation spacing of 660 feet for arterial roads, to provide for connection separation distances of 510 and 333 feet on Homestead Road. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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: Excess Spoil Removal Plan

The applicant has indicated that the STRAP numbers for the subject property are:
05-45-27-00-00001.0000; 05-45-27-00-00005.0040; 05-45-27-00-00007.0010;
05-45-27-00-00005.0030; 05-45-27-00-00003.0000; 05-45-27-00-00005.0010;
and 05-45-27-00-00005.0000

SECTION E. FINDINGS AND CONCLUSIONS:

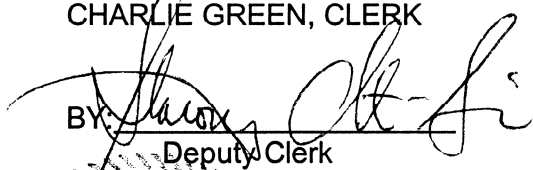
1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and 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 rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location;
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - 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, are, or 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 John E. Albion, seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

Robert P. Janes	Nay
Douglas R. St. Cerny	Aye
Ray Judah	Nay
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of April 2006.

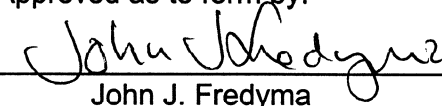
ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Tammara Hall
Chairwoman

Approved as to form by:


John J. Fredyma
County Attorney's Office

RECEIVED
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DCI 2005-00036

JUN 07 2005

BBLs
SURVEYORS & MAPPERS INC.
1502-A RAILHEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: (239) 597-1315
FAX: (239) 597-5207

PERMIT COUNTER

**LEGAL DESCRIPTION
CALOOSA LAKES**

A PORTION OF THE NORTHEAST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$, AND SOUTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF SAID NORTHEAST $\frac{1}{4}$, A DISTANCE OF 1405.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD; THENCE S.45°12'26"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2496.52 FEET; THENCE S.89°07'56"W., A DISTANCE OF 437.37 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE N.89°07'57"E., A DISTANCE OF 687.47 FEET; THENCE N.44°50'37"E., A DISTANCE OF 100.69 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE S.45°12'26"E. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 956.04 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 5; THENCE S.02°29'49"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 1239.27 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE S.89°08'31"W. ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST $\frac{1}{4}$, A DISTANCE OF 2675.21 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE S.89°09'20"W. ALONG THE SOUTHERLY LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 5, A DISTANCE OF 1337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE N.02°04'44"W. ALONG THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 1315.92 FEET; THENCE N.89°08'38"E. ALONG THE NORTHERLY LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 1334.76 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE N.02°13'08"W. ALONG THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 5, A DISTANCE OF 1316.26 FEET TO **POINT OF BEGINNING**.

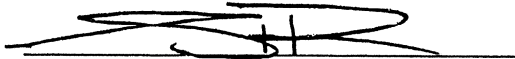
PARCEL CONTAINS 196.4 ACRES, MORE OR LESS.

SHEET 1 OF 3

EXHIBIT "A"
(Page 1 of 3)

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND
RESERVATIONS OF RECORD.

BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE
COUNTY, FLORIDA, AS BEING S.89°08'31"W.



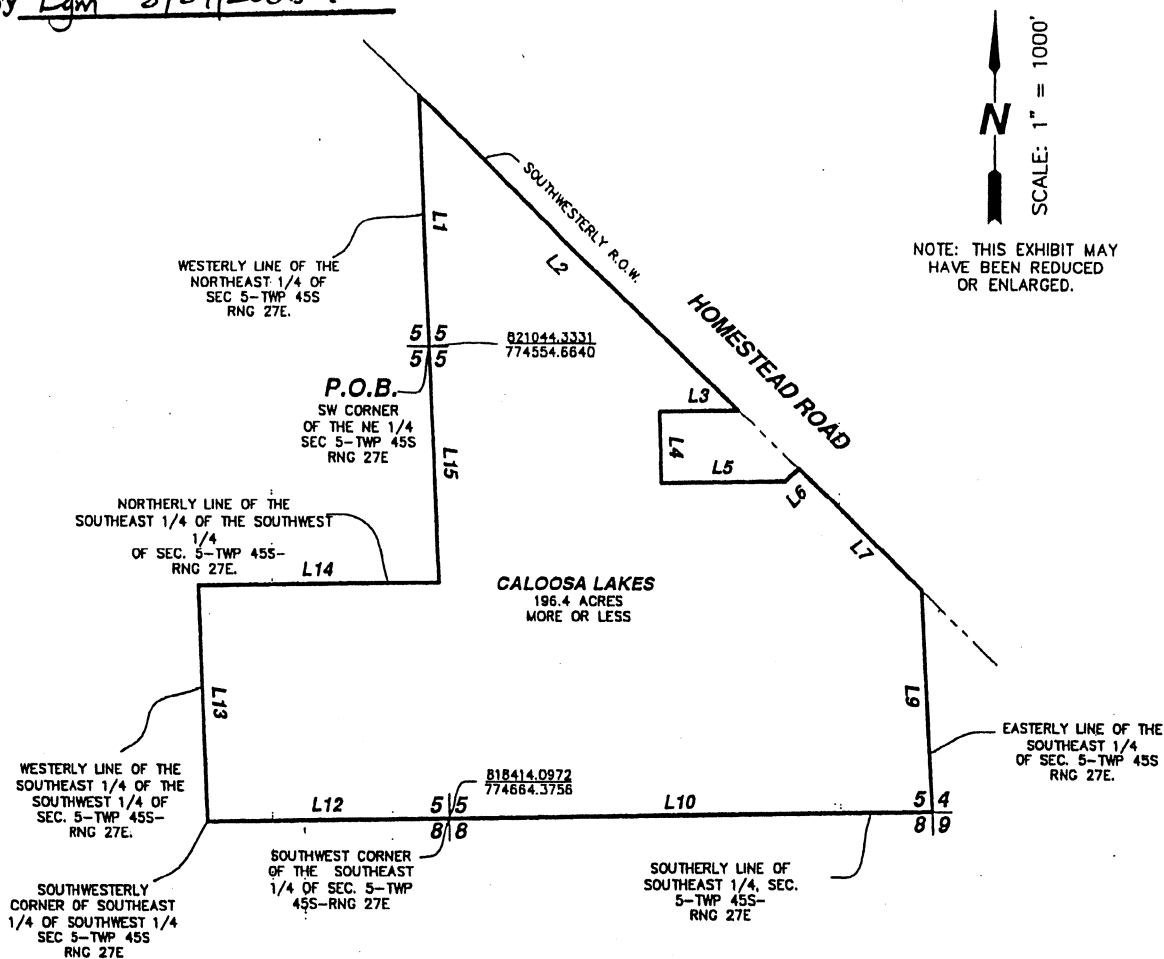
STEPHEN E. BERRY, STATE OF FLORIDA, (P.S.M. #5296)
BBL SURVEYORS & MAPPERS INC., (L.B. #6753)

PROOFED BY SEB
Z:\PROJECTS\2002\0279BNDY\DWG\QA L&S 196AC.DOC
(SEE ATTACHED SKETCH L&S 02790A. DWG)

Applicant's Legal Checked

by Lgm 8/29/2005.

Applicant's Survey Checked

By Lgm 8/29/2005.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N02°13'08"W	1405.94
L2	S45°12'26"E	2496.52
L3	S89°07'56"W	437.37
L4	S00°52'04"E	400.00
L5	N89°07'57"E	687.47
L6	N44°50'37"E	100.69
L7	S45°12'26"E	956.04
L9	S02°29'49"E	1239.27
L10	S89°08'31"W	2675.21
L12	S89°09'20"W	1337.98
L13	N02°04'44"W	1315.92
L14	N89°08'38"E	1334.76
L15	N02°13'08"W	1316.26

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, AS BEING S.89°08'31"W.
- 2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- 3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 4.) COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE FLORIDA WEST ZONE. (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT)

LEGEND

P.O.B.	POINT OF BEGINNING
SEC.	SECTION
TWP.	TOWNSHIP
RNG.	RANGE
R.O.W.	RIGHT OF WAY

RECEIVED
JUN 07 2005

THIS IS NOT A SURVEY

REVISED 6/06/05: ADD SPC

PERMIT COUNTER

SHEET 3 OF 3

DATE 10/04/04	FIELD BOOK PAGE DRAWN BY BUD	APPROVED SEB	FILED 0279 LAS OA	SCALE 1" = 1000'	SKETCH TO ACCOMPANY LEGAL DESCRIPTION CALOOSA LAKES, A PORTION OF THE NE 1/4, SE 1/4 AND SW 1/4 OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA	BBLs SURVEYORS & MAPPERS INC. 1502-A RAIL HEAD BLVD. NAPLES, FLORIDA 34110 (239)597-1315

DCI 2005-00036

EXHIBIT "A"

(Page 3 of 3)

ZONING INTAKE MAP

8/29/2005

Attachment A

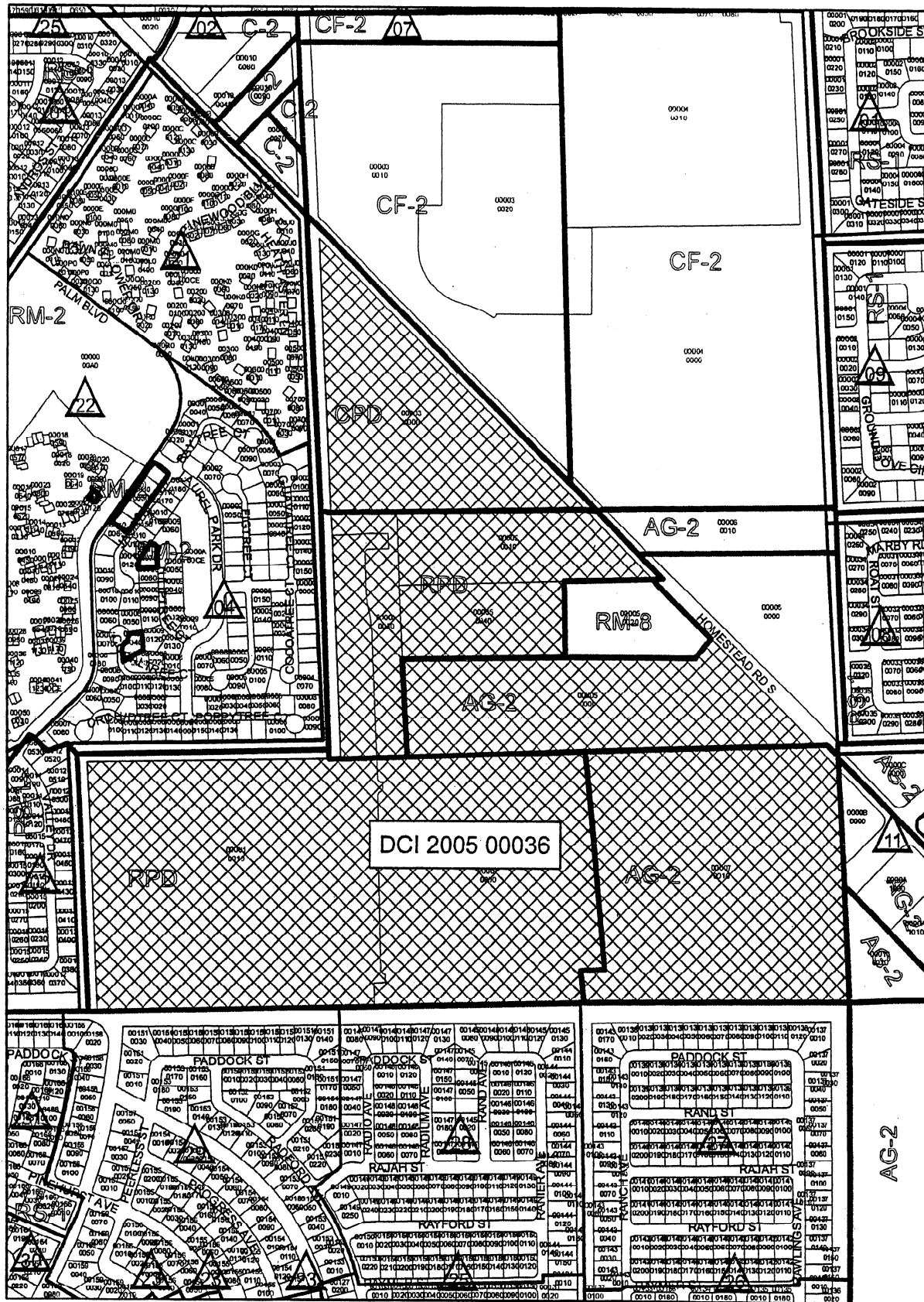
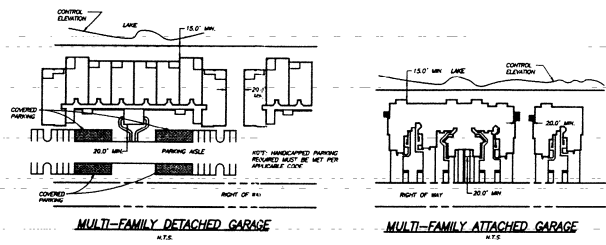
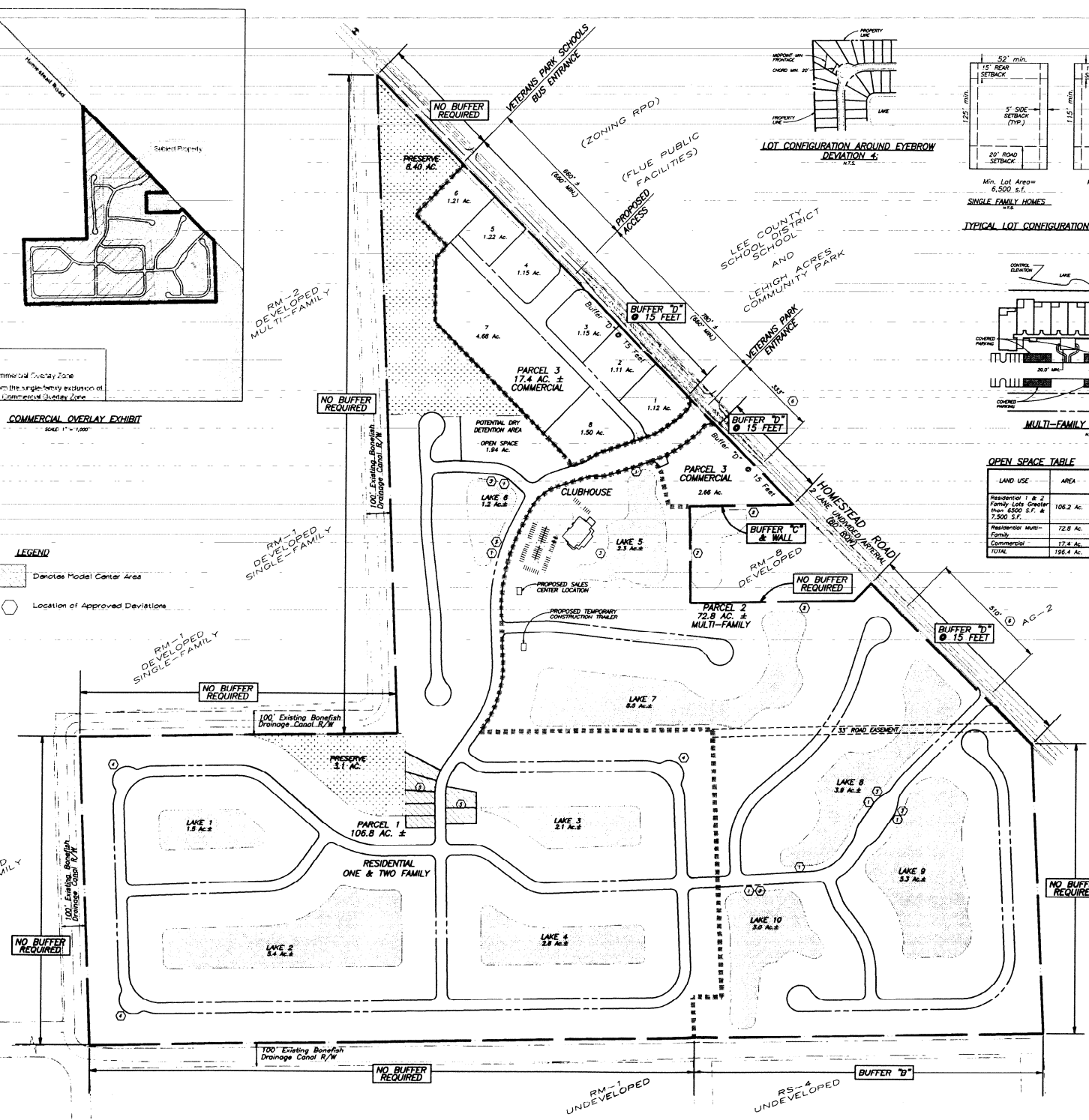
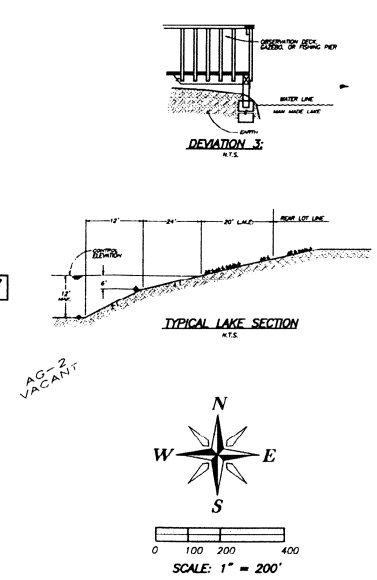


EXHIBIT "B"
Zoning Map



OPEN SPACE TABLE					
LAND USE	AREA	OPEN SPACE REQUIREMENT	INDIGENOUS PRESERVE REQUIREMENT	OPEN SPACE PROVIDED	INDIGENOUS PROVIDED
Residential 1 & 2 Family Lots Greater than 6,500 S.F. & 7,500 S.F.	106.2 AC.	N/A	N/A	20.4 AC.	11.5 AC.
Residential Multi-Family	12.8 AC.	72.8 ÷ 40% = 291.1 AC.	29.1 ÷ 50% = 14.6 AC.	12.0 AC.	0
Commercial	17.4 AC.	17.4 ÷ 50% = 3.2 AC.	3.2 ÷ 50% = 2.6 AC.	1.7 (108)	0
Total	196.4 AC.	34.1 AC.	17.2/11.5 AC. (with bonus provision)	34.1 AC.	11.5 AC.

Approved as Exhibit _____
MCP Page 1 of 1
Resolution # 2-05-080



CALOOSA LAKES MPD**EXCESS SPOILS REMOVAL PLAN**

May 2005

1. Location shape and dimensions of the areas to be excavated relative to all property lines, easements, and rights-of-way are indicated on the included Caloosa Lakes MPD Master Concept Plan – Exhibit 6-J. There are ten (10) lakes totaling approximately 33 acres in surface area at the control elevation (24.5).
2. The proposed slopes, the maximum and average depth and the controlled water depth of the proposed excavations are indicated on the lake cross-section detail on the included Caloosa Lakes MPD Master Concept Plan – Exhibit 6-J.
3. It is estimated that up to 920,000 truck-measure cubic yards (tmcy) will be generated from the excavation of lakes. Approximately 230,000 tmcy will be used on-site, and the remaining approximately 690,000 tmcy of excess spoils will be removed from the site.
4. The maximum proposed haul-off truck volume is expected to be 200 trucks per day (approximately 3600 tmcy).
5. It is anticipated that the excess spoils will be hauled off within one (1) year, from issuance of the Development Order.
6. The destination(s) of the removed material will be amongst four (4) different projects controlled by the developer, TOUSA Homes, Inc., d/b/a Engle Homes Southwest Florida, Inc. Reflection Key and Oasis Key will have Development Orders (DO's) in place by June or July of 2005. Other receiving sites include Gladiolus RPD and Ref Shores, which are scheduled to have DO's in September 2005.
7. The proposed haul route will be on to Homestead Road near the southerly limits of the Caloosa Lakes site. Trucks then will travel south on Homestead Road to SR82 and westerly to the receiving sites. The precise route(s) from the Homestead Road and SR82 intersection may vary, but all of the proposed receiving sites are in the area of Sutherlin Road and Gladiolus Boulevard.
8. The contractor shall take adequate measures to control dust, mud, and debris along the proposed haul route and on-site. Measures shall include, but are not limited to using water trucks to control dust and avoid hauling excessively saturated material. In accordance with BMP(s) identified in the SWPPP, a gravel entrance will be provided at the access point(s) with Homestead Road. The project superintendent will inspect the access route daily to assure that any debris from the haul operations is removed from the access route in a timely manner.

EXHIBIT "D"**Excess Spoils Removal Plan**

ADMINISTRATIVE AMENDMENT (PD) ADD2006-00097

**ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA**

WHEREAS, D.R. Horton Inc. filed an application for administrative approval to a Mixed Use Planned Development (MPD) on a project known as Caloosa Lakes MPD (Zoning Resolution #Z-05-080) on property located at Homestead Road South, Lehigh Acres, described more particularly as:

LEGAL DESCRIPTION: In Section 05, Township 45 South, Range 27 East, Lee County, Florida:

See Exhibit "A".

WHEREAS, a portion of the property was originally rezoned to Residential Planned Development (RPD) in case number DCI2003-00009/Zoning Resolution #Z-03-045, amended administratively in case number ADD2005-00053, and the entire property was rezoned to Mixed Use Planned Development (MPD) in case number DCI2005-00036/Zoning Resolution #Z-05-080; and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Vanesse Daylor Inc. submitted an application for an administrative amendment of behalf of the applicant; and

WHEREAS, Zoning Resolution #Z-05-080 includes model homes, model units, model display center and model display group and temporary uses in the schedule of uses per condition #2.A.; and

WHEREAS, Zoning Resolution #Z-05-080 includes Condition #11. a. limiting the number of model units to seven; and

WHEREAS, Zoning Resolution #Z-05-080 includes Condition #11. f. which states, "No dry model are permitted"; and

WHEREAS, the request is to approve a total of 12 model units for the entire development; and

WHEREAS, the request includes 4 multi-family model units in Parcel 2, 4 model units within duplexes in Parcel 1, 3 single-family model units in Parcel 1 and a temporary sales

center, temporary parking and conversion of the sales center to 1 single-family model unit in Parcel 1; and

WHEREAS, the applicant requests the use of dry models for a period not to exceed 90 days; and

WHEREAS, the applicant proposes revising the number of single-family dwelling units from 393 to 394; and

WHEREAS, the applicant proposes revising the number of multi-family dwelling units from 407 to 406; and

WHEREAS, the total number of dwelling units (800) is unchanged; and

WHEREAS, the change in the number and location of model units, and the inclusion of multi-family model units will have no external impacts; and

WHEREAS, the change in the mix of single-family and multi-family dwelling units is substantively insignificant and will have no external impacts; and

WHEREAS, the proposed Master Concept Plan is consistent with the conditions approved in Zoning Resolution #Z-05-080; and

WHEREAS, dry models were specifically prohibited in Zoning Resolution #Z-05-080 and may not be approved administratively; and

WHEREAS, dry models are generally undesirable and approval of dry models will not benefit the public interest; and

WHEREAS, consideration of dry models should be the subject of the public hearing process in order to better address potential health, safety and welfare issues; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to a Mixed Use Planned Development (MPD) is **APPROVED**.

Approval is subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, dated JUNE 8, 2006. Master Concept Plan for ADD2006-00097 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.
3. Condition #1, Resolution #Z-05-080, revised as follows:

SINGLE-FAMILY - Maximum ~~393~~ 394 dwelling units may be single-family, zero-lot line, and/or two-family attached, limited to Parcel 1.

MULTI-FAMILY - Maximum ~~407~~ 406 multi-family dwelling units. Parcel 2 must be multi-family. No single-family, zero-lot line, duplex or two-family attached are permitted on Parcel 2.

4. Condition #2 a., Resolution #Z-05-080 is revised to add the following to the Schedule of uses:

Temporary Model Sales Center and Temporary Parking for Temporary Sales Center

5. Condition #11 a. , Resolution #Z-05-080 is revised as follows:

Model homes are limited to ~~seven (7)~~ twelve (12) at locations as shown on the approved MCP.

6. No dry models are permitted, per condition #11. f. of Resolution #Z-05-080.

DULY SIGNED this 20th day of June, A.D., 2006.

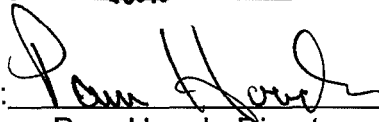
BY: 
Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A**LEGAL DESCRIPTION**

A PORTION OF THE NORTHEAST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$, AND SOUTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF SAID NORTHEAST $\frac{1}{4}$, A DISTANCE OF 1405.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD; THENCE S.45°12'26"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2496.52 FEET; THENCE S.89°07'56"W., A DISTANCE OF 437.37 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE N.89°07'57"E., A DISTANCE OF 687.47 FEET; THENCE N.44°50'37"E., A DISTANCE OF 100.69 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE S.45°12'26"E. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 956.04 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 5; THENCE S.02°29'49"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 1239.27 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE S.89°08'31"W. ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST $\frac{1}{4}$, A DISTANCE OF 2675.21 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE S.89°09'20"W. ALONG THE SOUTHERLY LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 5, A DISTANCE OF 1337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE N.02°04'44"W. ALONG THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 1315.92 FEET; THENCE N.89°08'38"E. ALONG THE NORTHERLY LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 1334.76 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE N.02°13'08"W. ALONG THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 5, A DISTANCE OF 1316.26 FEET TO **POINT OF BEGINNING**.

Applicant's Legal Checked

by *[Signature]* 23 MAY 06

ADD 2006-00097
RECEIVED
MAY 17 2006

COMMUNITY DEVELOPMENT

ADMINISTRATIVE AMENDMENT (PD) ADD2008-00127

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, D.R. Horton, Inc., filed an application for administrative approval to a Mixed Use Planned Development (MPD) on a project known as Caloosa Lakes, Phase I for changes to the approved master concept plan including temporary conversion of 2 residential lots to a sales center and parking lot; relocation of 3 single-family model units; and relocation of 4 multifamily model units on property located at Homestead Road, described more particularly as:

LEGAL DESCRIPTION: In Section 05, Township 45 South, Range 27 East, Lee County, Florida:

See Exhibit A.

WHEREAS, the property was originally rezoned in case number #Z-03-045 with subsequent amendments in case numbers #Z-05-080, ADD2005-00053, ADD2006-00097; and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, Zoning Resolution #Z-05-080 includes Condition #11 a. limiting the number of model units to seven; and

WHEREAS, the total number of dwelling units approved is 800 maximum, including single-family and multi-family development; and

WHEREAS Administrative Amendment ADD2006-00096 approved a total of 12 model units for the entire development; and

WHEREAS, this amendment proposes no changes in the total number of model units; and

WHEREAS, the proposed MCP shows a total of 12 model units, including four multi-family model units, four duplex models, one model unit and temporary sales center, and three single-family model units; and

WHEREAS, the applicant has proposed to temporarily convert lots 78 and 79 of the Caloosa Lakes Phase I plat into a sales center and supporting parking lot; and

WHEREAS, the sales center and parking will replace an existing model and parking on lots 74, 75 and 76, which will convert to single-family lots; and

WHEREAS, the applicant has proposed relocation of three single-family model units from lots 71, 72 and 73 to lots 80, 81 and 82; and

WHEREAS, the applicant has proposed to relocated 4 multi-family model units from lots 204, 205, 206, and 207 to lots 214, 215, 216, and 217; and

WHEREAS, the proposed changes in the location model units, model homes, and supporting parking will have no external impacts; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

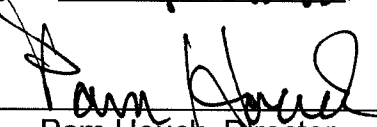
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Caloosa Lakes Mixed Use Planned Development (MPD) to 1. Temporarily convert two single-family lots into a sales center and supporting parking lot; 2. Relocate three single-family model units; 3. Relocate four multi-family model units is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated SEPT 8, 2008. Master Concept Plan for ADD2008-00127 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **Model homes and units are limited to a maximum of 12 at locations as shown on the approved MCP.**
3. **No dry models are permitted.**
4. **Lots 74, 75 and 76 of Caloosa Lakes Phase I plat must convert from model uses and parking to single-family uses.**
5. **Lots 71, 72, and 73 of Caloosa Lakes Phase I plat must convert from model uses to single-family uses.**
6. **Lots 204, 205, 206 and 207 of Caloosa Lakes Phase I plat must convert from model uses to multi-family uses.**

7. The terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 22nd day of September, A.D., 2008.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

Administrative Amendment
Caloosa Lakes Phase 1
September 2008

EXHIBIT A

Exhibit AA-3.C.1

Legal Description

The property consists of one or more undivided platted lots in a subdivision of land more fully described as follows:

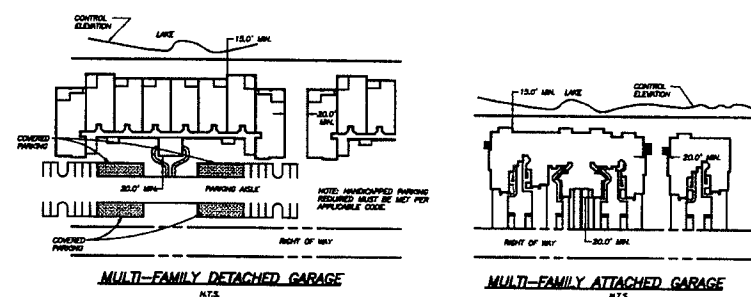
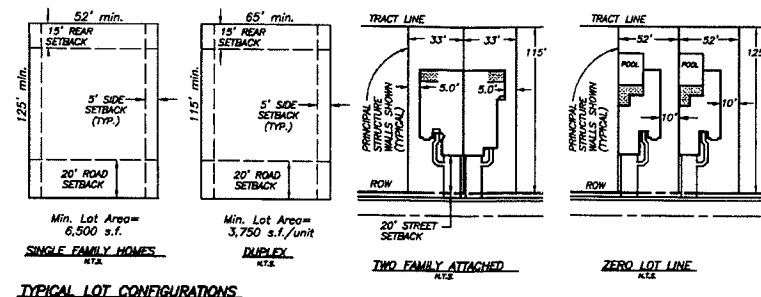
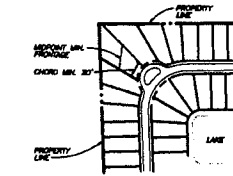
Caloosa Lakes Phase 1, A subdivision lying in Section 5, Township 45 South, Range 27 East, Lee County, Florida as recorded in Instrument #2006000358513 of the public records of Lee County Florida.

RECEIVED
SEP 08 2008

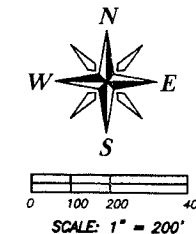
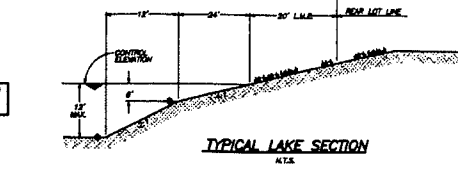
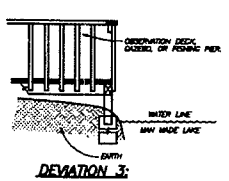
COMMUNITY DEVELOPMENT

Applicant's Legal Checked
by CSJ 9-10-08

ADD 2008-00127



LAND USE	AREA	OPEN SPACE REQUIREMENT	INDIGENOUS PRESERVE REQUIREMENT	OPEN SPACE PROVIDED	INDIGENOUS PROVIDED
Residential 1 & 2 Family Lots Greater than 6500 S.F. & 7500 S.F.	106.2 Ac.	N/A	N/A	20.4 Ac.	11.5 Ac.
Residential Multi-Family	72.8 Ac.	$72.8 \times 40\% = 29.1 \text{ Ac.}$	$29.1 \times 50\% = 14.6 \text{ Ac.}$	12.0 Ac.	0
Commercial	17.4 Ac.	$17.4 \times 50\% = 8.7 \text{ Ac.}$	$8.7 \times 50\% = 4.4 \text{ Ac.}$	1.7 (10%)	0
TOTAL	196.4 Ac.	34.1 Ac.	17.2/11.5 Ac. (with bonus provisions)	34.1 Ac.	11.5 Ac.

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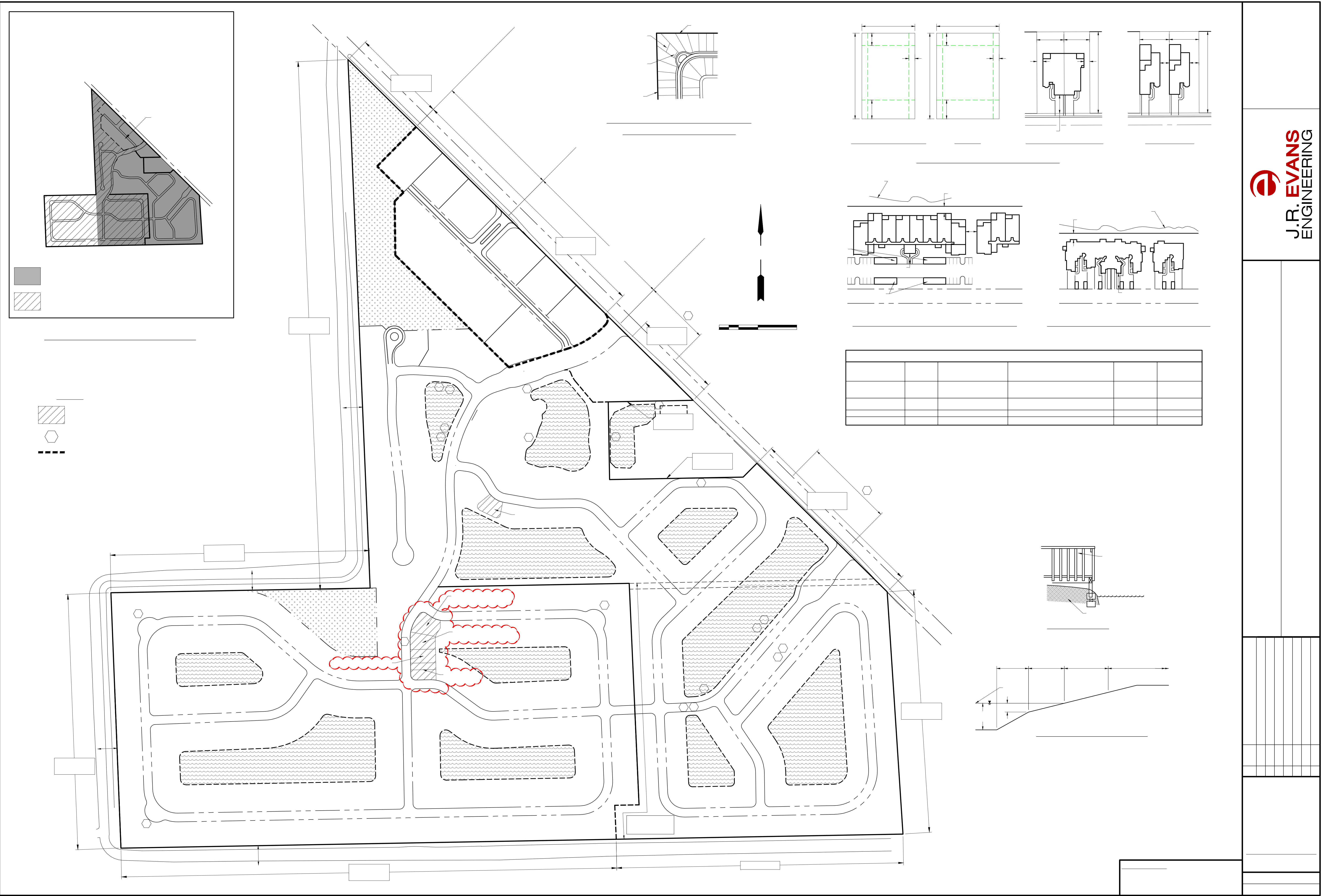
APPROVED

Amendment to Master Concept Plan

ADD 2008-00127

822-666-6666

COMMUNITY DEVELOPMENT



RESOLUTION NUMBER Z-05-080

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

WHEREAS, an application was filed by the property owner, Caloosa Lakes, LLC, to rezone the following existing planned developments: Caloosa Lakes Residential Planned development (Zoning Resolution #Z-03-045), the commercial portion of Village on the Park, a/k/a Central Park (Zoning Resolution #Z-94-065), and +/- 62.78 acres of Agricultural (AG-2) land to Mixed-Use Planned Development (MPD), in reference to Caloosa Lakes MPD; and,

WHEREAS, a public hearing was advertised and held on December 21, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2005-00036; and

WHEREAS, a second public hearing was advertised and held on April 3, 2006, 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 the following existing planned developments: Caloosa Lakes Residential Planned Development, the commercial portion of Village on the Park, a/k/a Central Park, and +/- 62.78 acres of AG-2 land to MPD to permit a maximum of 460 single- and two-family units, and a maximum 340 multi-family units (total maximum 800 dwelling units) and a maximum of 160,000 s/f floor area for commercial uses including retail and office uses on a total of +/- 196.41 acres of land. Maximum height proposed is 4 stories/50 feet. Mining for excess spoil removal pursuant to LDC Sections 10-329 and 34-1651 is also being requested. Blasting is not requested. The property is located in the Central Urban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the single-page Master Concept Plan (MCP), entitled "Caloosa Lakes MPD - DCI2005-00036, Master Concept Plan - Exhibit 6-J," dated 03-11-05, last revised 4-3-06, stamped "Received Apr 06 2006 Permit Counter," except as modified by the conditions below.

COPY

This development must comply with all requirements of 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.

Maximum Dwelling Units: 800

SINGLE-FAMILY - Maximum 393 dwelling units may be single-family, zero-lot-line and/or two-family attached, limited to Parcel 1 only.

MULTI-FAMILY - Maximum 407 multi-family units. Parcel 2 must be multi-family. No single-family, zero-lot-line, duplex or two-family attached are permitted on Parcel 2.

Maximum Commercial Square Footage: (Parcel 3) 160,000 gross retail and or/office floor area.

Parcel 3 must be utilized for commercial development.

Upon approval of this zoning action, Resolution Numbers Z-89-113, Z-03-045 and ADD2005-00053 are all null and void. See Condition 17.

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

a. **SCHEDULE OF USES**

RESIDENTIAL AREAS (Parcels 1 and 2)

ADMINISTRATIVE OFFICES

ACCESSORY USES AND STRUCTURES

CLUBHOUSE

DWELLING UNITS - LIMITED TO A MAXIMUM OF 800 UNITS AS FOLLOWS:

SINGLE-FAMILY, ZERO-LOT-LINE,

TWO-FAMILY ATTACHED (Limited to a maximum of 393 dwellings on Parcel 1 only.)

MULTI-FAMILY, TOWNHOUSE (Limited to a maximum of 407 multi-family units on Parcel 2. No single-family, zero-lot-line, duplex or two-family attached are permitted on Parcel 2. (Also see Condition 1)

ENTRANCE GATES AND GATEHOUSE, IN COMPLIANCE WITH LDC §34-1748

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES, GROUP I

EXCAVATION, WATER RETENTION - NO BLASTING

(SEE CONDITIONS FOR OFF-SITE SPOIL REMOVAL)

FENCES, WALLS

HOME OCCUPATION (LDC §34-1771 *et seq.*)

MODEL HOME, MODEL UNITS, MODEL DISPLAY CENTER, MODEL
DISPLAY GROUP (IN COMPLIANCE WITH
LDC §34-1951 *et seq.*)
REAL ESTATE SALES CENTER (LIMIT TO 1 AS SHOWN
ON THE APPROVED MCP.) (Also See Conditions)
PARKING LOT, ACCESSORY, TEMPORARY
RECREATION FACILITIES, PERSONAL
RECREATION FACILITIES, PRIVATE ON-SITE - INCLUDING CLUBHOUSE
RESIDENTIAL ACCESSORY USES
SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
TEMPORARY USES (LDC §34-3041)
TEMPORARY CONSTRUCTION TRAILER - LIMIT TO 1
AS SHOWN ON APPROVED MCP

COMMERCIAL AREAS (Parcel 3)

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURES
AUTOMATIC TELLER MACHINES
BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I
BUSINESS SERVICES, GROUP I
CLOTHING STORE, GENERAL
CONTRACTORS AND BUILDERS, GROUP I
CONVENIENCE FOOD AND BEVERAGE STORE - Limited to 1 for
the entire planned development. No self-service fuel pumps
or fast food restaurants permitted with this use.
DRIVE THROUGH - LIMITED TO ONE LANE FOR EACH USE, LIMITED
TO BANKS AND FINANCIAL ESTABLISHMENTS GROUP I,
LAUNDRY OR DRY CLEANING, GROUP I, DRUG STORE/
PHARMACY.
DRUG STORE/PHARMACY - Limited to 1 for the entire planned development.
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION - NO BLASTING
(SEE CONDITIONS FOR OFF-SITE SPOIL REMOVAL)
FENCES, WALLS
FOOD STORE, GROUP I
GIFT AND SOUVENIR SHOP
HOBBY, TOY AND GAME STORE
INSURANCE COMPANIES
LAUNDRY OR DRY CLEANER, GROUP I
MEDICAL OFFICES
PAINT, GLASS AND WALLPAPER - NO OUTDOOR DISPLAY OR STORAGE
PARKING LOT, ACCESSORY, TEMPORARY
PERSONAL SERVICES, GROUP I AND II - EXCLUDING MASSAGE
PARLORS, STEAM OR TURKISH BATHS.
RESTAURANTS - All Groups (I, II, III & IV); however, Restaurants, Fast Food (as
defined in §34-2), are limited to locations in multi-occupant buildings only
(no stand-alone fast food Restaurants).

SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
 SCHOOLS, COMMERCIAL
 SOCIAL SERVICES, GROUP I AND II
 SPECIALTY RETAIL SHOPS, GROUP I, II, III, IV (NO AMMUNITION,
 FIREARMS OR HUNTERS EQUIPMENT)
 STUDIOS
 VARIETY STORE

b. **SITE DEVELOPMENT REGULATIONS**

PROPERTY DEVELOPMENT REGULATIONS									
LAND USE	Min. Lot Area SF	Min. Lot Width (ft)	Min. Lot Depth (feet)	Max. Lot Coverag e	Setbacks (ft) ⁽⁶⁾				Max. Height Feet /Stories
					Street	Side	Rear	Water	
RESIDENTIAL - Two-family & Multi-family Plan									
Two-Family Attached	7500 3,750/unit	65	115	45%	20	5/0 ⁽³⁾ /5 ⁽¹⁾	15/5 ⁽¹⁾	20/5 ⁽¹⁾	2 stories
Multi-family ⁽⁷⁾ (3 or more units)	10,000 3,000/unit	100	100	45%	20	10 ⁽⁴⁾ /5 ⁽¹⁾	20/5 ⁽¹⁾	20/5 ⁽¹⁾	50/4 stories
Townhouse ⁽⁷⁾ (3 or more units)	10,000 2,400/unit	100	100	45%	20	10 ⁽⁴⁾ /5 ⁽¹⁾	20/5 ⁽¹⁾	20/5 ⁽¹⁾	50/4 stories
RESIDENTIAL – Alternative Zero-Lot-Line & Single-family Plan									
Single-Family	6,500	52 ⁽⁵⁾	125	45%	20	5/5 ⁽¹⁾	15/5 ⁽¹⁾	20/5 ⁽¹⁾	35/2 stories
Zero-Lot-Line	6,500	52	125	45%	20	0/10 ⁽²⁾ /5 ⁽¹⁾	15/5 ⁽¹⁾	20/5 ⁽¹⁾	35/2 stories
COMMERCIAL	-	-	-	-	-	-	-	-	-
RETAIL	7,500	75	100	40%	20	10	15/5 ⁽¹⁾	20/5 ⁽¹⁾	40/3 stories
OFFICE	7,500	75	100	40%	20	10	15/5 ⁽¹⁾	20/5 ⁽¹⁾	40/3 stories
RECREATIONAL FACILITIES									
Recreational Facilities, Private On-site & Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of §§34-1176 & 34-2474(b)(6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for any common area amenity structures in association with the zero-lot line and single-family MCP. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.								

LAND USE	MINIMUM BUILDING SEPARATION
RESIDENTIAL - Two-family, Multi-family & Townhouse Plan	
Two-Family Attached	10
Multi-family (3 or more units)	20/10 ⁽¹⁾
Townhouse	20/10 ⁽¹⁾
RESIDENTIAL – Alternative Zero Lot Line & Single-family Plan	
Single-Family	20
Zero Lot Line	20
COMMERCIAL	-
RETAIL	10
OFFICE	10
RECREATIONAL FACILITIES	20

Notes to Site Development Regulations:

- (1) Accessory structures.
 - (2) Side opposite zero-lot-line.
 - (3) Interior side only.
 - (4) Exterior side only, with minimum building separation of 20 feet.
 - (5) Irregular lots, inclusive of eyebrow lots, and cul-de-sac lots, shall in all cases be designed to contain the minimum required width as measured between the mid-point of the foremost points of the side lot lines in front (where they intersect with the street line), and the rearmost points of the side lot line in the rear, except that the minimum street frontage shall not be less than 20 feet as measured along the cord of an eyebrow, or cul-de-sac lot. The chord represents a straight line joining the foremost points of the lot where it intersects with the street line.
 - (6) All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the MCP.
 - (7) Fee simple lots for two-family attached, townhouse and multi-family attached dwelling units with 3,750 s/f, 2,400 s/f and 3,000 s/f per dwelling unit, respectfully, will be allowed and deemed consistent with the minimum lot area and frontage requirements for two-family attached and multi-family housing structures notwithstanding the actual frontage of each respective dwelling unit.
 - a) Single-family, zero-lot-line, duplex, and two-family attached development will be limited to the areas identified on the approved MCP as "Residential - one and two-family" (Parcel 1). Multi-family development will be permitted on Parcel 2 on the approved MCP. Single-family development - including two-family attached, duplexes, zero-lot-line - will not be permitted on Parcel 2.
 - b) Single-family, zero-lot line, duplex and two-family development are all inconsistent with Policy 1.8.1 of the Lee County Comprehensive Plan and will be prohibited on property within the Lehigh Commercial Overlay zone.
 - c) Commercial development will be permitted within the Lehigh Commercial Overlay Zone on this property.
 - d) A Clubhouse will be permitted within the Lehigh Commercial Overlay Zone on this property.
3. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
 4. Prior to local development order approval, the development order plans must delineate:
 - a. A 3.1- acre gopher tortoise preserve in substantial compliance with the preserve shown on the MCP and a fence or continuous hedge consisting of native shrubs (minimum 24-inch; 3-gallon container size) along the perimeter of the gopher tortoise preserve where it abuts single family lots. The fence or hedge must be installed prior to issuance of a certificate of compliance for the infrastructure; and
 - b. A 8.4-acre gopher tortoise preserve in the northern parcel with a permanent gopher tortoise fence behind the right-of-way buffer along Homestead Road and a continuous native hedge where the preserve abuts commercial or multifamily development. The fence and hedge must be installed prior to issuance of a certificate of

compliance for the infrastructure. An indigenous management plan must be submitted for the 8.4-acre preserve that details how the preserve will be prepared to provide adequate foraging habitat for the gopher tortoises.

5. Prior to moving the gopher tortoises and commensal species located outside the preserve into the preserve, all invasive exotic vegetation and any trash/debris must be hand removed from the preserve area.
6. Prior to local development order for the multifamily or commercial tracts, the buildings must be setback a minimum of 30 feet from the 8.0-acre indigenous preserve.
7. All required buffers must utilize 100 percent native vegetation.
8. Agriculture is not a permitted use within this Planned Development.
9. Approval of this 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 a local development order.
10. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee County Comprehensive Plan provisions.
11. Model Homes/Real Estate Sales:
 - a. Model homes are limited to seven (7), at locations as shown on the approved MCP.
 - b. Models cannot be of the same floor plan and each must be a different design.
 - c. Real estate sales are limited to the clubhouse, model home locations and sales center as shown on the approved MCP.
 - d. Real estate sales will be limited to the sale of lots or units within the development only.
 - e. Hours of operation for model homes and real estate sales are limited to Monday through Sunday 8 a.m. to 8 p.m.
 - f. No dry models are permitted.

- g. Model homes and real estate sales will be valid for a period of up to seven (7) years from the date of issuance of a certificate of occupancy of a model home per §34-1954(d)(1) - See Deviation 5.

12. Excess Spoil Removal:

- a. Excess spoil removal will not take place without the developer first obtaining a Mining Operation Permit from the Development Services Division. The Mining Operation Permit may be submitted as part of a Development Order for the project, or as a separate submittal to be reviewed by the Development Services Division.
- b. The Mining Operation Permit will be consistent with the "Excess Spoil Removal Plan" attached as Exhibit "D," and the provisions found in LDC Chapter 34, Division 15, Excavation Activities. If the two conflict, then the more stringent standard will apply.
- c. This approval grants the requested planned development zoning allowing for residential and commercial development and associated uses. This approval only allows the temporary mining activity sought in this general application with the new development and proposed lakes. Mining will be limited to excess spoil removal (fill dirt) as depicted in the "Excess Spoil Removal Plan." This is a temporary use and will not continue upon completion.

The permitted length of the entire mining operation, including removal of the spoil material from the site, is one year from the date of this zoning approval. Any extension of this deadline must be approved through the public hearing process amending this planned development.

- d. The permitted hours of the approved mining operation and activities related to hauling material off site are from 7:30 a.m. to 5:30 p.m. Monday through Friday excluding holidays.
- e. Construction materials mining as defined under F.S. 552.30 is not permitted.
- f. The "Excess Spoil Removal Plan" is considered to be a condition of approval, except specifically conditioned to the contrary as part of this planned development. Where a conflict may occur the specific condition will be the ruling requirement.
- g. Trucks must enter and exit the site consistent with the "Excess Spoil Removal Plan," with drivers limiting their routes to collector and arterial roadways (i.e. Homestead Road, Bell Boulevard, State Road 82, County Road 884, Joel Boulevard, and Lee Boulevard) to the greatest extent possible. No truck traffic is allowed on any of the

other roads, except for local delivery to a lot or parcel located on that road. Except in the rarest of circumstances, trucks must travel south on Homestead Road and not north.

- h. The owner may be allowed to temporarily stock pile excavated material on site to allow the excavated material to sufficiently dry out to be moved to one of the spoil disposal sites or delivery to a construction site.
 - i. Any damage directly attributable to this temporary mining operation to the roadways or culvert crossings must be repaired by the holder of the mining operations permit.
 - j. Deviations from the terms and conditions of this approval may only take place after approval through the appropriate public hearing process amending the Planned Development. Conditions further restricting the mining operations - such as reduced hours, less material extracted - will not require a public hearing but may be approved administratively.
 - k. Excavation depths will be limited to no more than 12 feet below the wet season water table.
 - l. Lakes will be limited to those depicted on the approved MCP.
 - m. The total volume of material to be hauled off site may not exceed 690,000 cubic yards. During the mining operation, the owner or the owner's representative must submit quarterly reports on the amount on material mined and/or hauled off-site to the Division of Development Services.
 - n. Prior to any off-site hauling, the contractor must coordinate with Lee County Department of Transportation (LCDOT) regarding the condition of the existing haul routes and proposed mitigation for any damage caused by the hauling operation.
 - o. The Developer is responsible for the conduct of the haul trucks (i.e. routes, hours of operation, noise, dust, etc.) The Director of Development Services will require the developer to provide for truck monitoring to ensure the haul trucks comply with the conditions of this rezoning and do not jeopardize the health, safety and welfare of the general public.
14. The 33-foot-wide road easement as shown on the approved MCP must be vacated prior to the issuance of a Development Order on any part of Parcel 2.
15. No dewatering activities have been requested, nor is dewatering permitted in this planned development.

16. All development must connect to public water and sewer. At time of local development order, the Developer must also demonstrate there is adequate water and sewer capacity to handle the proposed level of development.
17. Upon approval of this zoning action, Zoning Resolution Numbers Z-89-113, Z-03-045 and ADD2005-00053 are all null and void. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan.

The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of any local development order for any development approved herein. Existing development orders that have not received a final Certificate of Compliance prior to April 3, 2006 must be amended to comply with this zoning resolution, including its concurrency requirements. Further development under inconsistent development order approvals is prohibited.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §10-329(f)(1)(a)(1) requirement that no excavations be allowed within 25 feet of an existing right-of-way line or easement for a local street, to allow water retention lakes to be located within zero (0) feet of the right-of-way from back of curb of local streets to water control elevation. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. The requested deviation is limited to the lakes identified on the approved MCP.
 - b. The Developer must provide for the protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as determined by the Director of Development Services.
2. Deviation (2) seeks relief from the §10-329 (f)(1)(a)(3) requirement that no excavations be allowed within fifty (50) feet of any private property line under separate ownership be modified, to allow a setback of no less than twenty-five (25) from any adjoining property under separate ownership. This deviation is APPROVED, SUBJECT TO the following condition:

The requested deviation is limited to the lakes identified on the approved MCP.
3. Deviation (3) seeks relief from the §34-2194(c)(3)(b) requirement that non-roofed structures be permitted no closer than 10 feet from a non-seawalled artificial body of water, to allow recreational/amenity structures to be placed at the lake's control elevation as depicted in deviation illustration. Recreational/amenity structures include observation decks, fishing pier or leisure space. This deviation is APPROVED, SUBJECT TO the following conditions:

- a. Prior to local development order approval, the location of any observation deck, fishing pier or gazebo must be detailed on the development order plan with no more than one structure per lake and containing no more than 100 linear feet of shoreline per lake.
 - b. The requested deviation is limited to the lakes identified on the approved MCP.
4. Deviation (4) seeks relief from the §10-296(k) requirement to provide for modified cul-de-sac (eyebrows) in connection with certain street geometry (typically 90 degree angles) in order to maximize potential street frontage to each lot so juxtaposed, and to provide for some visual landscape relief made possible only by this type of design. This deviation is APPROVED, SUBJECT TO the following condition:

Traffic control devices that support the safe operation of the eyebrow must be established during the Development Order process.
5. Deviation (5) seeks relief from the §34-1954(d) requirement limiting the operation of model homes and model sales center for a time period not to exceed three years, to allow the operation of model homes and model sales center until all the lots are sold, but in no event to exceed a period of 10 years. This deviation is DENIED with regard to the request for a period of 10 years, BUT INSTEAD IS APPROVED, SUBJECT TO Condition 11 herein, to allow the operation of model homes and model sales center until all the lots are sold, but in no event to exceed a period of 7 years.
6. Deviation (6) seeks relief from the §10-285 requirement of connection separation spacing of 660 feet for arterial roads, to provide for connection separation distances of 510 and 333 feet on Homestead Road. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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: Excess Spoil Removal Plan

The applicant has indicated that the STRAP numbers for the subject property are:
05-45-27-00-00001.0000; 05-45-27-00-00005.0040; 05-45-27-00-00007.0010;
05-45-27-00-00005.0030; 05-45-27-00-00003.0000; 05-45-27-00-00005.0010;
and 05-45-27-00-00005.0000

SECTION E. FINDINGS AND CONCLUSIONS:

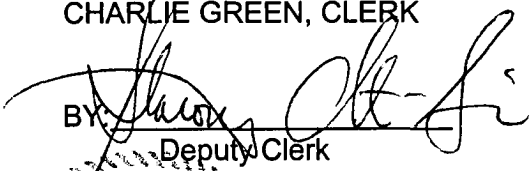
1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and 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 rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location;
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - 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, are, or 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 John E. Albion, seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

Robert P. Janes	Nay
Douglas R. St. Cerny	Aye
Ray Judah	Nay
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of April 2006.

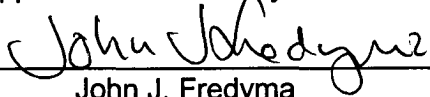
ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

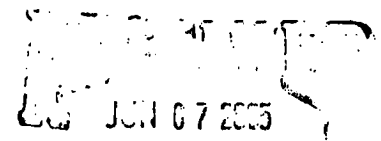
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Tammara Hall
Chairwoman

Approved as to form by:


John J. Fredyma
County Attorney's Office

RECEIVED
MINUTES OFFICE
2006 APR 19 AM 9:34

DCI 2005-00036

BBLs
SURVEYORS & MAPPERS INC.
1502-A RAILHEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: (239) 597-1315
FAX: (239) 597-5207

PERMIT COUNTER

LEGAL DESCRIPTION
CALOOSA LAKES

A PORTION OF THE NORTHEAST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$, AND SOUTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF SAID NORTHEAST $\frac{1}{4}$, A DISTANCE OF 1405.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD; THENCE S.45°12'26"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2496.52 FEET; THENCE S.89°07'56"W., A DISTANCE OF 437.37 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE N.89°07'57"E., A DISTANCE OF 687.47 FEET; THENCE N.44°50'37"E., A DISTANCE OF 100.69 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE S.45°12'26"E. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 956.04 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 5; THENCE S.02°29'49"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 1239.27 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE S.89°08'31"W. ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST $\frac{1}{4}$, A DISTANCE OF 2675.21 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE S.89°09'20"W. ALONG THE SOUTHERLY LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 5, A DISTANCE OF 1337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE N.02°04'44"W. ALONG THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 1315.92 FEET; THENCE N.89°08'38"E. ALONG THE NORTHERLY LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 1334.76 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE N.02°13'08"W. ALONG THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 5, A DISTANCE OF 1316.26 FEET TO POINT OF BEGINNING.

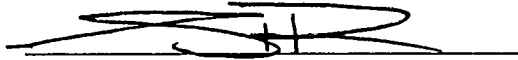
PARCEL CONTAINS 196.4 ACRES, MORE OR LESS.

SHEET 1 OF 3

EXHIBIT "A"
(Page 1 of 3)

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND
RESERVATIONS OF RECORD.

BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE
COUNTY, FLORIDA, AS BEING S.89°08'31"W.



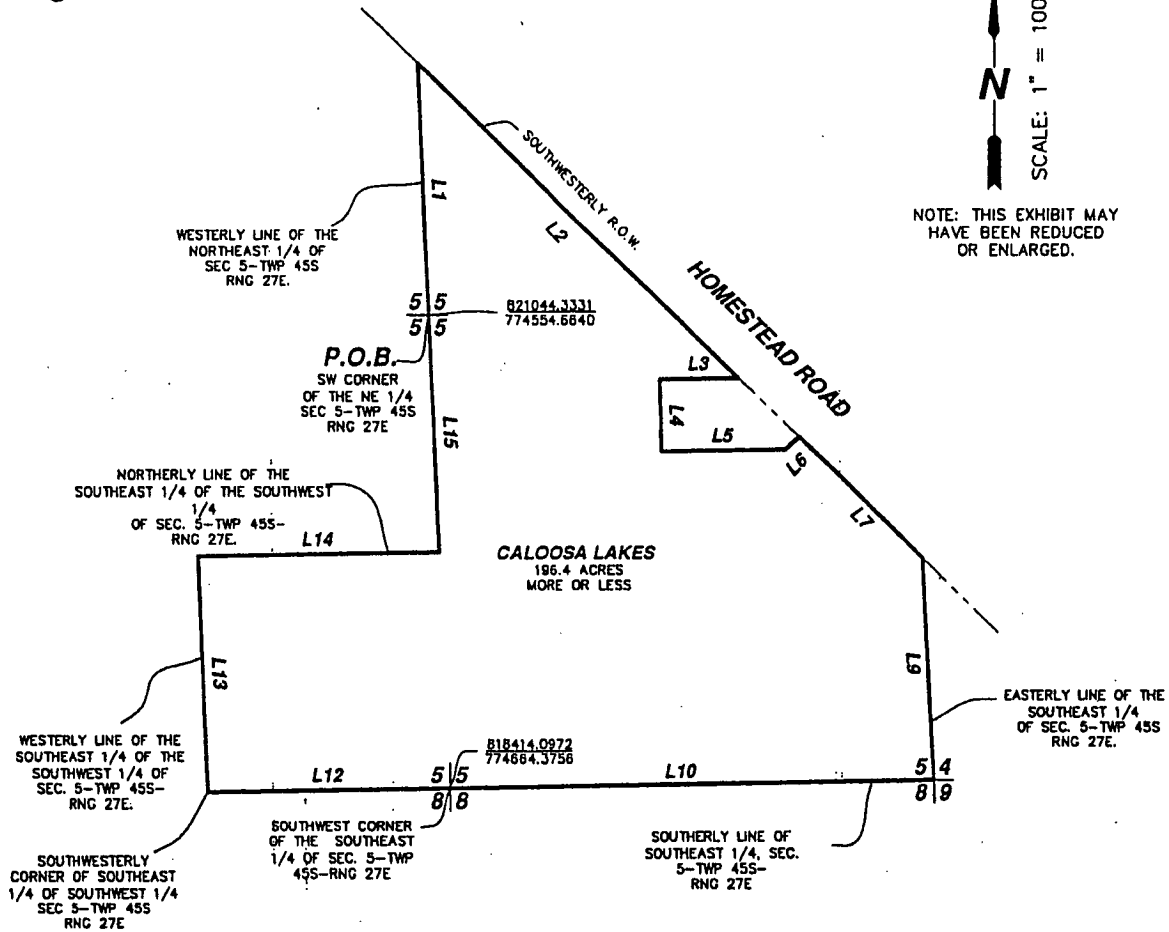
STEPHEN E. BERRY, STATE OF FLORIDA, (P.S.M. #5296)
BBL SURVEYORS & MAPPERS INC., (L.B. #6753)

PROOFED BY SEB
Z:\PROJECTS\2002\0279BNDY\DWG\OA L&S 196AC.DOC
(SEE ATTACHED SKETCH L&S 0279OA. DWG)

Applicant's Legal Checked

by Lgm 8/29/2005.

Applicant's Survey Checked

By Lgm 8/29/2005.THIS IS NOT A SURVEY
REVISED 6/06/05: ADD SPC

PERMIT COUNTER

SHEET 3 OF 3

SKETCH TO ACCOMPANY LEGAL DESCRIPTION						BBLs SURVEYORS & MAPPERS INC. 1502-A RAIL HEAD BLVD. NAPLES, FLORIDA 34110 (239)597-1315
DATE: 10/06/04	FELD BOOK: SEE FILE	DRAWN BY: BLD	APPROVED: SED	FILED: 0279 LAS DA	SCALE: 1" = 1000'	

CALOOSA LAKES,
A PORTION OF THE NE 1/4, SE 1/4 AND SW 1/4 OF SECTION 5,
TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA

DCI 2005-00036



EXHIBIT “B”
Zoning Map

CALOOSA LAKES MPD**EXCESS SPOILS REMOVAL PLAN**

May 2005

1. Location shape and dimensions of the areas to be excavated relative to all property lines, easements, and rights-of-way are indicated on the included Caloosa Lakes MPD Master Concept Plan – Exhibit 6-J. There are ten (10) lakes totaling approximately 33 acres in surface area at the control elevation (24.5).
2. The proposed slopes, the maximum and average depth and the controlled water depth of the proposed excavations are indicated on the lake cross-section detail on the included Caloosa Lakes MPD Master Concept Plan – Exhibit 6-J.
3. It is estimated that up to 920,000 truck-measure cubic yards (tmcy) will be generated from the excavation of lakes. Approximately 230,000 tmcy will be used on-site, and the remaining approximately 690,000 tmcy of excess spoils will be removed from the site.
4. The maximum proposed haul-off truck volume is expected to be 200 trucks per day (approximately 3600 tmcy).
5. It is anticipated that the excess spoils will be hauled off within one (1) year, from issuance of the Development Order
6. The destination(s) of the removed material will be amongst four (4) different projects controlled by the developer, TOUSA Homes, Inc., d/b/a Engle Homes Southwest Florida, Inc. Reflection Key and Oasis Key will have Development Orders (DO's) in place by June or July of 2005. Other receiving sites include Gladiolus RPD and Ref Shores, which are scheduled to have DO's in September 2005.
7. The proposed haul route will be on to Homestead Road near the southerly limits of the Caloosa Lakes site. Trucks then will travel south on Homestead Road to SR82 and westerly to the receiving sites. The precise route(s) from the Homestead Road and SR82 intersection may vary, but all of the proposed receiving sites are in the area of Sutherlin Road and Gladiolus Boulevard.
8. The contractor shall take adequate measures to control dust, mud, and debris along the proposed haul route and on-site. Measures shall include, but are not limited to using water trucks to control dust and avoid hauling excessively saturated material. In accordance with BMP(s) identified in the SWPPP, a gravel entrance will be provided at the access point(s) with Homestead Road. The project superintendent will inspect the access route daily to assure that any debris from the haul operations is removed from the access route in a timely manner.

EXHIBIT "D"**Excess Spoils Removal Plan**

ADJUS	DELTA	LENGTH	CHORD	CHORD BEARING
3.00	90°00'00"	39.27	35.36	S49°44'07"E
22.50	87°9'03"	75.85	75.78	N89°25'24"E
2.50	37°06'31"	111.72	109.78	S67°51'50"E
2.50	13°33'13"	14.78	14.75	S56°05'11"E
7.50	13°08'02"	20.06	20.01	S56°18'22"E
3.00	78°01'02"	34.04	31.47	S88°44'52"E
57.50	20°09'44"	83.58	83.15	N62°19'29"E
7.50	20°18'16"	31.01	30.85	N62°15'14"E
2.50	20°18'16"	39.87	39.66	N62°15'14"E
2.50	18°03'11"	35.45	35.30	N81°25'58"E
1.00	18°03'11"	15.75	15.69	N81°25'58"E
30.00	26°12'02"	205.78	203.99	N59°18'21"E
1.00	89°57'24"	62.80	56.55	S89°48'52"W
30.00	27°34'11"	264.65	262.10	S58°37'17"W
3.00	90°00'00"	39.27	35.36	S62°35'38"E
2.50	22°13'34"	47.52	47.22	S28°42'25"E
27.53	7°56'11"	100.77	100.69	S01°27'28"W
2.50	3°15'09"	307.21	301.83	S16°06'57"W

BEARING	DISTANCE
N87°46'52"E	131.04
N04°44'07"W	26.84
N85°15'53"E	45.00
N85°15'53"E	21.31
S86°25'05"E	141.52
S62°52'23"E	13.58
S49°44'21"E	8.62
N72°24'22"E	4.64
N52°06'06"E	23.26
N72°24'22"E	100.92
N72°24'22"E	149.27
N89°17'55"E	90.25

FOUND 4"x4" CONCRETE MONUMENT
PERMANENT CONTROL POINT SET
PARKER KALON NAIL & DISC
(P.C.P. 6753)
SET PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT
(P.R.M. L.B. #6753)
LICENSED SURVEYOR
LICENSED BUSINESS
PLAT BOOK
PAGE
DRAINAGE EASEMENT
LAKE MAINTENANCE EASEMENT
RIGHT OF WAY
ACCESS EASEMENT
PUBLIC UTILITY EASEMENT

ADDITION TWO
TO LEHIGH ACRES
PB. 18, PGS. 148-15

LAUREL WOOD
P.B. 33 PGS 59-52

NW COR
OF SE 1/4
OF SW 1/4

SOUTH LINE OF
NE 1/4 OF SW 1/4-

CANAL BROOK LANE

SHEET 7

SHEET 6

SW COR
OF SE 1/4
OF SW 1/4

SOUTH LINE OF SW 1/4, OF
SEC 5 TWP 45S. RNG 27E

P.O.B.
SE COR OF
THE SW 1/4
SEC 5 TWP 45S

SOUTHWOOD UNIT 28
P.B. 26, PGS 93-94

SOUTH LINE OF SE 1/4, OF
SEC. 5, TWP. 45S, RNG. 27E

UNPLATTED

NE COR OF SW 1/4
OF SE 1/4

EAST LINE OF
SW 1/4 OF SE 1/4

SHEET 4

SHEET 5

300°03'W
125.05
302°21'32"

CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, TH
A CHORD OF 35.36 FEET AT A BEARING OF S.49°44'07"E.
CURVE; THENCE RUN N.85°15'53"E. FOR A DISTANCE OF 21.
CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY,
A RADIUS OF 522.50 FEET, THROUGH A CENTRAL ANGLE OF
A BEARING OF N.89°25'24"E., FOR A DISTANCE OF 75.85 F
S.86°25'05"E. FOR A DISTANCE OF 141.52 FEET TO THE BEI
TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC
172.50 FEET, THROUGH A CENTRAL ANGLE OF 37°06'31", SI
OF S.67°51'50"E., FOR A DISTANCE OF 111.72 FEET TO A P
ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A I
13°33'13", SUBTENDED BY A CHORD OF 14.75 FEET AT A B
TO THE END OF SAID CURVE; THENCE RUN S.62°52'23"E. F
TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHW
SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 87.50 F
SUBTENDED BY A CHORD OF 20.01 FEET AT A BEARING OF
END OF SAID CURVE; THENCE RUN S.49°44'21"E. FOR A DI
TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTH;
TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH
CHORD OF 31.47 FEET AT A BEARING OF S.88°44'52"E., FO
CURVE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF
FEET, THROUGH A CENTRAL ANGLE OF 20°09'44", SUBTENDI
N.62°19'29"E., FOR A DISTANCE OF 83.58 FEET TO THE EN
DISTANCE OF 4.64 FEET TO THE BEGINNING OF A TANGENT
THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID C
THROUGH A CENTRAL ANGLE OF 20°18'16", SUBTENDED BY
FOR A DISTANCE OF 31.01 FEET TO THE END OF SAID CUR
FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURV
NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE
CENTRAL ANGLE OF 20°18'16", SUBTENDED BY A CHORD OF
DISTANCE OF 39.87 FEET TO THE END OF SAID CURVE; TH
TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, C
THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS
18°03'11", SUBTENDED BY A CHORD OF 35.30 FEET AT A E
TO A POINT OF REVERSE CURVE; THENCE RUN EASTERLY,
RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF
BEARING OF N.81°25'58"E., FOR A DISTANCE OF 15.75 FEET
FOR A DISTANCE OF 149.27 FEET TO THE BEGINNING OF A
NORTHWEST; THENCE RUN NORTHEASTERLY, ALONG THE AR
450.00 FEET, THROUGH A CENTRAL ANGLE OF 26°12'02", S
OF N.59°18'21"E., FOR A DISTANCE OF 205.78 FEET TO A I
OF SAID SECTION 5; THENCE RUN N.89°07'55"E., ALONG TH
SECTION 5, FOR A DISTANCE OF 90.25 FEET TO A POINT O
ROAD (80.00' RIGHT OF WAY); THENCE RUN S.45°12'26"E.,
DISTANCE OF 77.07 FEET TO A POINT ON A CIRCULAR CUR
POINT BEARS S.44°47'34"W., A DISTANCE OF 40.00 FEET T
SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET
BY A CHORD OF 56.55 FEET AT A BEARING OF S.89°48'52
CURVE; THENCE RUN S.44°50'11"W. FOR A DISTANCE OF 13
CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN SOUT
RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CE
262.10 FEET AT A BEARING OF S.58°37'17"W., FOR A DIST
THENCE RUN S.72°24'22"W. FOR A DISTANCE OF 50.41 FEET
SOUTHWEST, OF WHICH THE RADIUS POINT BEARS S.17°35'E
RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO
A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD
DISTANCE OF 39.27 FEET TO A POINT OF REVERSE CURVE;
CURVE TO THE LEFT, HAVING A RADIUS OF 122.50 FEET,
BY A CHORD OF 47.22 FEET AT A BEARING OF S.28°42'25
CURVE; THENCE RUN S.39°49'12"E. FOR A DISTANCE OF 14
78.76 FEET; THENCE RUN S.00°52'04"E. FOR A DISTANCE O
DISTANCE OF 69.31 FEET; THENCE RUN N.84°16'59"W. FOR
FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.89°32'47"
S.87°29'22"W. FOR A DISTANCE OF 170.66 FEET TO A POIN
WHICH THE RADIUS POINT BEARS S.84°34'27"E., A DISTANC
ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A
07°56'11", SUBTENDED BY A CHORD OF 100.69 FEET AT A
FEET TO THE END OF SAID CURVE; THENCE RUN S.02°30'3
OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE W
CURVE TO THE RIGHT, HAVING A RADIUS OF 472.50 FEET,
A CHORD OF 301.83 FEET AT A BEARING OF S.16°06'57"W.
CURVE; THENCE RUN S.34°44'31"W. FOR A DISTANCE OF 11
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SA
NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTH
984.25 FEET TO THE NORTHEAST CORNER OF THE SOUTH
SECTION 5; THENCE RUN S.02°21'29"E., ALONG THE EAST
QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,141.2
125.05 FEET; THENCE RUN S.02°21'32"E. FOR A DISTANCE
SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN S
QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,212.2
102.227 ACRES, MORE OR LESS.

AFFIDAVIT OF COMPLIANCE FOR NOTICING THE CALOOSA LAKES HOMEOWNERS' ASSOCIATION

1. I hereby certify that the mailing was delivered to the homeowners via United States Postal Service on January 1st, 2018
2. The list of property owners that received the notice is attached to this affidavit

Dates this 2 day of February 2018

Keith Menger
Signature

Ken Hayden
Print Name

Manager / Agent
Print Title



A handwritten signature in blue ink, appearing to be 'JD'.

[illegible]

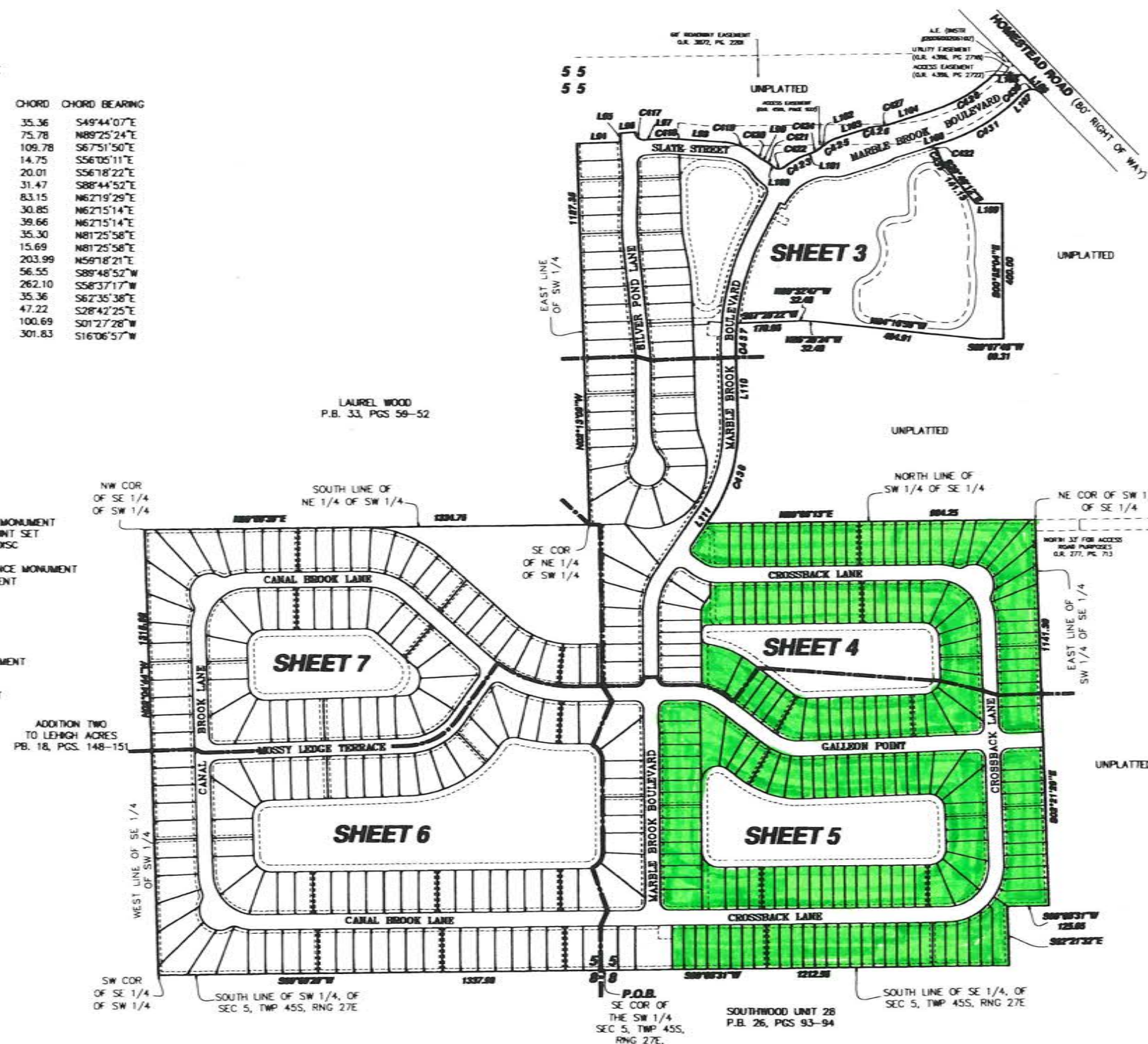
[illegible]

[illegible]

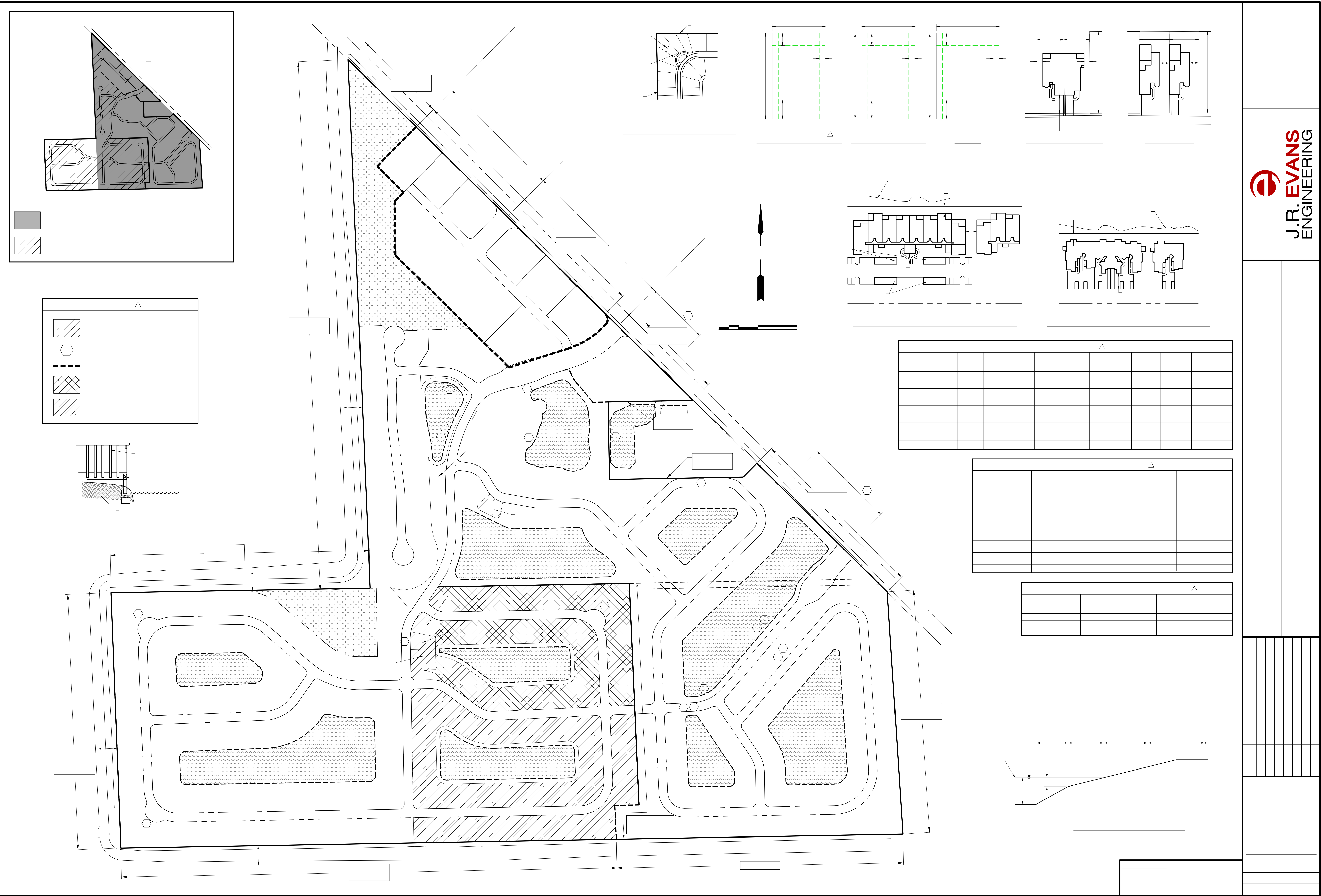
LEGEND:

F.C.M. □	FOUND 4"x4" CONCRETE MONUMENT
P.C.P. ⊙	PERMANENT CONTROL POINT SET PARKER KALON NAIL & DISC (P.C.P. 6753)
P.R.M. ■	SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT (P.R.M. L.B. #6753)
LS	LICENSED SURVEYOR
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
P.G.	PAGE
D.E.	DRAINAGE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
R.O.W.	RIGHT OF WAY
A.E.	ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L94	N87°46'52"E	131.04
L95	N04°44'07"W	26.84
L96	N85°15'53"E	45.00
L97	N85°15'53"E	21.31
L98	S86°25'05"E	141.52
L99	S62°52'23"E	13.58
L100	S49°44'21"E	8.62
L101	N72°24'02"E	4.64
L102	N52°06'26"E	23.26
L103	N72°24'22"E	100.92
L104	N72°24'22"E	148.27
L105	N89°07'55"E	90.25
L106	S45°52'26"E	77.07
L107	S44°50'11"W	13.90



N.89°08'38"E, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER SAID SECTION 5, FOR A DISTANCE OF 1,334.76 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE RUN N.02°21'30"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,127.35 FEET; THENCE RUN N.87°46'52"E, FOR A DISTANCE OF 131.04 FEET; THENCE RUN N.04°44'07"W, FOR A DISTANCE OF 26.84 FEET; THENCE RUN N.85°15'53"E, FOR A DISTANCE OF 45.00 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, OF WHICH THE RADIUS POINT BEARS N.85°15'53"E, A DISTANCE OF 25.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S.49°44'07"E, FOR A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN N.85°15'53"E, FOR A DISTANCE OF 21.31 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.50 FEET, THROUGH A CENTRAL ANGLE OF 08°19'03", SUBTENDED BY A CHORD OF 75.78 FEET AT A BEARING OF N.89°25'24"E, FOR A DISTANCE OF 75.85 FEET TO THE END OF SAID CURVE; THENCE RUN S.86°25'05"E, FOR A DISTANCE OF 141.52 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 172.50 FEET, THROUGH A CENTRAL ANGLE OF 37°06'31", SUBTENDED BY A CHORD OF 109.78 FEET AT A BEARING OF S.67°51'50"E, FOR A DISTANCE OF 111.72 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 62.50 FEET, THROUGH A CENTRAL ANGLE OF 17°33'13", SUBTENDED BY A CHORD OF 14.75 FEET AT A BEARING OF S.56°05'11"E, FOR A DISTANCE OF 14.78 FEET TO THE END OF SAID CURVE; THENCE RUN S.62°52'23"E, FOR A DISTANCE OF 13.58 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 87.50 FEET, THROUGH A CENTRAL ANGLE OF 13°08'02", SUBTENDED BY A CHORD OF 20.01 FEET AT A BEARING OF S.56°18'22"E, FOR A DISTANCE OF 20.06 FEET TO THE END OF SAID CURVE; THENCE RUN S.49°44'21"E, FOR A DISTANCE OF 8.62 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 78°01'02", SUBTENDED BY A CHORD OF 31.47 FEET AT A BEARING OF S.88°44'52"E, FOR A DISTANCE OF 34.04 FEET TO A POINT OF REVERSE CURVE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 237.50 FEET, THROUGH A CENTRAL ANGLE OF 20°09'44", SUBTENDED BY A CHORD OF 83.15 FEET AT A BEARING OF N.62°19'29"E, FOR A DISTANCE OF 83.58 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E, FOR A DISTANCE OF 4.64 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 87.50 FEET, THROUGH A CENTRAL ANGLE OF 20°18'16", SUBTENDED BY A CHORD OF 30.85 FEET AT A BEARING OF N.62°15'14"E, FOR A DISTANCE OF 31.01 FEET TO THE END OF SAID CURVE; THENCE RUN N.52°06'06"E, FOR A DISTANCE OF 23.26 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 112.50 FEET, THROUGH A CENTRAL ANGLE OF 20°18'16", SUBTENDED BY A CHORD OF 39.66 FEET AT A BEARING OF N.62°15'14"E, FOR A DISTANCE OF 39.87 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E, FOR A DISTANCE OF 100.92 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 112.50 FEET, THROUGH A CENTRAL ANGLE OF 18°03'11", SUBTENDED BY A CHORD OF 35.30 FEET AT A BEARING OF N.81°25'58"E, FOR A DISTANCE OF 35.45 FEET TO A POINT OF REVERSE CURVE; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 18°03'11", SUBTENDED BY A CHORD OF 15.69 FEET AT A BEARING OF N.81°25'58"E, FOR A DISTANCE OF 15.75 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E, FOR A DISTANCE OF 149.27 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 26°12'02", SUBTENDED BY A CHORD OF 203.99 FEET AT A BEARING OF N.58°18'21"E, FOR A DISTANCE OF 205.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN N.89°07'55"E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 90.25 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD (80.00' RIGHT OF WAY); THENCE RUN S.45°12'26"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 77.07 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTH, OF WHICH THE RADIUS POINT BEARS S.44°47'34"W, A DISTANCE OF 40.00 FEET THEREFROM; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 89°57'24", SUBTENDED BY A CHORD OF 56.55 FEET AT A BEARING OF S.89°48'52"W, FOR A DISTANCE OF 62.80 FEET TO THE END OF SAID CURVE; THENCE RUN S.44°50'11"W, FOR A DISTANCE OF 13.90 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 27°34'11", SUBTENDED BY A CHORD OF 262.10 FEET AT A BEARING OF S.58°37'17"W, FOR A DISTANCE OF 264.65 FEET TO THE END OF SAID CURVE; THENCE RUN S.72°22'22"W, FOR A DISTANCE OF 50.41 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, OF WHICH THE RADIUS POINT BEARS S.17°35'38"E, A DISTANCE OF 25.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S.62°35'38"E, FOR A DISTANCE OF 39.27 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 122.50 FEET, THROUGH A CENTRAL ANGLE OF 22°13'34", SUBTENDED BY A CHORD OF 47.22 FEET AT A BEARING OF S.28°42'25"E, FOR A DISTANCE OF 47.52 FEET TO THE END OF SAID CURVE; THENCE RUN S.39°49'12"E, FOR A DISTANCE OF 141.13 FEET; THENCE RUN N.89°07'56"E, FOR A DISTANCE OF 78.76 FEET; THENCE RUN S.00°52'04"E, FOR A DISTANCE OF 400.00 FEET; THENCE RUN S.89°07'46"W, FOR A DISTANCE OF 69.31 FEET; THENCE RUN N.84°16'59"W, FOR A DISTANCE OF 494.91 FEET; THENCE RUN N.86°20'24"W, FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.89°32'47"W, FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.87°29'22"W, FOR A DISTANCE OF 170.66 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT BEARS S.84°34'27"E, A DISTANCE OF 727.53 FEET THEREFROM; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 727.53 FEET, THROUGH A CENTRAL ANGLE OF 07°56'11", SUBTENDED BY A CHORD OF 100.69 FEET AT A BEARING OF S.01°27'28"W, FOR A DISTANCE OF 100.77 FEET TO THE END OF SAID CURVE; THENCE RUN S.02°30'38"E, FOR A DISTANCE OF 187.63 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE WEST; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 472.50 FEET, THROUGH A CENTRAL ANGLE OF 37°15'09", SUBTENDED BY A CHORD OF 301.83 FEET AT A BEARING OF S.16°06'57"W, FOR A DISTANCE OF 307.21 FEET TO THE END OF SAID CURVE; THENCE RUN S.34°44'31"W, FOR A DISTANCE OF 16.93 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN N.89°08'13"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 984.25 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN S.02°21'29"E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,141.39 FEET; THENCE RUN S.89°08'31"W, FOR A DISTANCE OF 125.05 FEET; THENCE RUN S.02°21'32"E, FOR A DISTANCE OF 175.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN S.89°08'31"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,212.56 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 102.227 ACRES, MORE OR LESS.



ADJUS	DELTA	LENGTH	CHORD	CHORD BEARING
3.00	90°00'00"	39.27	35.36	S49°44'07"E
22.50	87°9'03"	75.85	75.78	N89°25'24"E
2.50	37°06'31"	111.72	109.78	S67°51'50"E
2.50	13°33'13"	14.78	14.75	S56°05'11"E
7.50	13°08'02"	20.06	20.01	S56°18'22"E
3.00	78°01'02"	34.04	31.47	S88°44'52"E
57.50	20°09'44"	83.58	83.15	N62°19'29"E
7.50	20°18'16"	31.01	30.85	N62°15'14"E
2.50	20°18'16"	39.87	39.66	N62°15'14"E
2.50	18°03'11"	35.45	35.30	N81°25'58"E
1.00	18°03'11"	15.75	15.69	N81°25'58"E
30.00	26°12'02"	205.78	203.99	N59°18'21"E
1.00	89°57'24"	62.80	56.55	S89°48'52"W
30.00	27°34'11"	264.65	262.10	S58°37'17"W
3.00	90°00'00"	39.27	35.36	S62°35'38"E
2.50	22°13'34"	47.52	47.22	S28°42'25"E
27.53	7°56'11"	100.77	100.69	S01°27'28"W
2.50	3°15'09"	307.21	301.83	S16°06'57"W

BEARING	DISTANCE
N87°46'52"E	131.04
N04°44'07"W	26.84
N85°15'53"E	45.00
N85°15'53"E	21.31
S86°25'05"E	141.52
S62°52'23"E	13.58
S49°44'21"E	8.62
N72°24'22"E	4.64
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N72°24'22"E	100.92
N72°24'22"E	149.27
N89°17'55"E	90.25

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PERMANENT CONTROL POINT SET
PARKER KALON NAIL & DISC
(P.C.P. 6753)
SET PERMANENT REFERENCE MONUMENT
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PB. 18, PGS. 148-15

LAUREL WOOD
P.B. 33, PGS 59-52

SHEET 7

SHEET 6

SHEET 4

SHEET 5

P.O.B.
SE COR OF
THE SW 1/4
SEC 5, TWP 45S

SOUTHWOOD UNIT 28
P.B. 26, PGS 93-94

SOUTH LINE OF SE 1/4, OF
SEC. 5, TWP 45S, RNG 27E

CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, TH
A CHORD OF 35.36 FEET AT A BEARING OF S.49°44'07"E.
CURVE; THENCE RUN N.85°15'53"E. FOR A DISTANCE OF 21
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A RADIUS OF 522.50 FEET, THROUGH A CENTRAL ANGLE O
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S.86°25'05"E. FOR A DISTANCE OF 141.52 FEET TO THE BE
TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC O
172.50 FEET, THROUGH A CENTRAL ANGLE OF 37°06'31", S
OF S.67°51'50"E., FOR A DISTANCE OF 111.72 FEET TO A P
ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A I
13°33'13", SUBTENDED BY A CHORD OF 14.75 FEET AT A B
TO THE END OF SAID CURVE; THENCE RUN S.62°52'23"E. F
TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHW
SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 87.50 F
SUBTENDED BY A CHORD OF 20.01 FEET AT A BEARING OF
END OF SAID CURVE; THENCE RUN S.49°44'21"E. FOR A DI
TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTH;
TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH
CHORD OF 31.47 FEET AT A BEARING OF S.88°44'52"E., FO
CURVE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF
FEET, THROUGH A CENTRAL ANGLE OF 20°09'44", SUBTEND
N.62°19'29"E., FOR A DISTANCE OF 83.58 FEET TO THE EN
DISTANCE OF 4.64 FEET TO THE BEGINNING OF A TANGENT
THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID C
THROUGH A CENTRAL ANGLE OF 20°18'16", SUBTENDED BY
FOR A DISTANCE OF 31.01 FEET TO THE END OF SAID CUR
FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURV
NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE
CENTRAL ANGLE OF 20°18'16", SUBTENDED BY A CHORD OF
DISTANCE OF 39.87 FEET TO THE END OF SAID CURVE; TH
TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, C
THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS
18°03'11", SUBTENDED BY A CHORD OF 35.30 FEET AT A B
TO A POINT OF REVERSE CURVE; THENCE RUN EASTERLY,
RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF
BEARING OF N.81°25'58"E., FOR A DISTANCE OF 15.75 FEET
FOR A DISTANCE OF 149.27 FEET TO THE BEGINNING OF A
NORTHWEST; THENCE RUN NORTHEASTERLY, ALONG THE AR
450.00 FEET, THROUGH A CENTRAL ANGLE OF 26°12'02", S
OF N.59°18'21"E., FOR A DISTANCE OF 205.78 FEET TO A I
OF SAID SECTION 5; THENCE RUN N.89°07'55"E., ALONG TH
SECTION 5, FOR A DISTANCE OF 90.25 FEET TO A POINT O
ROAD (80.00' RIGHT OF WAY); THENCE RUN S.45°12'26"E.,
DISTANCE OF 77.07 FEET TO A POINT ON A CIRCULAR CUR
POINT BEARS S.44°47'34"W., A DISTANCE OF 40.00 FEET T
SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FE
BY A CHORD OF 56.55 FEET AT A BEARING OF S.89°48'52
CURVE; THENCE RUN S.44°50'11"W. FOR A DISTANCE OF 13
CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN SOUT
RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CE
262.10 FEET AT A BEARING OF S.58°37'17"W., FOR A DIST
THENCE RUN S.72°24'22"W. FOR A DISTANCE OF 50.41 FEE
SOUTHWEST, OF WHICH THE RADIUS POINT BEARS S.17°35'
RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO
A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD
DISTANCE OF 39.27 FEET TO A POINT OF REVERSE CURVE;
CURVE TO THE LEFT, HAVING A RADIUS OF 122.50 FEET,
BY A CHORD OF 47.22 FEET AT A BEARING OF S.28°42'25
CURVE; THENCE RUN S.39°49'12"E. FOR A DISTANCE OF 14
78.76 FEET; THENCE RUN S.00°52'04"E. FOR A DISTANCE I
DISTANCE OF 69.31 FEET; THENCE RUN N.84°16'59"W. FO
FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.89°32'47'
S.87°29'22"W. FOR A DISTANCE OF 170.66 FEET TO A POB
WHICH THE RADIUS POINT BEARS S.84°34'27"E., A DISTANC
ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A
07°56'11", SUBTENDED BY A CHORD OF 100.69 FEET AT A
FEET TO THE END OF SAID CURVE; THENCE RUN S.02°30'3
OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE W
CURVE TO THE RIGHT, HAVING A RADIUS OF 472.50 FEET,
A CHORD OF 301.83 FEET AT A BEARING OF S.16°06'57"W.
CURVE; THENCE RUN S.34°44'31"W. FOR A DISTANCE OF 11
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SA
NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTH
984.25 FEET TO THE NORTHEAST CORNER OF THE SOUTH
SECTION 5; THENCE RUN S.02°21'29"E., ALONG THE EAST I
QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,141.3
125.05 FEET; THENCE RUN S.02°21'32"E. FOR A DISTANCE
SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN S
QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,212.1
102.277 ACRES, MORE OR LESS.

AFFIDAVIT OF COMPLIANCE FOR NOTICING THE CALOOSA LAKES HOMEOWNERS' ASSOCIATION

1. I hereby certify that the mailing was delivered to the homeowners via United States Postal Service on January 1st, 2018
2. The list of property owners that received the notice is attached to this affidavit

Dates this 2 day of February 2018

Keith Menger
Signature

Ken Hayden
Print Name

Manager / Agent
Print Title



A handwritten signature in blue ink, appearing to be 'JD' or similar, located in the lower-left quadrant of the page.

LEHIGH ACRES ARCHITECTURAL & ZONING REVIEW BOARD SUBMITTAL REQUIREMENT

Effective: May 2017

Dear Applicant:

On behalf of the Lehigh Acres Architectural Planning and Zoning Review Board (LAAPZRB) we would like to thank you for your interest in Lehigh Acres and in the design review and public meeting process for developments within Lehigh Acres. The residents of Lehigh Acres have been striving for years to adopt a set of development standards that will permit sustainable, aesthetically pleasing and viable development for future generations to enjoy. A goal of the community is to ensure developments will enhance the quality of life, economics, aesthetics and provide a benefit the community for years to come. Lee County codes now require the following:

As per County Policy 33 Planning Panel Community Regulations: Section 33-1401 Community Review

- (a) **Applications requiring review.** *The owner or agent applying for the following types of county approvals must conduct one publically advertised information session with the Lehigh Acres Planning Community prior to obtaining approval or finding of sufficiency of the following:*
 - 1. **Development Orders.** *This includes all applications for development orders and Type 1, 2, 10 and 12 limited review development orders.*
 - 2. **Planned development zoning actions.** *This included administrative deviations amending the approved master concept plan or other provisions of the zoning resolution.*
 - 3. **Special exception and variance requests.**
 - 4. **Conventional rezoning actions.**
- (b) **Meeting Requirements.** *The applicant is responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. The meeting space will be determined by the applicant. Meetings may, but are not required to, be conducted before non-county formed Boards, Committees, Associations, or Planning Panels. During the meeting, the applicant will provide a general overview of the project for any interested citizens. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following: the date, time and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. The applicant is not required to receive an affirmative vote or approval of citizens present at the meeting*

The LAAPZRB was created in part to provide a comprehensive review forum for prospective developments to assist them in complying with the Lehigh Acres Comprehensive Plan and Land Development Code. It is an objective of the LAAPZRB to a regularly scheduled forum to for each applicant to comply with County Policy 33.1401. One goal of the LAAPZRB is to provide an applicant with a timely and thorough review of all development aspects of their project and provide a project review summary and recommendation to Lee County Staff, Community Council and/or the Lee County Hearing Examiner as may be applicable.

The LAAPZRB meets on the fourth Thursday of each month. Following the project review, the LAAPZRB submits their summary to the appropriate organizations.

The LAAPZRB recommends the items on the attached checklist be submitted for review by the LAAPZRB. While submitted items may be conceptual in nature based on the level of the application request, they are meant to provide the LAAPZRB with enough detailed information to review and

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

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LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

comment on the aesthetic quality and overall impact of the development on the Lehigh Acres community. The information submitted should include enough detail to provide an accurate illustration of what is being proposed for the development and should be prepared by the appropriate licensed professional.

Lee County requires a meeting summary be submitted with the application to Lee County. The LAAPZRB also requires that a copy of this boards' recommendation be submitted to county staff with the permit submittal to ensure an acknowledgement of the LAAPZRB review comments.

To expedite the review of your submittal, you are encouraged to have a principal or other person, with full authority to make commitments and agree to design changes, in attendance at the public meeting. The LAAPZRB is striving to develop a design review process that is accommodating to the typically tight development timelines of the applicant while protecting Lehigh Acres Community's goals as stated in the Comprehensive Plan. Applicant may contact the Chairman to discuss submittal requirements and scheduling.

Please email questions to LAAPZRB@outlook.com.

Sincerely;
Lehigh Acres Architectural Planning and
Zoning Review Board

LAARZB PUBLIC MEETING INFORMATION

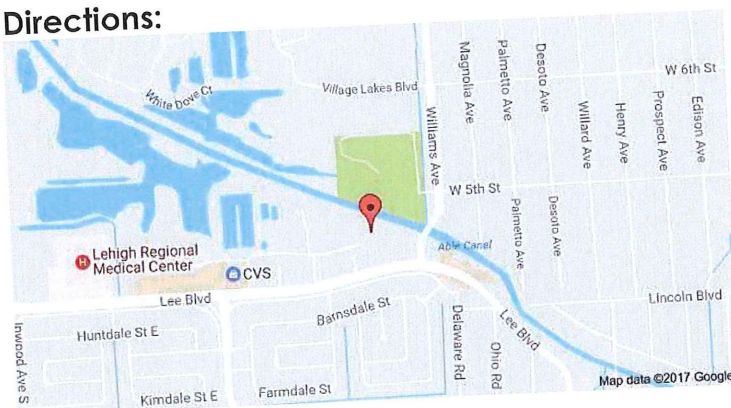
Lehigh Acres Architectural Planning & Zoning Review Board (LAARZB) Meeting Location

Lehigh Acres Municipal Services Improvement District
601 East County Lane, Lehigh Acres, FL 33936

Date of Meeting: Fourth (4th) Thursday of each month. Refer to the LAARZB Facebook page Calendar for Verification)

Meeting Time: 5:30 PM

Directions:



LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

SUBMITTAL REQUIREMENTS

Submittal Date: Submittal packages shall be received (10) business days prior to scheduled Public Meeting. Presentation order shall be based on order of applications received. To be responsive to the development community, the submittal deadlines may be modified by the Chairperson on a case by case basis.

Application Fee: To offset the costs of transcription, application fees have been approved for two sizes of projects.

1. Type 1 Projects: A Type 1 project consists of developments that are normally existing and requesting a "Change of Use" or zoning change. Small projects are limited to up to 3,000 s.f. of building floor area. Fee: \$50.00
2. Type 2 Projects: Any development that does not meet the requirements of a Type 1 Project. Fee: \$150.00

(Checks are made payable to: Lehigh Acres Architectural Planning and Zoning Review Board or LAAPZRB)

(Note: Projects have been depicted as Type 1 or Type 2 so as not to conflict with "small project" as designated by the LDC.)

Total No. of Copies: Eight (8) paper copies of Submittal Package shall be provided by the applicant. Should the applicant prefer to submit electronically, then two (2) paper copies and an electronic submittal in PDF or PowerPoint format shall be provided.

Submittals shall be submitted to:

Lehigh Acres Architectural Planning and Zoning Review Board
PO Box 1630
Lehigh Acres, FL 33970

The submittal requirements may vary based on the type of approval sought by the applicant. In some cases, the information provided may be preliminary in nature and minor revisions may occur as the project proceeds through the permitting process. In all cases, the submittal should contain sufficient information and level of development to permit a sufficient review by the LAAPZRB to comment on the development parameters and densities, aesthetic quality and intended functionality of the proposed development in accordance with the Lehigh Acres Comprehensive Plan and related Development Standards.

It is recommended that the information listed in the LAAPZRB Application be included in the submittal package for review. It is the intention of the LAAPZRB to have for review, the information which will be required by the permitting agencies as the development moves forward. The LAAPZRB reserves the right to request additional information, with reasonable justification, to fully determine the quality and impacts of the development.

Following the review and recommendation of the LAAPZRB, the applicant shall provide an electronic copy of the proposed plans subsequently submitted to Lee County for permit approval.

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

**LEHIGH ACRES ARCHITECTURAL PLANNING AND
ZONING REVIEW BOARD APPLICATION**

Date Received: _____

File Name : _____

LAAPZRB Date: _____

(1) GENERAL INFORMATION (Use additional sheets if necessary)

1. Name of Project: CALOOSA LAKES MPD
2. Street Address of Project: CALOOSA LAKES MPD LOCATED ON HOMESTEAD ROAD
ACROSS FROM VETERANS COMMUNITY PARK
3. Strap No. SEE ATTACHED
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)
I PROPOSE A MAXIMUM LOT COVERAGE OF 52% FOR THE PLATTED VILLA
LOTS TO ALLOW A LARGER ATTACHED VILLA HOME PRODUCT.
5. Applicant Name / Title: WAYNE EVERETT, ENTITLEMENTS MANAGER, LAND MANAGER
Address: 10541 BEN C. PRATT/ SIX MILE CYPRESS PKWY, FORT MYERS, FL 33966
Phone: 239-225-2631 Email: JWEVERTT@DRHORTON.COM
6. Date of LAAPZRB meeting requested for presentation JANUARY 25, 2018
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAAPZRB:
Name / Title: KRISTINA JOHNSON, J.R. EVANS ENGINEERING, P.A.
Address: 9351 CORKSCREW ROAD, SUITE 102, ESTERO, FL 33928
Phone: 239-405-9148 Email: KJOHNSON@JREENG.COM
8. Provide name and contact information of additional persons to receive
correspondence from the LAAPZRB.

9. County staff Reviewer: NOT ASSIGNED YET (MET WITH ANTHONY RODRIGUEZ)
10. Has project been presented to Community Development or Lee County Hearing
Examiner or other public presentations: Yes X No _____ Dates: _____
Application No.: _____

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

11. Direction to the project site: FROM I-75 TAKE COLONIAL BOULEVARD EAST, THIS TURNS INTO LEE BOULEVARD, CONTINUE ON LEE BLVD UNTIL YOU REACH HOMESTEAD ROAD AND TURN RIGHT (SOUTH), PROPERTY IS ON YOUR RIGHT APPROXIMATELY 2 MILES DOWN.

12. Proposed Use: RESIDENTIAL

13. Adjacent Zoning and Land Uses:

North: AG-2 AND CE (VETERANS COMMUNITY PARK, VACANT)

South: RS-1 (EXISTING RESIDENTIAL)

East: CN-3, RM-8, AND AG-2 (EXISTING RESIDENTIAL, VACANT AG, CHURCH)

West: RS-1, RM-2 AND RM-8 (EXISTING RESIDENTIAL)

14. Project summary. Provide information of how the project will provide for, achieve and maintain a unified and pleasing aesthetic quality as defined by the community standards set forth in Chapter 33 and other similar projects previously approved and built: THE APPLICATION IS PROPOSING A MAXIMUM LOT COVERAGE OF 52% FOR THE PLATTED VILLA LOTS. THE REQUEST WILL ALLOW A LARGER ATTACHED VILLA HOME PRODUCT. THE REQUEST WILL ULTIMATELY ALLOW ADDITIONAL OPTIONS FOR HOMEOWNERS AND STANDARD FOR THE CURRENT MARKET.

15. Project Checklist submitted: X Yes No

16. Application Fee Submitted: Type 1 \$50.00 X Type 2: \$150.00

PROPERTY OWNER/APPLICANT

I hereby certify that I am the owner of record or authorized agent for the property described in Section 1 above and that I approve of the requested action herein.

Signature: _____ Date: _____

Print Name: Kristina M. Johnson, P.E. Title: Director of Land Development

☒ ACTION TAKEN
LAAPZRB

DATE
2-22-18

DECISION

Approved

Initials: JS

Attachments: _____

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

If applicable and appropriate to the specific request, the following items listed may be necessary to be provided by the applicant to permit sufficient review by this board.

Type 1 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
X			Completed application.
X			Site plan MASTER CONCEPT PLAN
	X		Photos of existing structures.
X			Others
X			Application Fee

Type 2 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
	X		Completed application
	X		Site plan with Site features drawn to scale. (Location map, north arrow, scale, buildings, parking, vehicular circulation, trash enclosures, pedestrian circulation, water management area, utility corridors/layout, open space, indigenous preserves, signage, etc.)
	X		Photos of existing structures.
	X		Architectural Plans and building elevations: • Dimensioned floor plan(s). • Roof plan(s). • Elevations of all buildings (all sides) shall include: Floor to floor heights Elevation to top of roof, Building material • Screening for rooftop equipment (materials/colors to match or coordinate with buildings) • Rendered buildings and sign elevations/perspectives accurately depicting colors, materials, landscaping, parking and people. • Method of screening all service areas and ground mounted equipment (a/c compressors, backflow preventers, electric transformers, etc.). • Conceptual lighting plan (including specification sheets on proposed lighting fixtures). • Relationship of buildings to adjacent buildings on adjacent properties • Antenna, communications tower or microwave tower zoning or rezoning requests and antenna screening requests shall be required to submit all items in (1) through (4) above. In addition, elevations of the proposed tower shall be provided.
	X		Landscape Plans and calculations to include existing site trees (indicate species) and plant material – to remain/to be removed. Proposed landscaping schedule to include: Botanic and common name of trees/plants/bushes/ground cover, Planting size/full (mature) growth size, Quantity and size of all trees, shrubs and ground cover, Planting details
	X		Environmental studies (Protected Species, wetland determinations, etc)
	X		Lighting Plans with photometric levels
	X		Adjacent property zoning and land uses.
	X		Signage Plans with sign elevations
	X		Building Colors
	X		Application Fee

<u>STRAP</u>	<u>ADDRESS</u>
05452723000001580	19500 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001590	19506 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001600	19510 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001610	19514 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001620	19518 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001630	19522 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001640	19532 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001650	19540 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001660	19546 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001670	19550 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001680	19554 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001690	19558 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001700	19562 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001710	19566 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001720	19570 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001730	19574 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001740	19578 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001750	19584 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001760	19590 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001770	10635 CROSSBACK LN LEHIGH ACRES, FL 33936
05452723000001780	10631 CROSSBACK LN LEHIGH ACRES, FL 33936

[illegible]

[illegible]

[illegible]

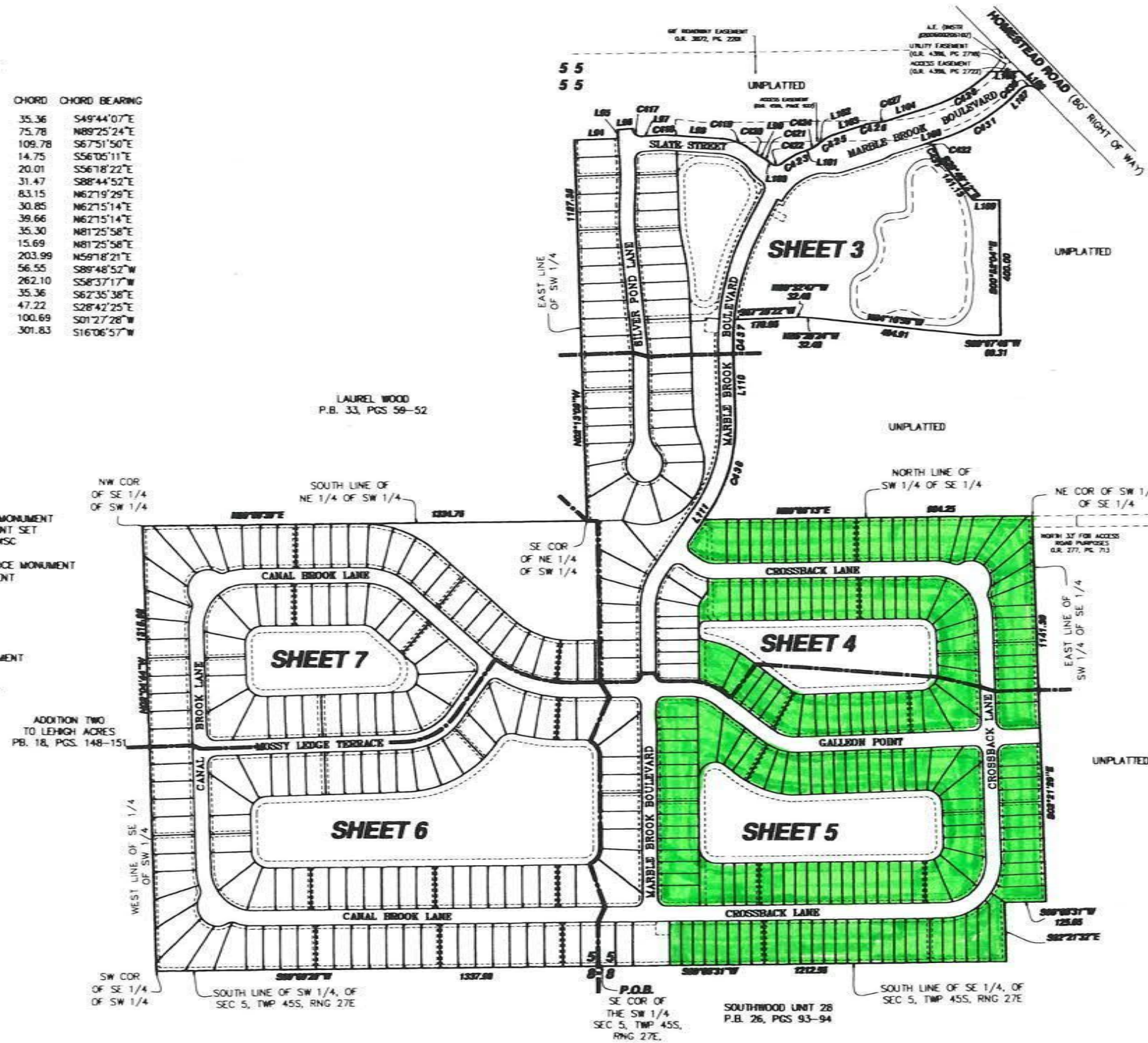
IMPACTED LOT EXHIBIT

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C417	25.00	90°00'00"	39.27	35.36	S49°44'07"E
C418	522.50	87°19'03"	75.85	75.78	N89°25'24"E
C419	172.50	37°06'31"	111.72	109.78	S67°51'50"E
C420	62.50	13°33'13"	14.78	14.75	S56°05'11"E
C421	87.50	13°08'02"	20.06	20.01	S56°18'22"E
C422	25.00	78°01'02"	34.04	31.47	S88°44'52"E
C423	237.50	20°09'44"	83.58	83.15	N62°19'29"E
C424	87.50	20°18'16"	31.01	30.85	N62°15'14"E
C425	112.50	20°18'16"	39.87	39.66	N62°15'14"E
C426	112.50	18°03'11"	35.45	35.30	N81°25'58"E
C427	50.00	18°03'11"	15.75	15.69	N81°25'58"E
C428	450.00	26°12'02"	205.78	203.99	N59°18'21"E
C430	40.00	89°57'24"	62.80	56.55	S89°48'52"W
C431	550.00	27°34'11"	264.65	262.10	S58°37'17"W
C432	25.00	90°00'00"	39.27	35.36	S62°35'38"E
C433	122.50	22°13'34"	47.52	47.22	S28°42'25"E
C437	727.53	7°56'11"	100.77	100.69	S01°27'28"W
C438	472.50	37°15'09"	307.21	301.83	S16°06'57"W

LEGEND:

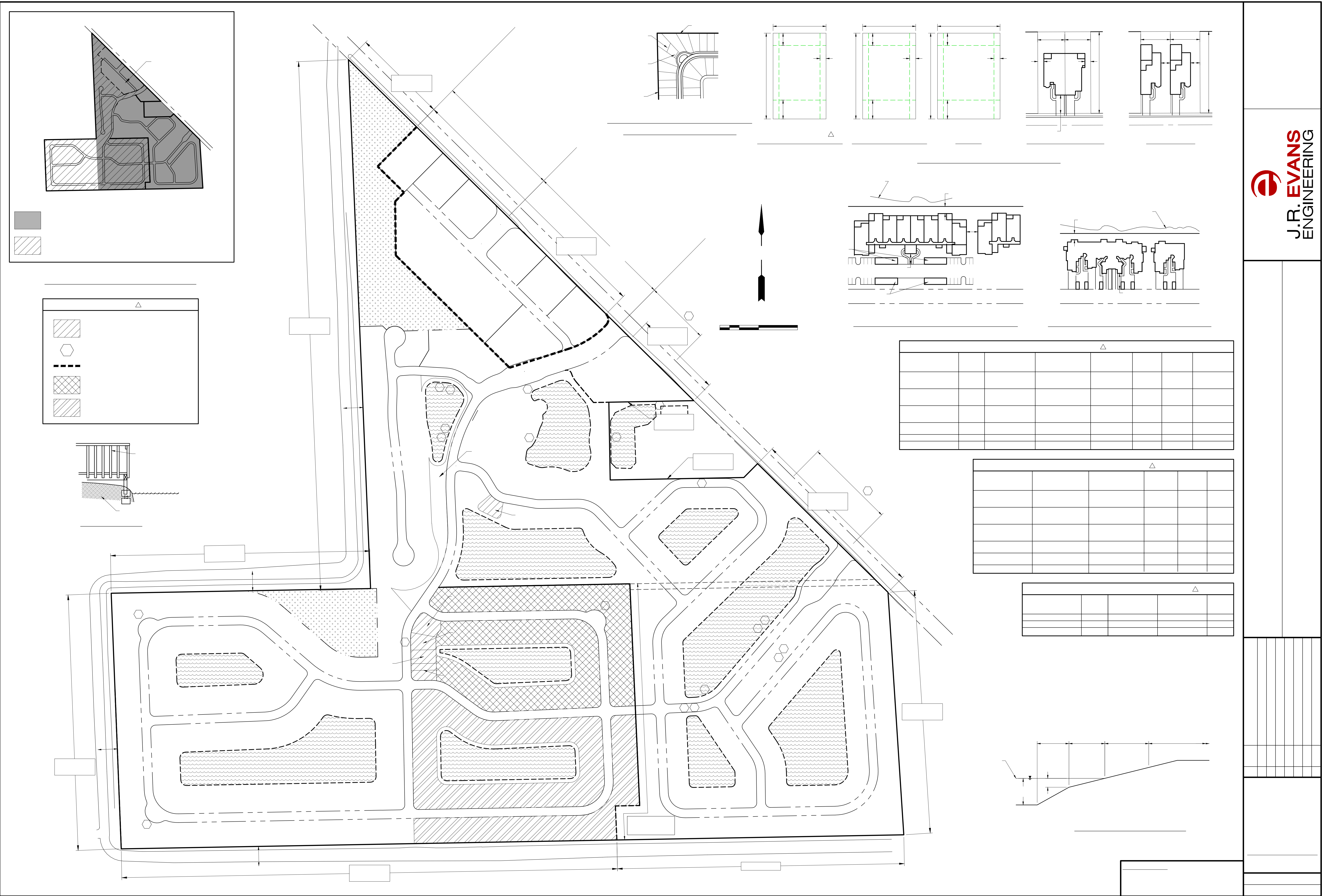
F.C.M.	□	FOUND 4"x4" CONCRETE MONUMENT
P.C.P.	⊙	PERMANENT CONTROL POINT SET PARKER KALON NAIL & DISC (P.C.P. 6753)
P.R.M.	■	SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT (P.R.M. L.B. #6753)
LS		LICENSED SURVEYOR
LB		LICENSED BUSINESS
P.B.		PLAT BOOK
P.G.		PAGE
D.E.		DRAINAGE EASEMENT
L.M.E.		LAKE MAINTENANCE EASEMENT
R.O.W.		RIGHT OF WAY
A.E.		ACCESS EASEMENT
P.U.E.		PUBLIC UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L94	N87°46'52"E	131.04
L95	N04°44'07"W	26.84
L96	N85°15'53"E	45.00
L97	N85°15'53"E	21.31
L98	S86°25'05"E	141.52
L99	S62°52'23"E	13.58
L100	S49°44'21"E	8.62
L101	N72°24'22"E	4.64
L102	N52°06'06"E	23.26
L103	N72°24'22"E	100.92
L104	N72°24'22"E	149.27
L105	N89°07'55"E	90.25
L106	S45°12'26"E	77.07
L107	S44°50'11"W	13.90



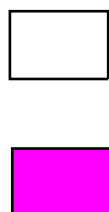
N.89°08'38"E., ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SAID SECTION 5, FOR A DISTANCE OF 1,334.76 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE RUN N.02°13'08"W., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,127.35 FEET; THENCE RUN N.87°46'52"E. FOR A DISTANCE OF 131.04 FEET; THENCE RUN N.04°44'07"W. FOR A DISTANCE OF 26.84 FEET; THENCE RUN N.85°15'53"E. FOR A DISTANCE OF 45.00 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, OF WHICH THE RADIUS POINT BEARS N.85°15'53"E., A DISTANCE OF 25.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S.49°44'07"E., FOR A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN N.85°15'53"E. FOR A DISTANCE OF 21.31 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.50 FEET, THROUGH A CENTRAL ANGLE OF 08°19'03", SUBTENDED BY A CHORD OF 75.78 FEET AT A BEARING OF N.89°25'24"E., FOR A DISTANCE OF 75.85 FEET TO THE END OF SAID CURVE; THENCE RUN S.86°25'05"E. FOR A DISTANCE OF 141.52 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 172.50 FEET, THROUGH A CENTRAL ANGLE OF 37°06'31", SUBTENDED BY A CHORD OF 109.78 FEET AT A BEARING OF S.67°51'50"E., FOR A DISTANCE OF 111.72 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 62.50 FEET, THROUGH A CENTRAL ANGLE OF 13°33'13", SUBTENDED BY A CHORD OF 14.75 FEET AT A BEARING OF S.56°05'11"E., FOR A DISTANCE OF 14.78 FEET TO THE END OF SAID CURVE; THENCE RUN S.62°52'23"E. FOR A DISTANCE OF 13.58 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 87.50 FEET, THROUGH A CENTRAL ANGLE OF 13°08'02", SUBTENDED BY A CHORD OF 20.01 FEET AT A BEARING OF S.56°18'22"E., FOR A DISTANCE OF 20.06 FEET TO THE END OF SAID CURVE; THENCE RUN S.49°44'21"E. FOR A DISTANCE OF 8.62 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 78°01'02", SUBTENDED BY A CHORD OF 31.47 FEET AT A BEARING OF S.88°44'52"E., FOR A DISTANCE OF 34.04 FEET TO A POINT OF REVERSE CURVE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 237.50 FEET, THROUGH A CENTRAL ANGLE OF 20°09'44", SUBTENDED BY A CHORD OF 83.15 FEET AT A BEARING OF N.62°19'29"E., FOR A DISTANCE OF 83.58 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E. FOR A DISTANCE OF 4.64 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 87.50 FEET, THROUGH A CENTRAL ANGLE OF 20°18'16", SUBTENDED BY A CHORD OF 30.85 FEET AT A BEARING OF N.62°15'14"E., FOR A DISTANCE OF 31.01 FEET TO THE END OF SAID CURVE; THENCE RUN N.52°06'06"E. FOR A DISTANCE OF 23.26 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 112.50 FEET, THROUGH A CENTRAL ANGLE OF 20°18'16", SUBTENDED BY A CHORD OF 39.66 FEET AT A BEARING OF N.62°15'14"E., FOR A DISTANCE OF 39.87 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E. FOR A DISTANCE OF 100.92 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 112.50 FEET, THROUGH A CENTRAL ANGLE OF 18°03'11", SUBTENDED BY A CHORD OF 35.30 FEET AT A BEARING OF N.81°25'58"E., FOR A DISTANCE OF 35.45 FEET TO A POINT OF REVERSE CURVE; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 18°03'11", SUBTENDED BY A CHORD OF 15.69 FEET AT A BEARING OF N.81°25'58"E., FOR A DISTANCE OF 15.75 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E. FOR A DISTANCE OF 149.27 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 26°12'02", SUBTENDED BY A CHORD OF 203.99 FEET AT A BEARING OF N.59°18'21"E., FOR A DISTANCE OF 205.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN N.89°07'55"E., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 90.25 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD (80.00' RIGHT OF WAY); THENCE RUN S.45°12'26"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 77.07 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTH, OF WHICH THE RADIUS POINT BEARS S.44°50'11"W., A DISTANCE OF 40.00 FEET THEREFROM; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 89°57'24", SUBTENDED BY A CHORD OF 56.55 FEET AT A BEARING OF S.89°48'52"W., FOR A DISTANCE OF 62.80 FEET TO THE END OF SAID CURVE; THENCE RUN S.44°50'11"W. FOR A DISTANCE OF 13.90 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 27°34'11", SUBTENDED BY A CHORD OF 262.10 FEET AT A BEARING OF S.58°37'17"W., FOR A DISTANCE OF 264.65 FEET TO THE END OF SAID CURVE; THENCE RUN S.72°24'22"W. FOR A DISTANCE OF 50.41 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, OF WHICH THE RADIUS POINT BEARS S.17°35'38"E., A DISTANCE OF 25.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S.62°35'38"E., FOR A DISTANCE OF 39.27 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 122.50 FEET, THROUGH A CENTRAL ANGLE OF 22°13'34", SUBTENDED BY A CHORD OF 47.22 FEET AT A BEARING OF S.28°42'25"E., FOR A DISTANCE OF 47.52 FEET TO THE END OF SAID CURVE; THENCE RUN S.38°49'12"E. FOR A DISTANCE OF 141.13 FEET; THENCE RUN N.89°07'56"E. FOR A DISTANCE OF 78.76 FEET; THENCE RUN S.00°52'04"E. FOR A DISTANCE OF 400.00 FEET; THENCE RUN S.89°07'46"W. FOR A DISTANCE OF 69.31 FEET; THENCE RUN N.84°16'59"W. FOR A DISTANCE OF 494.91 FEET; THENCE RUN N.86°20'24"W. FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.89°32'47"W. FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.87°29'22"W. FOR A DISTANCE OF 170.66 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT BEARS S.84°34'27"E., A DISTANCE OF 727.53 FEET THEREFROM; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 727.53 FEET, THROUGH A CENTRAL ANGLE OF 07°56'11", SUBTENDED BY A CHORD OF 100.69 FEET AT A BEARING OF S.01°27'28"W., FOR A DISTANCE OF 100.77 FEET TO THE END OF SAID CURVE; THENCE RUN S.02°30'38"E. FOR A DISTANCE OF 187.63 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE WEST; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 472.50 FEET, THROUGH A CENTRAL ANGLE OF 37°15'09", SUBTENDED BY A CHORD OF 307.21 FEET AT A BEARING OF S.16°06'57"W., FOR A DISTANCE OF 307.21 FEET TO THE END OF SAID CURVE; THENCE RUN S.34°44'31"W. FOR A DISTANCE OF 16.93 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN N.89°08'13"E., ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 984.25 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN S.02°21'29"E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,141.39 FEET; THENCE RUN S.89°08'31"W. FOR A DISTANCE OF 125.05 FEET; THENCE RUN S.02°21'32"E. FOR A DISTANCE OF 175.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE RUN S.89°08'31"W., ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,212.56 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 102.227 ACRES, MORE OR LESS.

_____ _____ _____									



CURVE TABLE

RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
1.00	90°00'00"	39.27	35.36	S49°44'07"E
12.50	87°09'03"	75.85	75.78	N89°25'24"E
12.50	37°06'31"	111.72	109.78	S67°51'50"E
1.50	13°33'13"	14.78	14.75	S56°05'11"E
1.50	13°08'02"	20.06	20.01	S56°18'22"E
1.00	78°01'02"	34.04	31.47	S88°44'52"E
17.50	20°09'44"	83.58	83.15	N62°19'29"E
1.50	20°18'16"	31.01	30.85	N62°15'14"E
2.50	20°18'16"	39.87	39.66	N62°15'14"E
2.50	18°03'11"	35.45	35.30	N81°25'58"E
1.00	18°03'11"	15.75	15.69	N81°25'58"E
10.00	26°12'02"	205.78	203.99	N59°18'21"E
1.00	89°57'24"	62.80	56.55	S89°48'52"W
10.00	27°34'11"	264.65	262.10	S58°37'17"W
1.00	90°00'00"	39.27	35.36	S62°35'38"E
2.50	22°13'34"	47.52	47.22	S28°42'25"E
17.53	7°56'11"	100.77	100.69	S01°27'28"W
12.50	37°15'09"	307.21	301.83	S16°06'57"W



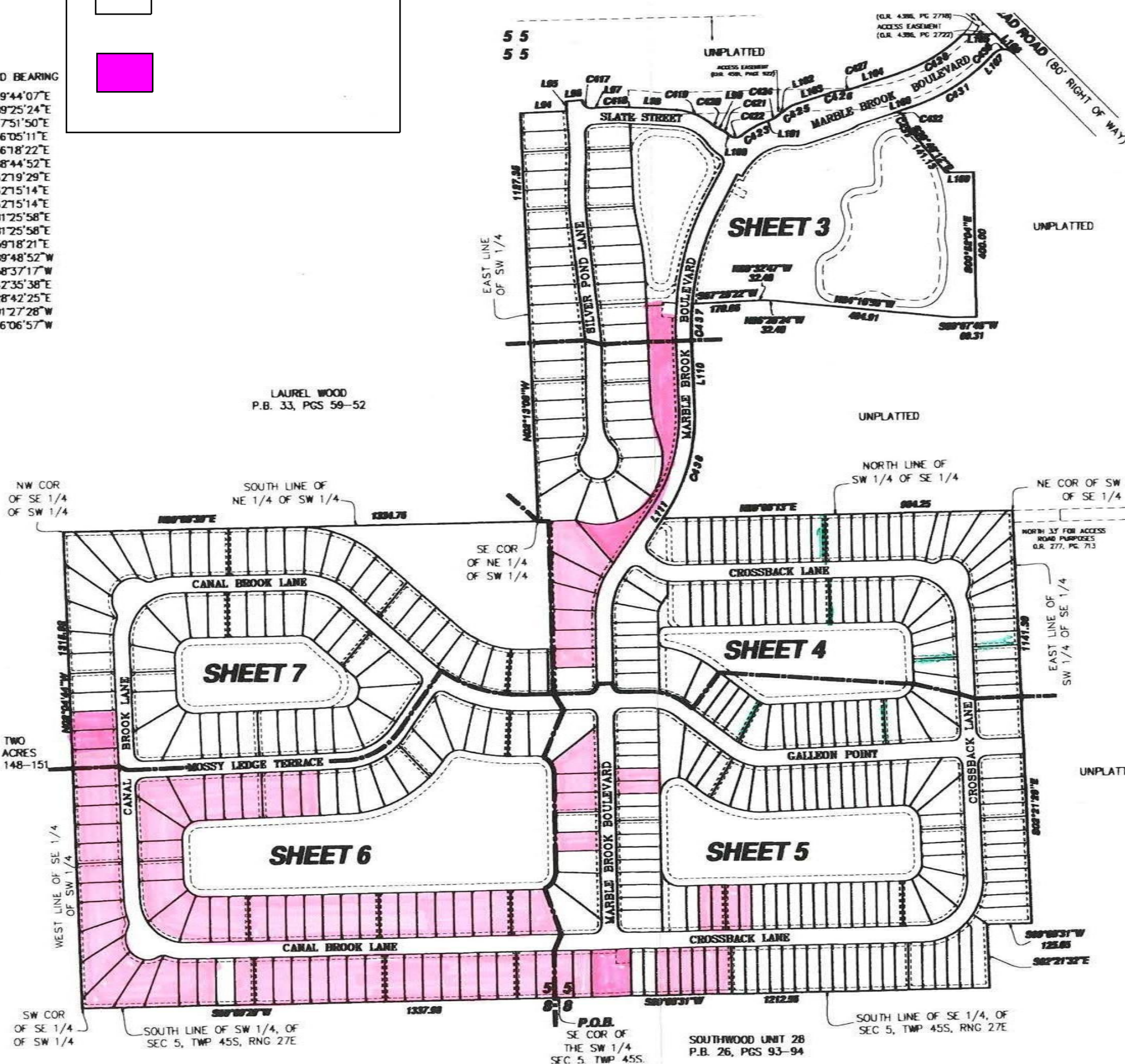
LAUREL WOOD
P.B. 33, PGS 59-52

FOUND 4"x4" CONCRETE MONUMENT
PERMANENT CONTROL POINT SET
PARKER KALON NAIL & DISC
(P.C.P. 6753)
SET PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT
(P.R.M. L.B. #6753)
LICENSED SURVEYOR
LICENSED BUSINESS
PLAT BOOK
PAGE
DRAINAGE EASEMENT
LAKE MAINTENANCE EASEMENT
RIGHT OF WAY
ACCESS EASEMENT
PUBLIC UTILITY EASEMENT

ADDITION TWO
TO LEHIGH ACRES
P.B. 18, PGS. 148-151

LINE TABLE

BEARING	DISTANCE
N87°46'52"E	131.04
N04°44'07"W	26.84
N85°15'53"E	45.00
N85°15'53"E	21.31
S86°25'05"E	141.52
S62°52'23"E	13.58
S49°44'21"E	8.62
N72°24'22"E	4.64
N52°06'06"E	23.26
N72°24'22"E	100.92
N72°24'22"E	149.27
N89°07'55"E	90.25



CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, TH
A CHORD OF 35.36 FEET AT A BEARING OF S.49°44'07"E.
CURVE; THENCE RUN N.85°15'53"E. FOR A DISTANCE OF 21.
CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY,
A RADIUS OF 522.50 FEET, THROUGH A CENTRAL ANGLE O
A BEARING OF N.89°25'24"E., FOR A DISTANCE OF 75.85 F
S.86°25'05"E. FOR A DISTANCE OF 141.52 FEET TO THE BE
TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC O
172.50 FEET, THROUGH A CENTRAL ANGLE OF 37°06'31", S
OF S.67°51'50"E., FOR A DISTANCE OF 111.72 FEET TO A P
ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A
13°33'13", SUBTENDED BY A CHORD OF 14.75 FEET AT A B
TO THE END OF SAID CURVE; THENCE RUN S.62°52'23"E. F
TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHW
SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 87.50 FE
SUBTENDED BY A CHORD OF 20.01 FEET AT A BEARING OF
END OF SAID CURVE; THENCE RUN S.49°44'21"E. FOR A DI
TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTH;
TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH
CHORD OF 31.47 FEET AT A BEARING OF S.88°44'52"E., FO
CURVE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF
N.62°19'29"E., FOR A DISTANCE OF 83.58 FEET TO THE EN
DISTANCE OF 4.64 FEET TO THE BEGINNING OF A TANGENT
THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID C
THROUGH A CENTRAL ANGLE OF 20°18'16", SUBTENDED BY
FOR A DISTANCE OF 31.01 FEET TO THE END OF SAID CUR
FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURV
NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE
CENTRAL ANGLE OF 20°18'16", SUBTENDED BY A CHORD OF
DISTANCE OF 39.87 FEET TO THE END OF SAID CURVE; TH
TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, C
THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS
18°03'11", SUBTENDED BY A CHORD OF 35.30 FEET AT A E
TO A POINT OF REVERSE CURVE; THENCE RUN EASTERLY,
RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF
BEARING OF N.81°25'58"E., FOR A DISTANCE OF 15.75 FEET
FOR A DISTANCE OF 149.27 FEET TO THE BEGINNING OF A
NORTHWEST; THENCE RUN NORTHEASTERLY, ALONG THE AR
450.00 FEET, THROUGH A CENTRAL ANGLE OF 26°12'02", S
OF N.59°18'21"E., FOR A DISTANCE OF 205.78 FEET TO A I
OF SAID SECTION 5; THENCE RUN N.89°07'55"E., ALONG T
SECTION 5, FOR A DISTANCE OF 90.25 FEET TO A POINT O
ROAD (80.00' RIGHT OF WAY); THENCE RUN S.45°12'26"E.,
DISTANCE OF 77.07 FEET TO A POINT ON A CIRCULAR CUR
POINT BEARS S.44°47'34"W., A DISTANCE OF 40.00 FEET T
SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FE
BY A CHORD OF 56.55 FEET AT A BEARING OF S.89°48'52"
CURVE; THENCE RUN S.44°50'11"W. FOR A DISTANCE OF 13
CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN SOU
RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CE
262.10 FEET AT A BEARING OF S.58°37'17"W., FOR A DIST
THENCE RUN S.72°24'22"W. FOR A DISTANCE OF 50.41 FE
SOUTHWEST, OF WHICH THE RADIUS POINT BEARS S.17°35'2
RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO
A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD
DISTANCE OF 39.27 FEET TO A POINT OF REVERSE CURVE;
CURVE TO THE LEFT, HAVING A RADIUS OF 122.50 FEET,
BY A CHORD OF 47.22 FEET AT A BEARING OF S.28°42'25"
CURVE; THENCE RUN S.39°49'12"E. FOR A DISTANCE OF 14
78.76 FEET; THENCE RUN S.00°52'04"E. FOR A DISTANCE
DISTANCE OF 69.31 FEET; THENCE RUN N.84°16'59"W. FOR
FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.89°32'47"
S.87°29'22"W. FOR A DISTANCE OF 170.66 FEET TO A POIN
WHICH THE RADIUS POINT BEARS S.84°34'27"E., A DISTANC
ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A
07°56'11", SUBTENDED BY A CHORD OF 100.69 FEET AT A
FEET TO THE END OF SAID CURVE; THENCE RUN S.02°30'3
OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE W
CURVE TO THE RIGHT, HAVING A RADIUS OF 472.50 FEET,
A CHORD OF 301.83 FEET AT A BEARING OF S.16°06'57"W
CURVE; THENCE RUN S.34°44'31"W. FOR A DISTANCE OF 11
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SA
NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTH
984.25 FEET TO THE NORTHEAST CORNER OF THE SOUTHW
SECTION 5; THENCE RUN S.02°21'29"E., ALONG THE EAST I
QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,141.3
125.05 FEET; THENCE RUN S.02°21'32"E. FOR A DISTANCE
SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN S
QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,212.5
107.277 ACRES, MORE OR LESS.

AFFIDAVIT OF COMPLIANCE FOR NOTICING THE CALOOSA LAKES HOMEOWNERS' ASSOCIATION

1. I hereby certify that the mailing was delivered to the homeowners via United States Postal Service on January 1st, 2018
2. The list of property owners that received the notice is attached to this affidavit

Dates this 2 day of February 2018

Signature

Print Name

Print Title



12

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

LEHIGH ACRES ARCHITECTURAL & ZONING REVIEW BOARD SUBMITTAL REQUIREMENT

Effective: May 2017

Dear Applicant:

On behalf of the Lehigh Acres Architectural Planning and Zoning Review Board (LAAPZRB) we would like to thank you for your interest in Lehigh Acres and in the design review and public meeting process for developments within Lehigh Acres. The residents of Lehigh Acres have been striving for years to adopt a set of development standards that will permit sustainable, aesthetically pleasing and viable development for future generations to enjoy. A goal of the community is to ensure developments will enhance the quality of life, economics, aesthetics and provide a benefit the community for years to come. Lee County codes now require the following:

As per County Policy 33 Planning Panel Community Regulations: Section 33-1401 Community Review

- (a) **Applications requiring review.** *The owner or agent applying for the following types of county approvals must conduct one publically advertised information session with the Lehigh Acres Planning Community prior to obtaining approval or finding of sufficiency of the following:*
 - 1. **Development Orders.** *This includes all applications for development orders and Type 1, 2, 10 and 12 limited review development orders.*
 - 2. **Planned development zoning actions.** *This included administrative deviations amending the approved master concept plan or other provisions of the zoning resolution.*
 - 3. **Special exception and variance requests.**
 - 4. **Conventional rezoning actions.**
- (b) **Meeting Requirements.** *The applicant is responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. The meeting space will be determined by the applicant. Meetings may, but are not required to, be conducted before non-county formed Boards, Committees, Associations, or Planning Panels. During the meeting, the applicant will provide a general overview of the project for any interested citizens. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following: the date, time and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. The applicant is not required to receive an affirmative vote or approval of citizens present at the meeting*

The LAAPZRB was created in part to provide a comprehensive review forum for prospective developments to assist them in complying with the Lehigh Acres Comprehensive Plan and Land Development Code. It is an objective of the LAAPZRB to a regularly scheduled forum to for each applicant to comply with County Policy 33.1401. One goal of the LAAPZRB is to provide an applicant with a timely and thorough review of all development aspects of their project and provide a project review summary and recommendation to Lee County Staff, Community Council and/or the Lee County Hearing Examiner as may be applicable.

The LAAPZRB meets on the fourth Thursday of each month. Following the project review, the LAAPZRB submits their summary to the appropriate organizations.

The LAAPZRB recommends the items on the attached checklist be submitted for review by the LAAPZRB. While submitted items may be conceptual in nature based on the level of the application request, they are meant to provide the LAAPZRB with enough detailed information to review and

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

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LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

comment on the aesthetic quality and overall impact of the development on the Lehigh Acres community. The information submitted should include enough detail to provide an accurate illustration of what is being proposed for the development and should be prepared by the appropriate licensed professional.

Lee County requires a meeting summary be submitted with the application to Lee County. The LAAPZRB also requires that a copy of this boards' recommendation be submitted to county staff with the permit submittal to ensure an acknowledgement of the LAAPZRB review comments.

To expedite the review of your submittal, you are encouraged to have a principal or other person, with full authority to make commitments and agree to design changes, in attendance at the public meeting. The LAAPZRB is striving to develop a design review process that is accommodating to the typically tight development timelines of the applicant while protecting Lehigh Acres Community's goals as stated in the Comprehensive Plan. Applicant may contact the Chairman to discuss submittal requirements and scheduling.

Please email questions to LAAPZRB@outlook.com.

Sincerely;
Lehigh Acres Architectural Planning and
Zoning Review Board

LAARZB PUBLIC MEETING INFORMATION

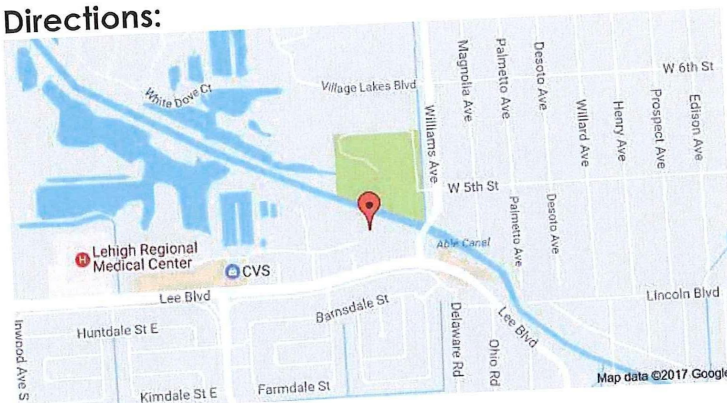
Lehigh Acres Architectural Planning & Zoning Review Board (LAARZB) Meeting Location

Lehigh Acres Municipal Services Improvement District
601 East County Lane, Lehigh Acres, FL 33936

Date of Meeting: Fourth (4th) Thursday of each month. Refer to the LAARZB Facebook page Calendar for Verification)

Meeting Time: 5:30 PM

Directions:



LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

SUBMITTAL REQUIREMENTS

Submittal Date: Submittal packages shall be received (10) business days prior to scheduled Public Meeting. Presentation order shall be based on order of applications received. To be responsive to the development community, the submittal deadlines may be modified by the Chairperson on a case by case basis.

Application Fee: To offset the costs of transcription, application fees have been approved for two sizes of projects.

1. Type 1 Projects: A Type 1 project consists of developments that are normally existing and requesting a "Change of Use" or zoning change. Small projects are limited to up to 3,000 s.f. of building floor area. Fee: \$50.00
2. Type 2 Projects: Any development that does not meet the requirements of a Type 1 Project. Fee: \$150.00

(Checks are made payable to: Lehigh Acres Architectural Planning and Zoning Review Board or LAAPZRB)

(Note: Projects have been depicted as Type 1 or Type 2 so as not to conflict with "small project" as designated by the LDC.)

Total No. of Copies: Eight (8) paper copies of Submittal Package shall be provided by the applicant. Should the applicant prefer to submit electronically, then two (2) paper copies and an electronic submittal in PDF or PowerPoint format shall be provided.

Submittals shall be submitted to:

Lehigh Acres Architectural Planning and Zoning Review Board
PO Box 1630
Lehigh Acres, FL 33970

The submittal requirements may vary based on the type of approval sought by the applicant. In some cases, the information provided may be preliminary in nature and minor revisions may occur as the project proceeds through the permitting process. In all cases, the submittal should contain sufficient information and level of development to permit a sufficient review by the LAAPZRB to comment on the development parameters and densities, aesthetic quality and intended functionality of the proposed development in accordance with the Lehigh Acres Comprehensive Plan and related Development Standards.

It is recommended that the information listed in the LAAPZRB Application be included in the submittal package for review. It is the intention of the LAAPZRB to have for review, the information which will be required by the permitting agencies as the development moves forward. The LAAPZRB reserves the right to request additional information, with reasonable justification, to fully determine the quality and impacts of the development.

Following the review and recommendation of the LAAPZRB, the applicant shall provide an electronic copy of the proposed plans subsequently submitted to Lee County for permit approval.

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

**LEHIGH ACRES ARCHITECTURAL PLANNING AND
ZONING REVIEW BOARD APPLICATION**

Date Received: _____

File Name : _____

LAAPZRB Date: _____

(1) GENERAL INFORMATION (Use additional sheets if necessary)

1. Name of Project: CALOOSA LAKES MPD
2. Street Address of Project: CALOOSA LAKES MPD LOCATED ON HOMESTEAD ROAD
ACROSS FROM VETERANS COMMUNITY PARK
3. Strap No. SEE ATTACHED
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval)
I PROPOSE A MAXIMUM LOT COVERAGE OF 52% FOR THE PLATTED VILLA
LOTS TO ALLOW A LARGER ATTACHED VILLA HOME PRODUCT.
5. Applicant Name / Title: WAYNE EVERETT, ENTITLEMENTS MANAGER, LAND MANAGER
Address: 10541 BEN C. PRATT/ SIX MILE CYPRESS PKWY, FORT MYERS, FL 33966
Phone: 239-225-2631 Email: JWEVERTT@DRHORTON.COM
6. Date of LAAPZRB meeting requested for presentation JANUARY 25, 2018
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAARZB:
Name / Title: KRISTINA JOHNSON, J.R. EVANS ENGINEERING, P.A.
Address: 9351 CORKSCREW ROAD, SUITE 102, ESTERO, FL 33928
Phone: 239-405-9148 Email: KJOHNSON@JREENG.COM
8. Provide name and contact information of additional persons to receive
correspondence from the LAAPZRB.

9. County staff Reviewer: NOT ASSIGNED YET (MET WITH ANTHONY RODRIGUEZ)
10. Has project been presented to Community Development or Lee County Hearing
Examiner or other public presentations: Yes ___X___ No ___ Dates: ___
Application No.: _____

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

11. Direction to the project site: FROM I-75 TAKE COLONIAL BOULEVARD EAST, THIS TURNS INTO LEE BOULEVARD, CONTINUE ON LEE BLVD UNTIL YOU REACH HOMESTEAD ROAD AND TURN RIGHT (SOUTH), PROPERTY IS ON YOUR RIGHT APPROXIMATELY 2 MILES DOWN.

12. Proposed Use: RESIDENTIAL

13. Adjacent Zoning and Land Uses:

North: AG-2 AND CF (VETERANS COMMUNITY PARK, VACANT)

South: RS-1 (EXISTING RESIDENTIAL)

East: CN-3, RM-8, AND AG-2 (EXISTING RESIDENTIAL, VACANT AG, CHURCH)

West: RS-1, RM-2 AND RM-8 (EXISTING RESIDENTIAL)

14. Project summary. Provide information of how the project will provide for, achieve and maintain a unified and pleasing aesthetic quality as defined by the community standards set forth in Chapter 33 and other similar projects previously approved and built: THE APPLICATION IS PROPOSING A MAXIMUM LOT COVERAGE OF 52% FOR THE PLATTED VILLA LOTS. THE REQUEST WILL ALLOW A LARGER ATTACHED VILLA HOME PRODUCT. THE REQUEST WILL ULTIMATELY ALLOW ADDITIONAL OPTIONS FOR HOMEOWNERS AND STANDARD FOR THE CURRENT MARKET.

15. Project Checklist submitted: X Yes No

16. Application Fee Submitted: Type 1 \$50.00 X Type 2: \$150.00

PROPERTY OWNER/APPLICANT

I hereby certify that I am the owner of record or authorized agent for the property described in Section 1 above and that I approve of the requested action herein.

Signature: _____ Date: _____

Print Name: Kristina M. Johnson, P.E. Title: Director of Land Development

☒ ACTION TAKEN
LAAPZRB

DATE
2-22-18

DECISION

Approved Initials: JS

Attachments: _____

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

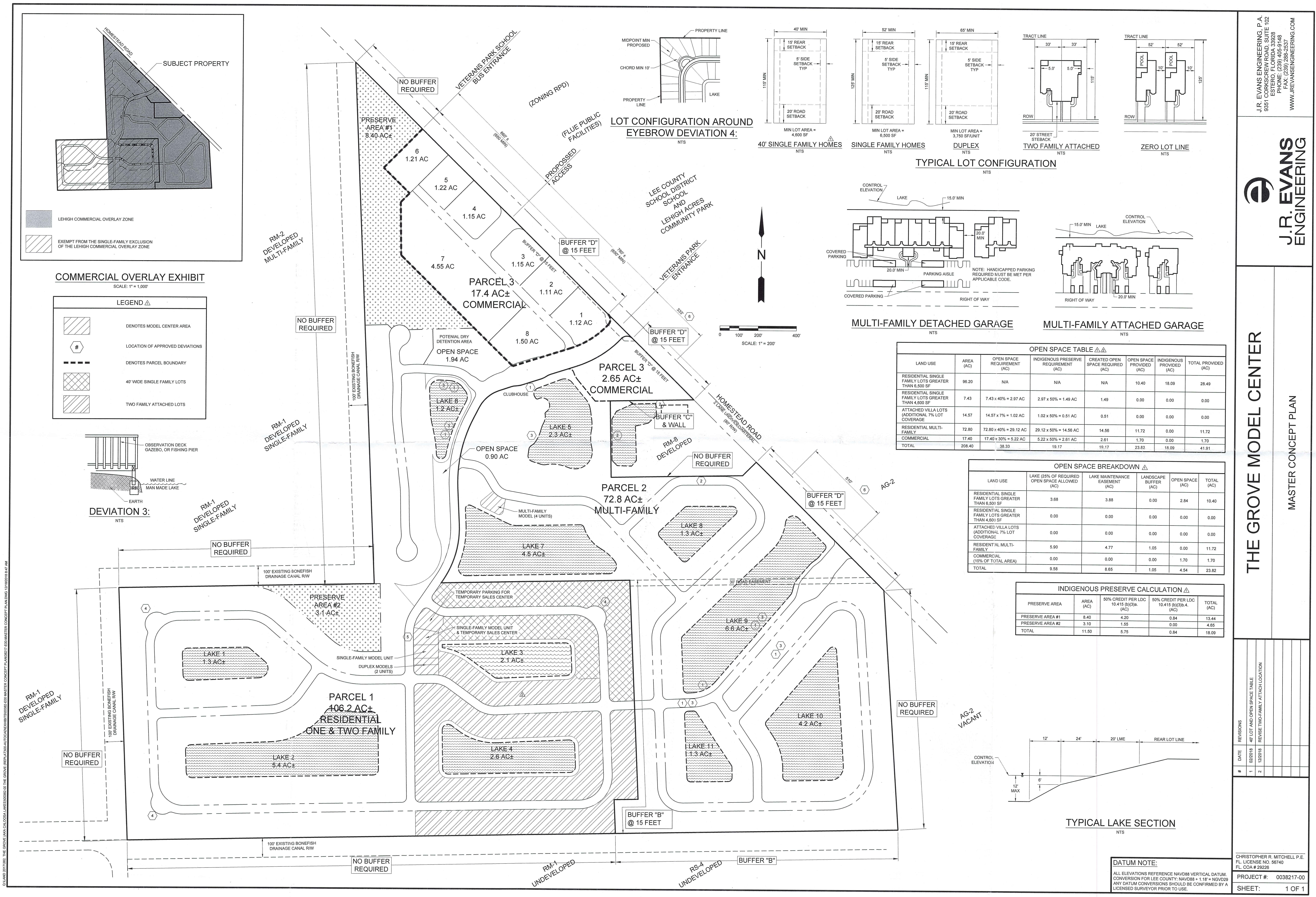
If applicable and appropriate to the specific request, the following items listed may be necessary to be provided by the applicant to permit sufficient review by this board.

Type 1 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
X			Completed application.
X			Site plan MASTER CONCEPT PLAN
	X		Photos of existing structures.
X			Others
X			Application Fee

Type 2 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
	X		Completed application
	X		Site plan with Site features drawn to scale. (Location map, north arrow, scale, buildings, parking, vehicular circulation, trash enclosures, pedestrian circulation, water management area, utility corridors/layout, open space, indigenous preserves, signage, etc.)
	X		Photos of existing structures.
	X		Architectural Plans and building elevations: • Dimensioned floor plan(s). • Roof plan(s). • Elevations of all buildings (all sides) shall include: Floor to floor heights Elevation to top of roof, Building material • Screening for rooftop equipment (materials/colors to match or coordinate with buildings) • Rendered buildings and sign elevations/perspectives accurately depicting colors, materials, landscaping, parking and people. • Method of screening all service areas and ground mounted equipment (a/c compressors, backflow preventers, electric transformers, etc.). • Conceptual lighting plan (including specification sheets on proposed lighting fixtures). • Relationship of buildings to adjacent buildings on adjacent properties • Antenna, communications tower or microwave tower zoning or rezoning requests and antenna screening requests shall be required to submit all items in (1) through (4) above. In addition, elevations of the proposed tower shall be provided.
	X		Landscape Plans and calculations to include existing site trees (indicate species) and plant material – to remain/to be removed. Proposed landscaping schedule to include: Botanic and common name of trees/plants/bushes/ground cover, Planting size/full (mature) growth size, Quantity and size of all trees, shrubs and ground cover, Planting details
	X		Environmental studies (Protected Species, wetland determinations, etc)
	X		Lighting Plans with photometric levels
	X		Adjacent property zoning and land uses.
	X		Signage Plans with sign elevations
	X		Building Colors
	X		Application Fee



J.R. EVANS ENGINEERING, P.A.
9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 405-9149
WWW.JREVAENGINEERING.COM

J.R. EVANS
ENGINEERING

THE GROVE MODEL CENTER

MASTER CONCEPT PLAN

REVISIONS		DATE	DESCRIPTION
#	DATE	DESCRIPTION	
1	02/2018	40' LOT AND OPEN SPACE TABLE	
2	12/2018	REVISE TWO-FAMILY ATTACH LOCATION	

CHRISTOPHER R. MITCHELL P.E.
FL LICENSE NO. 56740
FL COA # 29226

PROJECT #: 0038217-00

SHEET: 1 OF 1



Bob Zy

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

LEHIGH ACRES ARCHITECTURAL & ZONING REVIEW BOARD

SUBMITTAL REQUIREMENT

Effective: May 2017

Dear Applicant:

On behalf of the Lehigh Acres Architectural Planning and Zoning Review Board (LAAPZRB) we would like to thank you for your interest in Lehigh Acres and in the design review and public meeting process for developments within Lehigh Acres. The residents of Lehigh Acres have been striving for years to adopt a set of development standards that will permit sustainable, aesthetically pleasing and viable development for future generations to enjoy. A goal of the community is to ensure developments will enhance the quality of life, economics, aesthetics and provide a benefit the community for years to come. Lee County codes now require the following:

As per County Policy 33 Planning Panel Community Regulations: Section 33-1401 Community Review

- (a) Applications requiring review. The owner or agent applying for the following types of county approvals must conduct one publically advertised information session with the Lehigh Acres Planning Community prior to obtaining approval or finding of sufficiency of the following:
1. Development Orders. This includes all applications for development orders and Type 1, 2, 10 and 12 limited review development orders.
 2. Planned development zoning actions. This included administrative deviations amending the approved master concept plan or other provisions of the zoning resolution.
 3. Special exception and variance requests.
 4. Conventional rezoning actions.
- (b) Meeting Requirements. The applicant is responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. The meeting space will be determined by the applicant. Meetings may, but are not required to, be conducted before non-county formed Boards, Committees, Associations, or Planning Panels. During the meeting, the applicant will provide a general overview of the project for any interested citizens. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following: the date, time and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. The applicant is not required to receive an affirmative vote or approval of citizens present at the meeting

The LAAPZRB was created in part to provide a comprehensive review forum for prospective developments to assist them in complying with the Lehigh Acres Comprehensive Plan and Land Development Code. It is an objective of the LAAPZRB to a regularly scheduled forum to for each applicant to comply with County Policy 33.1401. One goal of the LAAPZRB is to provide an applicant with a timely and thorough review of all development aspects of their project and provide a project review summary and recommendation to Lee County Staff, Community Council and/or the Lee County Hearing Examiner as may be applicable.

The LAAPZRB meets on the fourth Thursday of each month. Following the project review, the LAAPZRB submits their summary to the appropriate organizations.

The LAAPZRB recommends the items on the attached checklist be submitted for review by the LAAPZRB. While submitted items may be conceptual in nature based on the level of the application request, they are meant to provide the LAAPZRB with enough detailed information to review and

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

comment on the aesthetic quality and overall impact of the development on the Lehigh Acres community. The information submitted should include enough detail to provide an accurate illustration of what is being proposed for the development and should be prepared by the appropriate licensed professional.

Lee County requires a meeting summary be submitted with the application to Lee County. The LAAPZRB also requires that a copy of this board's recommendation be submitted to county staff with the permit submittal to ensure an acknowledgement of the LAAPZRB review comments.

To expedite the review of your submittal, you are encouraged to have a principal or other person, with full authority to make commitments and agree to design changes, in attendance at the public meeting. The LAAPZRB is striving to develop a design review process that is accommodating to the typically tight development timelines of the applicant while protecting Lehigh Acres Community's goals as stated in the Comprehensive Plan. Applicant may contact the Chairman to discuss submittal requirements and scheduling.

Please email questions to LAAPZRB@outlook.com.

Sincerely;
Lehigh Acres Architectural Planning and
Zoning Review Board

LAARZB PUBLIC MEETING INFORMATION

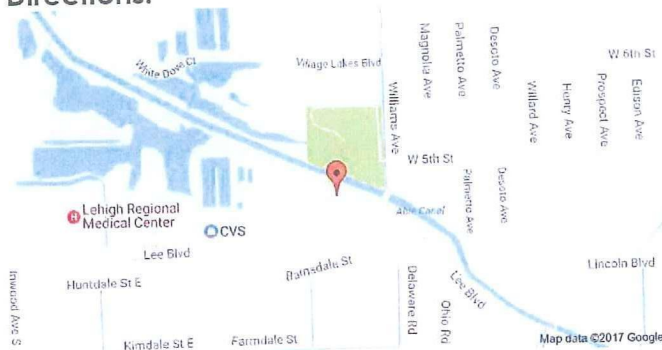
Lehigh Acres Architectural Planning & Zoning Review Board (LAARZB) Meeting Location

Lehigh Acres Municipal Services Improvement District
601 East County Lane, Lehigh Acres, FL 33936

Date of Meeting: Fourth (4th) Thursday of each month. Refer to the LAARZB Facebook page Calendar for Verification)

Meeting Time: 5:30 PM

Directions:



LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

SUBMITTAL REQUIREMENTS

Submittal Date: Submittal packages shall be received (10) business days prior to scheduled Public Meeting. Presentation order shall be based on order of applications received. To be responsive to the development community, the submittal deadlines may be modified by the Chairperson on a case by case basis.

Application Fee: To offset the costs of transcription, application fees have been approved for two sizes of projects.

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(Checks are made payable to: Lehigh Acres Architectural Planning and Zoning Review Board or LAAPZRB)

(Note: Projects have been depicted as Type 1 or Type 2 so as not to conflict with "small project" as designated by the LDC.)

Total No. of Copies: Eight (8) paper copies of Submittal Package shall be provided by the applicant. Should the applicant prefer to submit electronically, then two (2) paper copies and an electronic submittal in PDF or PowerPoint format shall be provided.

Submittals shall be submitted to:

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PO Box 1630
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It is recommended that the information listed in the LAAPZRB Application be included in the submittal package for review. It is the intention of the LAAPZRB to have for review, the information which will be required by the permitting agencies as the development moves forward. The LAAPZRB reserves the right to request additional information, with reasonable justification, to fully determine the quality and impacts of the development.

Following the review and recommendation of the LAAPZRB, the applicant shall provide an electronic copy of the proposed plans subsequently submitted to Lee County for permit approval.

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

**LEHIGH ACRES ARCHITECTURAL PLANNING AND
ZONING REVIEW BOARD APPLICATION**

Date Received: _____

File Name : _____

LAAPZRB Date: _____

(1) GENERAL INFORMATION (Use additional sheets if necessary)

1. Name of Project: CALOOSA LAKES MPD
2. Street Address of Project: CALOOSA LAKES MPD LOCATED ON HOMESTEAD ROAD ACCROSS
FROM VETERANS COMMUNITY PARK
3. Strap No. SEE ATTACHED
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval) REVISE
THE MASTER CONCEPT PLAN TO REFLECT NEW EXTENTS OF SINGLE FAMILY DETACHED
AND TWO FAMILY ATTACHED LOT LOCATIONS.
5. Applicant Name / Title: WAYNE EVERETT, ENTITLEMENTS MANAGER, LAND MANAGER
Address: 10541 BEN C. PRATT/ SIX MILE CYPRESS PKWY, FORT MYERS FL 33966
Phone: 239-225-2631 Email: JWEVERETT@DRHORTON.COM
6. Date of LAAPZRB meeting requested for presentation DECEMBER 27, 2018
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAARZB:
Name / Title: KRISTINA JOHNSON, J.R. EVANS ENGINEERING, P.A.
Address: 9351 CORKSCREW ROAD, SUITE 102, ESTERO FL 33928
Phone: 239-405-9148 Email: KJOHNSON@JREENG.COM
8. Provide name and contact information of additional persons to receive
correspondence from the LAAPZRB.
BRANDON FREY, E.I., J.R. EVANS ENGINEERING
9351 CORKSCREW ROAD, STE. 102, ESTERO, FL 33928
BRANDON@JREENG.COM C:239-634-6600
9. County staff Reviewer: NOT ASSIGNED YET
10. Has project been presented to Community Development or Lee County Hearing
Examiner or other public presentations: Yes X No _____ Dates: _____
Application No.: _____

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

11. Direction to the project site: FROM I-75 TAKE COLONIAL BOULEVARD EAST, THIS TURNS INTO LEE BOULEVARD, CONTINUE ON LEE BLVD UNTIL YOU REACH HOMESTEAD ROAD AND TURN RIGHT (SOUTH), PROPERTY IS ON YOUR RIGHT APPROXIMATELY 2 MILES DOWN.

12. Proposed Use: RESIDENTIAL

13. Adjacent Zoning and Land Uses:

North: AG-2 AND CF (VETERANS COMMUNITY PARK, VACANT)

South: RS-1 (EXISTING RESIDENTIAL)

East: CN-3, RM-8, AND AG-2 (EXISTING RESIDENTIAL, VACANT AG, CHURCH)

West: RS-1, RM-2 AND RM-8 (EXISTING RESIDENTIAL)

14. Project summary. Provide information of how the project will provide for, achieve and maintain a unified and pleasing aesthetic quality as defined by the community standards set forth in Chapter 33 and other similar projects previously approved and built: THE APPLICATION IS TO MODIFY THE EXTENTS OF SINGLE FAMILY AND TWO FAMILY ATTACHED HOMES, AND CONTINUES TO OFFER PRODUCTS PREVIOUSLY APPROVED UNDER PRIOR ZONING ACTIONS. THE REQUEST WILL ALLOW ADDITIONAL OPTIONS FOR HOMEOWNERS AND IS STANDARD FOR THE CURRENT MARKET.

15. Project Checklist submitted: X Yes No

16. Application Fee Submitted: Type 1 \$50.00 X Type 2: \$150.00

PROPERTY OWNER/APPLICANT

I hereby certify that I am the owner of record or authorized agent for the property described in Section 1 above and that I approve of the requested action herein.

Signature: [Signature] Date: 12/19/18
 Print Name: BRANDON FREE Title: PROJECT MANAGER

☒ ACTION TAKEN
 LAAPZRB

DATE
12-27-18

DECISION
Approved Initials: LS

Attachments:

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

If applicable and appropriate to the specific request, the following items listed may be necessary to be provided by the applicant to permit sufficient review by this board.

Type 1 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
X			Completed application.
X			Site plan MASTER CONCEPT PLAN
	X		Photos of existing structures.
X			Others
X			Application Fee

Type 2 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
	X		Completed application
	X		Site plan with Site features drawn to scale. (Location map, north arrow, scale, buildings, parking, vehicular circulation, trash enclosures, pedestrian circulation, water management area, utility corridors/layout, open space, indigenous preserves, signage, etc.)
	X		Photos of existing structures.
	X		Architectural Plans and building elevations: • Dimensioned floor plan(s). • Roof plan(s). • Elevations of all buildings (all sides) shall include: Floor to floor heights Elevation to top of roof, Building material • Screening for rooftop equipment (materials/colors to match or coordinate with buildings) • Rendered buildings and sign elevations/perspectives accurately depicting colors, materials, landscaping, parking and people. • Method of screening all service areas and ground mounted equipment (a/c compressors, backflow preventers, electric transformers, etc.). • Conceptual lighting plan (including specification sheets on proposed lighting fixtures). • Relationship of buildings to adjacent buildings on adjacent properties • Antenna, communications tower or microwave tower zoning or rezoning requests and antenna screening requests shall be required to submit all items in (1) through (4) above. In addition, elevations of the proposed tower shall be provided.
	X		Landscape Plans and calculations to include existing site trees (indicate species) and plant material – to remain/to be removed. Proposed landscaping schedule to include: Botanic and common name of trees/plants/bushes/ground cover, Planting size/full (mature) growth size, Quantity and size of all trees, shrubs and ground cover, Planting details
	X		Environmental studies (Protected Species, wetland determinations, etc)
	X		Lighting Plans with photometric levels
	X		Adjacent property zoning and land uses.
	X		Signage Plans with sign elevations
	X		Building Colors
	X		Application Fee

<u>STRAP</u>	<u>ADDRESS</u>
05452723000001580	19500 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001590	19506 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001600	19510 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001610	19514 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001620	19518 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001630	19522 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001640	19532 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001650	19540 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001660	19546 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001670	19550 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001680	19554 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001690	19558 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001700	19562 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001710	19566 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001720	19570 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001730	19574 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001740	19578 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001750	19584 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001760	19590 GALLEON POINT DR LEHIGH ACRES, FL 33936
05452723000001770	10635 CROSSBACK LN LEHIGH ACRES, FL 33936
05452723000001780	10631 CROSSBACK LN LEHIGH ACRES, FL 33936

[illegible]

[illegible]

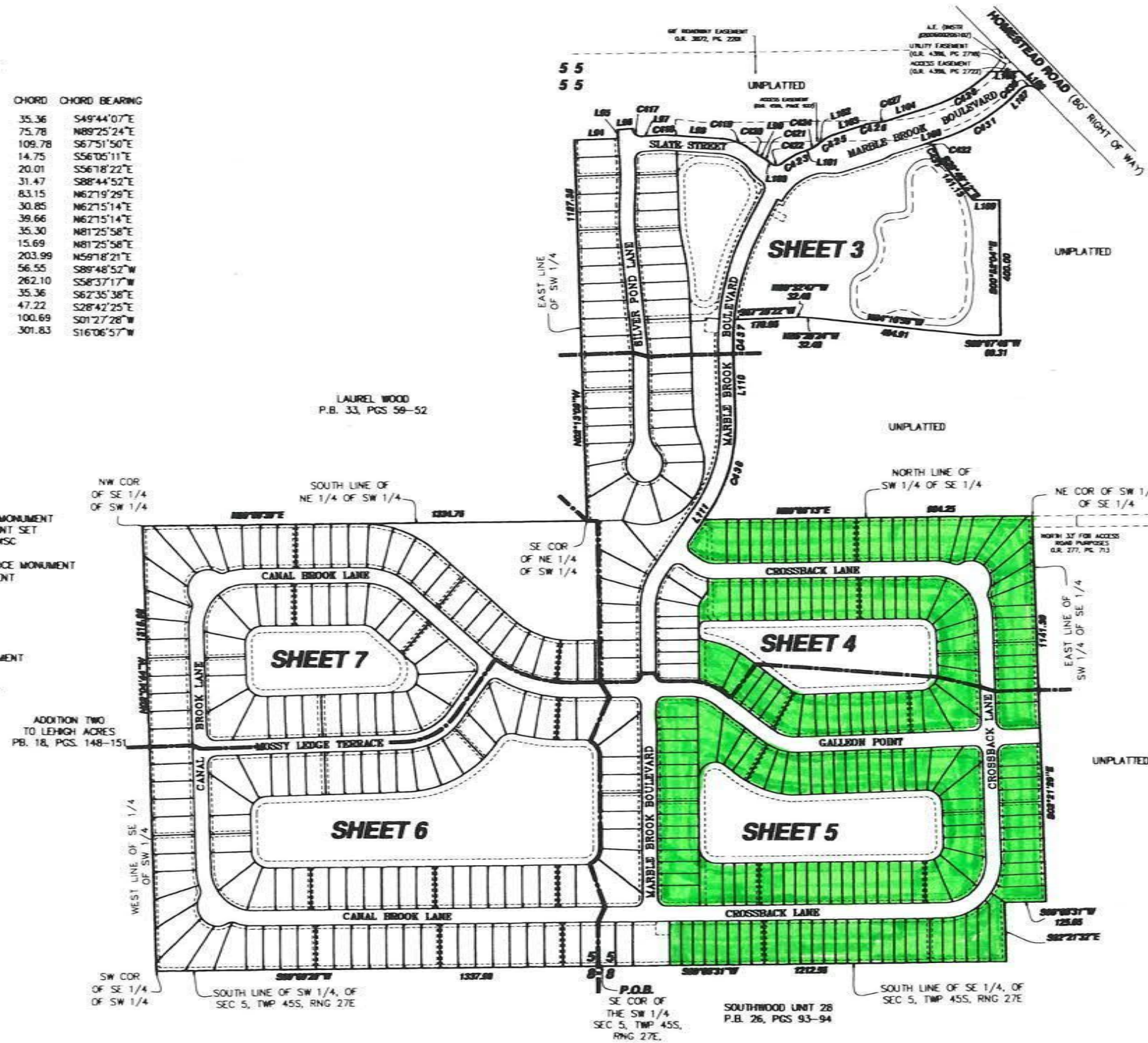
IMPACTED LOT EXHIBIT

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C417	25.00	90°00'00"	39.27	35.36	S49°44'07"E
C418	522.50	87°19'03"	75.85	75.78	N89°25'24"E
C419	172.50	37°06'31"	111.72	109.78	S67°51'50"E
C420	62.50	13°33'13"	14.78	14.75	S56°05'11"E
C421	87.50	13°08'02"	20.06	20.01	S56°18'22"E
C422	25.00	78°01'02"	34.04	31.47	S88°44'52"E
C423	237.50	20°09'44"	83.58	83.15	S88°19'29"E
C424	87.50	20°18'16"	31.01	30.85	N62°15'14"E
C425	112.50	20°18'16"	39.87	39.66	N62°15'14"E
C426	112.50	18°03'11"	35.45	35.30	N81°25'58"E
C427	50.00	18°03'11"	15.75	15.69	N81°25'58"E
C428	450.00	26°12'02"	205.78	203.99	N59°18'21"E
C430	40.00	89°57'24"	62.80	56.55	S89°48'52"W
C431	550.00	27°34'11"	264.65	262.10	S58°37'17"W
C432	25.00	90°00'00"	39.27	35.36	S62°35'38"E
C433	122.50	22°13'34"	47.52	47.22	S28°42'25"E
C437	727.53	7°56'11"	100.77	100.69	S01°27'28"W
C438	472.50	37°15'09"	307.21	301.83	S16°06'57"W

LEGEND:

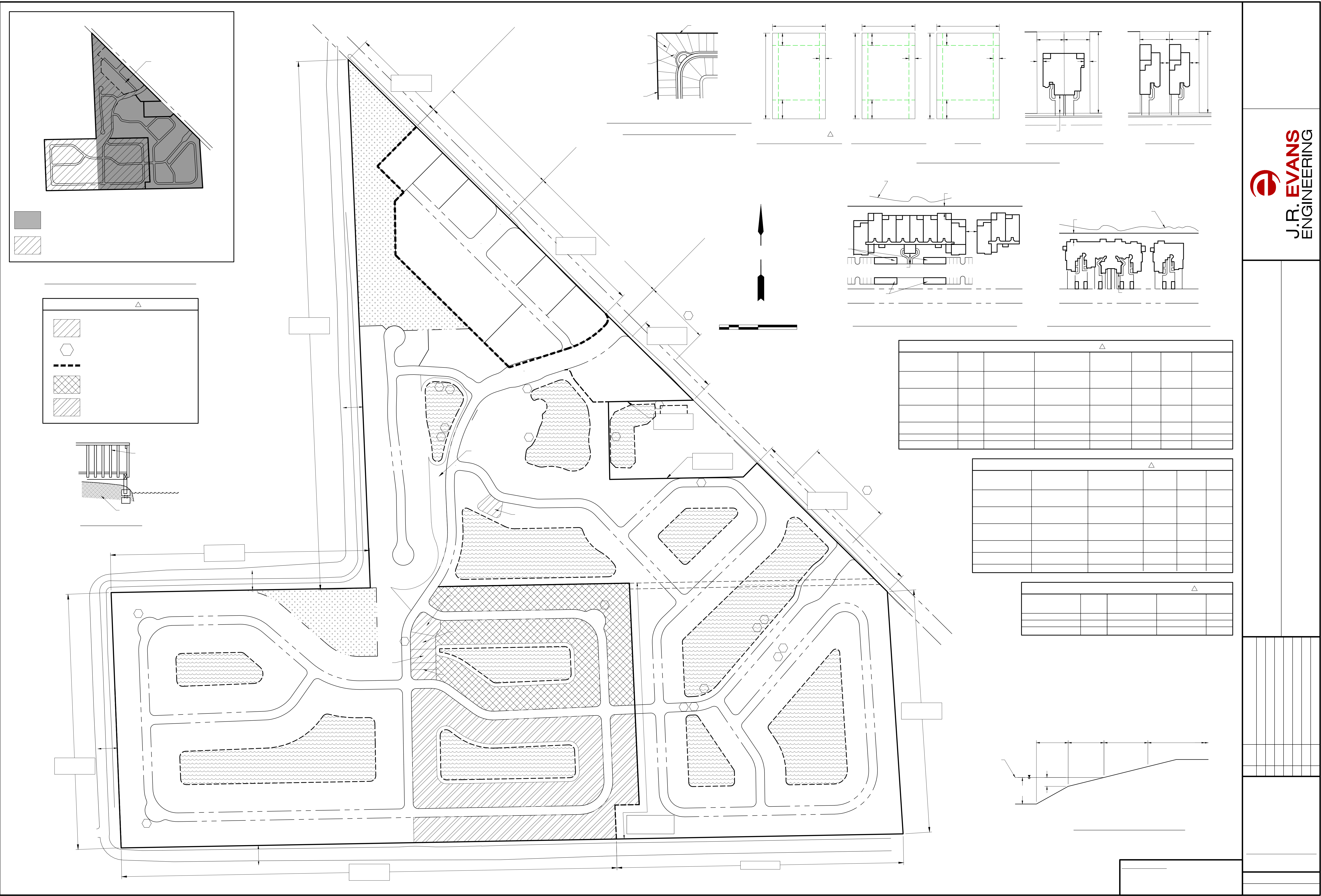
F.C.M. □	FOUND 4"x4" CONCRETE MONUMENT
P.C.P. ⊙	PERMANENT CONTROL POINT SET PARKER KALON NAIL & DISC (P.C.P. 6753)
P.R.M. ■	SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT (P.R.M. L.B. #6753)
LS	LICENSED SURVEYOR
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
P.G.	PAGE
D.E.	DRAINAGE EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
R.O.W.	RIGHT OF WAY
A.E.	ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L94	N87°46'52"E	131.04
L95	N04°44'07"W	26.84
L96	N85°15'53"E	45.00
L97	N85°15'53"E	21.31
L98	S86°25'05"E	141.52
L99	S62°52'23"E	13.58
L100	S49°44'21"E	8.62
L101	N72°24'22"E	4.64
L102	N52°06'06"E	23.26
L103	N72°24'22"E	100.92
L104	N72°24'22"E	149.27
L105	N89°07'55"E	90.25
L106	S45°12'26"E	77.07
L107	S44°50'11"W	13.90



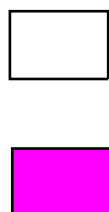
N.89°08'38"E., ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SAID SECTION 5, FOR A DISTANCE OF 1,334.76 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE RUN N.02°13'08"W., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,127.35 FEET; THENCE RUN N.87°46'52"E. FOR A DISTANCE OF 131.04 FEET; THENCE RUN N.04°44'07"W. FOR A DISTANCE OF 26.84 FEET; THENCE RUN N.85°15'53"E. FOR A DISTANCE OF 45.00 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, OF WHICH THE RADIUS POINT BEARS N.85°15'53"E., A DISTANCE OF 25.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S.49°44'07"E., FOR A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN N.85°15'53"E. FOR A DISTANCE OF 21.31 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.50 FEET, THROUGH A CENTRAL ANGLE OF 08°19'03", SUBTENDED BY A CHORD OF 75.78 FEET AT A BEARING OF N.89°25'24"E., FOR A DISTANCE OF 75.85 FEET TO THE END OF SAID CURVE; THENCE RUN S.86°25'05"E. FOR A DISTANCE OF 141.52 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 172.50 FEET, THROUGH A CENTRAL ANGLE OF 37°06'31", SUBTENDED BY A CHORD OF 109.78 FEET AT A BEARING OF S.67°51'50"E., FOR A DISTANCE OF 111.72 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 62.50 FEET, THROUGH A CENTRAL ANGLE OF 13°33'13", SUBTENDED BY A CHORD OF 14.75 FEET AT A BEARING OF S.56°05'11"E., FOR A DISTANCE OF 14.78 FEET TO THE END OF SAID CURVE; THENCE RUN S.62°52'23"E. FOR A DISTANCE OF 13.58 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 87.50 FEET, THROUGH A CENTRAL ANGLE OF 13°08'02", SUBTENDED BY A CHORD OF 20.01 FEET AT A BEARING OF S.56°18'22"E., FOR A DISTANCE OF 20.06 FEET TO THE END OF SAID CURVE; THENCE RUN S.49°44'21"E. FOR A DISTANCE OF 8.62 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 78°01'02", SUBTENDED BY A CHORD OF 31.47 FEET AT A BEARING OF S.88°44'52"E., FOR A DISTANCE OF 34.04 FEET TO A POINT OF REVERSE CURVE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 237.50 FEET, THROUGH A CENTRAL ANGLE OF 20°09'44", SUBTENDED BY A CHORD OF 83.15 FEET AT A BEARING OF N.62°15'14"E., FOR A DISTANCE OF 83.58 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E. FOR A DISTANCE OF 4.64 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 87.50 FEET, THROUGH A CENTRAL ANGLE OF 20°18'16", SUBTENDED BY A CHORD OF 30.85 FEET AT A BEARING OF N.62°15'14"E., FOR A DISTANCE OF 31.01 FEET TO THE END OF SAID CURVE; THENCE RUN N.52°06'06"E. FOR A DISTANCE OF 23.26 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 112.50 FEET, THROUGH A CENTRAL ANGLE OF 20°18'16", SUBTENDED BY A CHORD OF 39.66 FEET AT A BEARING OF N.62°15'14"E., FOR A DISTANCE OF 39.87 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E. FOR A DISTANCE OF 100.92 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 112.50 FEET, THROUGH A CENTRAL ANGLE OF 18°03'11", SUBTENDED BY A CHORD OF 35.30 FEET AT A BEARING OF N.81°25'58"E., FOR A DISTANCE OF 35.45 FEET TO A POINT OF REVERSE CURVE; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 18°03'11", SUBTENDED BY A CHORD OF 15.69 FEET AT A BEARING OF N.81°25'58"E., FOR A DISTANCE OF 15.75 FEET TO THE END OF SAID CURVE; THENCE RUN N.72°24'22"E. FOR A DISTANCE OF 149.27 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 450.00 FEET, THROUGH A CENTRAL ANGLE OF 26°12'02", SUBTENDED BY A CHORD OF 203.99 FEET AT A BEARING OF N.59°18'21"E., FOR A DISTANCE OF 205.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN N.89°07'55"E., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 90.25 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD (80.00' RIGHT OF WAY); THENCE RUN S.45°12'26"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 77.07 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTH, OF WHICH THE RADIUS POINT BEARS S.44°50'11"W., A DISTANCE OF 40.00 FEET THEREFROM; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 89°57'24", SUBTENDED BY A CHORD OF 56.55 FEET AT A BEARING OF S.89°48'52"W., FOR A DISTANCE OF 62.80 FEET TO THE END OF SAID CURVE; THENCE RUN S.44°50'11"W. FOR A DISTANCE OF 13.90 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 27°34'11", SUBTENDED BY A CHORD OF 262.10 FEET AT A BEARING OF S.58°37'17"W., FOR A DISTANCE OF 264.65 FEET TO THE END OF SAID CURVE; THENCE RUN S.72°24'22"W. FOR A DISTANCE OF 50.41 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, OF WHICH THE RADIUS POINT BEARS S.17°35'38"E., A DISTANCE OF 25.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S.62°35'38"E., FOR A DISTANCE OF 39.27 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 122.50 FEET, THROUGH A CENTRAL ANGLE OF 22°13'34", SUBTENDED BY A CHORD OF 47.22 FEET AT A BEARING OF S.28°42'25"E., FOR A DISTANCE OF 47.52 FEET TO THE END OF SAID CURVE; THENCE RUN S.38°49'12"E. FOR A DISTANCE OF 141.13 FEET; THENCE RUN N.89°07'56"E. FOR A DISTANCE OF 78.76 FEET; THENCE RUN S.00°52'04"E. FOR A DISTANCE OF 400.00 FEET; THENCE RUN S.89°07'46"W. FOR A DISTANCE OF 69.31 FEET; THENCE RUN N.84°16'59"W. FOR A DISTANCE OF 494.91 FEET; THENCE RUN N.86°20'24"W. FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.89°32'47"W. FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.87°29'22"W. FOR A DISTANCE OF 170.66 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE EAST, OF WHICH THE RADIUS POINT BEARS S.84°34'27"E., A DISTANCE OF 727.53 FEET THEREFROM; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 727.53 FEET, THROUGH A CENTRAL ANGLE OF 07°56'11", SUBTENDED BY A CHORD OF 100.69 FEET AT A BEARING OF S.01°27'28"W., FOR A DISTANCE OF 100.77 FEET TO THE END OF SAID CURVE; THENCE RUN S.02°30'38"E. FOR A DISTANCE OF 187.63 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE WEST; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 472.50 FEET, THROUGH A CENTRAL ANGLE OF 37°15'09", SUBTENDED BY A CHORD OF 307.21 FEET AT A BEARING OF S.16°06'57"W., FOR A DISTANCE OF 307.21 FEET TO THE END OF SAID CURVE; THENCE RUN S.34°44'31"W. FOR A DISTANCE OF 16.93 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN N.89°08'13"E., ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 984.25 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN S.02°21'29"E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,141.39 FEET; THENCE RUN S.89°08'31"W. FOR A DISTANCE OF 125.05 FEET; THENCE RUN S.02°21'32"E. FOR A DISTANCE OF 175.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE RUN S.89°08'31"W., ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,212.56 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 102.227 ACRES, MORE OR LESS.

_____ _____ _____									



CURVE TABLE

RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
1.00	90°00'00"	39.27	35.36	S49°44'07"E
12.50	87°09'03"	75.85	75.78	N89°25'24"E
12.50	37°06'31"	111.72	109.78	S67°51'50"E
1.50	13°33'13"	14.78	14.75	S56°05'11"E
1.50	13°08'02"	20.06	20.01	S56°18'22"E
1.00	78°01'02"	34.04	31.47	S88°44'52"E
17.50	20°09'44"	83.58	83.15	N62°19'29"E
1.50	20°18'16"	31.01	30.85	N62°15'14"E
2.50	20°18'16"	39.87	39.66	N62°15'14"E
2.50	18°03'11"	35.45	35.30	N81°25'58"E
1.00	18°03'11"	15.75	15.69	N81°25'58"E
10.00	26°12'02"	205.78	203.99	N59°18'21"E
1.00	89°57'24"	62.80	56.55	S89°48'52"W
10.00	27°34'11"	264.65	262.10	S58°37'17"W
1.00	90°00'00"	39.27	35.36	S62°35'38"E
2.50	22°13'34"	47.52	47.22	S28°42'25"E
17.53	7°56'11"	100.77	100.69	S01°27'28"W
12.50	37°15'09"	307.21	301.83	S16°06'57"W



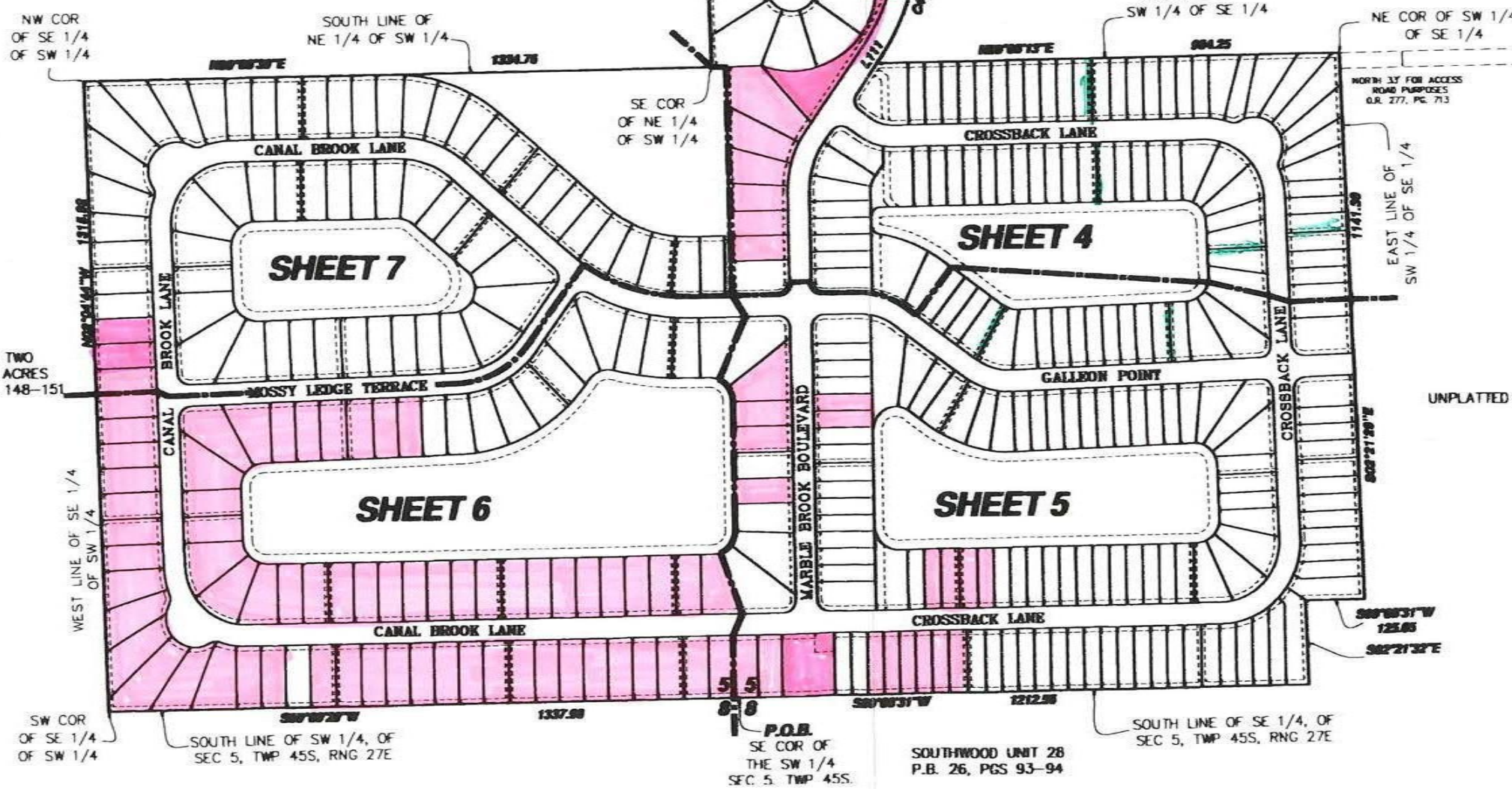
LAUREL WOOD
P.B. 33, PGS 59-52

FOUND 4"x4" CONCRETE MONUMENT
PERMANENT CONTROL POINT SET
PARKER KALON NAIL & DISC
(P.C.P. 6753)
SET PERMANENT REFERENCE MONUMENT
4"x4" CONCRETE MONUMENT
(P.R.M. L.B. #6753)
LICENSED SURVEYOR
LICENSED BUSINESS
PLAT BOOK
PAGE
DRAINAGE EASEMENT
LAKE MAINTENANCE EASEMENT
RIGHT OF WAY
ACCESS EASEMENT
PUBLIC UTILITY EASEMENT

ADDITION TWO
TO LEHIGH ACRES
P.B. 18, PGS. 148-151

LINE TABLE

BEARING	DISTANCE
N87°46'52"E	131.04
N04°44'07"W	26.84
N85°15'53"E	45.00
N85°15'53"E	21.31
S86°25'05"E	141.52
S62°52'23"E	13.58
S49°44'21"E	8.62
N72°24'22"E	4.64
N52°06'06"E	23.26
N72°24'22"E	100.92
N72°24'22"E	149.27
N89°07'55"E	90.25



CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, TH
A CHORD OF 35.36 FEET AT A BEARING OF S.49°44'07"E.
CURVE; THENCE RUN N.85°15'53"E. FOR A DISTANCE OF 21.
CURVE, CONCAVE TO THE SOUTH; THENCE RUN EASTERLY,
A RADIUS OF 522.50 FEET, THROUGH A CENTRAL ANGLE O
A BEARING OF N.89°25'24"E., FOR A DISTANCE OF 75.85 F
S.86°25'05"E. FOR A DISTANCE OF 141.52 FEET TO THE BE
TO THE SOUTH; THENCE RUN EASTERLY, ALONG THE ARC O
172.50 FEET, THROUGH A CENTRAL ANGLE OF 37°06'31", S
OF S.67°51'50"E., FOR A DISTANCE OF 111.72 FEET TO A P
ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A
13°33'13", SUBTENDED BY A CHORD OF 14.75 FEET AT A B
TO THE END OF SAID CURVE; THENCE RUN S.62°52'23"E. F
TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE SOUTHW
SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 87.50 FE
SUBTENDED BY A CHORD OF 20.01 FEET AT A BEARING OF
END OF SAID CURVE; THENCE RUN S.49°44'21"E. FOR A DI
TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE NORTH;
TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH
CHORD OF 31.47 FEET AT A BEARING OF S.88°44'52"E., FO
CURVE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF
N.62°19'29"E., FOR A DISTANCE OF 83.58 FEET TO THE EN
DISTANCE OF 4.64 FEET TO THE BEGINNING OF A TANGENT
THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID C
THROUGH A CENTRAL ANGLE OF 20°18'16", SUBTENDED BY
FOR A DISTANCE OF 31.01 FEET TO THE END OF SAID CUR
FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURV
NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE
CENTRAL ANGLE OF 20°18'16", SUBTENDED BY A CHORD OF
DISTANCE OF 39.87 FEET TO THE END OF SAID CURVE; TH
TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, C
THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS
18°03'11", SUBTENDED BY A CHORD OF 35.30 FEET AT A E
TO A POINT OF REVERSE CURVE; THENCE RUN EASTERLY,
RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF
BEARING OF N.81°25'58"E., FOR A DISTANCE OF 15.75 FEET
FOR A DISTANCE OF 149.27 FEET TO THE BEGINNING OF A
NORTHWEST; THENCE RUN NORTHEASTERLY, ALONG THE AR
450.00 FEET, THROUGH A CENTRAL ANGLE OF 26°12'02", S
OF N.59°18'21"E., FOR A DISTANCE OF 205.78 FEET TO A I
OF SAID SECTION 5; THENCE RUN N.89°07'55"E., ALONG T
SECTION 5, FOR A DISTANCE OF 90.25 FEET TO A POINT O
ROAD (80.00' RIGHT OF WAY); THENCE RUN S.45°12'26"E.,
DISTANCE OF 77.07 FEET TO A POINT ON A CIRCULAR CUR
POINT BEARS S.44°47'34"W., A DISTANCE OF 40.00 FEET T
SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FE
BY A CHORD OF 56.55 FEET AT A BEARING OF S.89°48'52"
CURVE; THENCE RUN S.44°50'11"W. FOR A DISTANCE OF 13
CURVE, CONCAVE TO THE NORTHWEST; THENCE RUN SOU
RIGHT, HAVING A RADIUS OF 550.00 FEET, THROUGH A CE
262.10 FEET AT A BEARING OF S.58°37'17"W., FOR A DIST
THENCE RUN S.72°24'22"W. FOR A DISTANCE OF 50.41 FE
SOUTHWEST, OF WHICH THE RADIUS POINT BEARS S.17°35'2
RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO
A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD
DISTANCE OF 39.27 FEET TO A POINT OF REVERSE CURVE;
CURVE TO THE LEFT, HAVING A RADIUS OF 122.50 FEET,
BY A CHORD OF 47.22 FEET AT A BEARING OF S.28°42'25"
CURVE; THENCE RUN S.39°49'12"E. FOR A DISTANCE OF 14
78.76 FEET; THENCE RUN S.00°52'04"E. FOR A DISTANCE
DISTANCE OF 69.31 FEET; THENCE RUN N.84°16'59"W. FOR
FOR A DISTANCE OF 32.48 FEET; THENCE RUN S.89°32'47"
S.87°29'22"W. FOR A DISTANCE OF 170.66 FEET TO A POIN
WHICH THE RADIUS POINT BEARS S.84°34'27"E., A DISTANC
ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A
07°56'11", SUBTENDED BY A CHORD OF 100.69 FEET AT A
FEET TO THE END OF SAID CURVE; THENCE RUN S.02°30'3
OF A TANGENTIAL CIRCULAR CURVE, CONCAVE TO THE W
CURVE TO THE RIGHT, HAVING A RADIUS OF 472.50 FEET,
A CHORD OF 301.83 FEET AT A BEARING OF S.16°06'57"W
CURVE; THENCE RUN S.34°44'31"W. FOR A DISTANCE OF 11
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SA
NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTH
984.25 FEET TO THE NORTHEAST CORNER OF THE SOUTHW
SECTION 5; THENCE RUN S.02°21'29"E., ALONG THE EAST I
QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,141.3
125.05 FEET; THENCE RUN S.02°21'32"E. FOR A DISTANCE
SOUTHEAST QUARTER OF SAID SECTION 5; THENCE RUN S
QUARTER OF SAID SECTION 5, FOR A DISTANCE OF 1,212.5
107.277 ACRES, MORE OR LESS.

AFFIDAVIT OF COMPLIANCE FOR NOTICING THE CALOOSA LAKES HOMEOWNERS' ASSOCIATION

1. I hereby certify that the mailing was delivered to the homeowners via United States Postal Service on January 1st, 2018
2. The list of property owners that received the notice is attached to this affidavit

Dates this 2 day of February 2018

Keith Menger
Signature

Ken Hayden
Print Name

Manager / Agent
Print Title



12

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

LEHIGH ACRES ARCHITECTURAL & ZONING REVIEW BOARD SUBMITTAL REQUIREMENT

Effective: May 2017

Dear Applicant:

On behalf of the Lehigh Acres Architectural Planning and Zoning Review Board (LAAPZRB) we would like to thank you for your interest in Lehigh Acres and in the design review and public meeting process for developments within Lehigh Acres. The residents of Lehigh Acres have been striving for years to adopt a set of development standards that will permit sustainable, aesthetically pleasing and viable development for future generations to enjoy. A goal of the community is to ensure developments will enhance the quality of life, economics, aesthetics and provide a benefit the community for years to come. Lee County codes now require the following:

As per County Policy 33 Planning Panel Community Regulations: Section 33-1401 Community Review

- (a) **Applications requiring review.** *The owner or agent applying for the following types of county approvals must conduct one publically advertised information session with the Lehigh Acres Planning Community prior to obtaining approval or finding of sufficiency of the following:*
 1. **Development Orders.** *This includes all applications for development orders and Type 1, 2, 10 and 12 limited review development orders.*
 2. **Planned development zoning actions.** *This included administrative deviations amending the approved master concept plan or other provisions of the zoning resolution.*
 3. **Special exception and variance requests.**
 4. **Conventional rezoning actions.**
- (b) **Meeting Requirements.** *The applicant is responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. The meeting space will be determined by the applicant. Meetings may, but are not required to, be conducted before non-county formed Boards, Committees, Associations, or Planning Panels. During the meeting, the applicant will provide a general overview of the project for any interested citizens. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following: the date, time and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. The applicant is not required to receive an affirmative vote or approval of citizens present at the meeting*

The LAAPZRB was created in part to provide a comprehensive review forum for prospective developments to assist them in complying with the Lehigh Acres Comprehensive Plan and Land Development Code. It is an objective of the LAAPZRB to a regularly scheduled forum to for each applicant to comply with County Policy 33.1401. One goal of the LAAPZRB is to provide an applicant with a timely and thorough review of all development aspects of their project and provide a project review summary and recommendation to Lee County Staff, Community Council and/or the Lee County Hearing Examiner as may be applicable.

The LAAPZRB meets on the fourth Thursday of each month. Following the project review, the LAAPZRB submits their summary to the appropriate organizations.

The LAAPZRB recommends the items on the attached checklist be submitted for review by the LAAPZRB. While submitted items may be conceptual in nature based on the level of the application request, they are meant to provide the LAAPZRB with enough detailed information to review and

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

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The LAAPZRB was created in part to provide a comprehensive review forum for prospective developments to assist them in complying with the Lehigh Acres Comprehensive Plan and Land Development Code. It is an objective of the LAAPZRB to a regularly scheduled forum to for each applicant to comply with County Policy 33.1401. One goal of the LAAPZRB is to provide an applicant with a timely and thorough review of all development aspects of their project and provide a project review summary and recommendation to Lee County Staff, Community Council and/or the Lee County Hearing Examiner as may be applicable.

The LAAPZRB meets on the fourth Thursday of each month. Following the project review, the LAAPZRB submits their summary to the appropriate organizations.

The LAAPZRB recommends the items on the attached checklist be submitted for review by the LAAPZRB. While submitted items may be conceptual in nature based on the level of the application request, they are meant to provide the LAAPZRB with enough detailed information to review and

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

comment on the aesthetic quality and overall impact of the development on the Lehigh Acres community. The information submitted should include enough detail to provide an accurate illustration of what is being proposed for the development and should be prepared by the appropriate licensed professional.

Lee County requires a meeting summary be submitted with the application to Lee County. The LAAPZRB also requires that a copy of this boards' recommendation be submitted to county staff with the permit submittal to ensure an acknowledgement of the LAAPZRB review comments.

To expedite the review of your submittal, you are encouraged to have a principal or other person, with full authority to make commitments and agree to design changes, in attendance at the public meeting. The LAAPZRB is striving to develop a design review process that is accommodating to the typically tight development timelines of the applicant while protecting Lehigh Acres Community's goals as stated in the Comprehensive Plan. Applicant may contact the Chairman to discuss submittal requirements and scheduling.

Please email questions to LAAPZRB@outlook.com.

Sincerely;
Lehigh Acres Architectural Planning and
Zoning Review Board

LAARZB PUBLIC MEETING INFORMATION

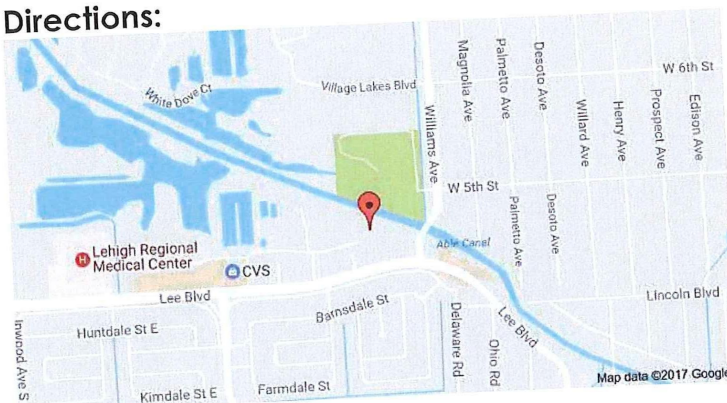
Lehigh Acres Architectural Planning & Zoning Review Board (LAARZB) Meeting Location

Lehigh Acres Municipal Services Improvement District
601 East County Lane, Lehigh Acres, FL 33936

Date of Meeting: Fourth (4th) Thursday of each month. Refer to the LAARZB Facebook page Calendar for Verification)

Meeting Time: 5:30 PM

Directions:



LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

SUBMITTAL REQUIREMENTS

Submittal Date: Submittal packages shall be received (10) business days prior to scheduled Public Meeting. Presentation order shall be based on order of applications received. To be responsive to the development community, the submittal deadlines may be modified by the Chairperson on a case by case basis.

Application Fee: To offset the costs of transcription, application fees have been approved for two sizes of projects.

1. Type 1 Projects: A Type 1 project consists of developments that are normally existing and requesting a "Change of Use" or zoning change. Small projects are limited to up to 3,000 s.f. of building floor area. Fee: \$50.00
2. Type 2 Projects: Any development that does not meet the requirements of a Type 1 Project. Fee: \$150.00

(Checks are made payable to: Lehigh Acres Architectural Planning and Zoning Review Board or LAAPZRB)

(Note: Projects have been depicted as Type 1 or Type 2 so as not to conflict with "small project" as designated by the LDC.)

Total No. of Copies: Eight (8) paper copies of Submittal Package shall be provided by the applicant. Should the applicant prefer to submit electronically, then two (2) paper copies and an electronic submittal in PDF or PowerPoint format shall be provided.

Submittals shall be submitted to:

Lehigh Acres Architectural Planning and Zoning Review Board
PO Box 1630
Lehigh Acres, FL 33970

The submittal requirements may vary based on the type of approval sought by the applicant. In some cases, the information provided may be preliminary in nature and minor revisions may occur as the project proceeds through the permitting process. In all cases, the submittal should contain sufficient information and level of development to permit a sufficient review by the LAAPZRB to comment on the development parameters and densities, aesthetic quality and intended functionality of the proposed development in accordance with the Lehigh Acres Comprehensive Plan and related Development Standards.

It is recommended that the information listed in the LAAPZRB Application be included in the submittal package for review. It is the intention of the LAAPZRB to have for review, the information which will be required by the permitting agencies as the development moves forward. The LAAPZRB reserves the right to request additional information, with reasonable justification, to fully determine the quality and impacts of the development.

Following the review and recommendation of the LAAPZRB, the applicant shall provide an electronic copy of the proposed plans subsequently submitted to Lee County for permit approval.

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

11. Direction to the project site: FROM I-75 TAKE COLONIAL BOULEVARD EAST, THIS TURNS INTO LEE BOULEVARD, CONTINUE ON LEE BLVD UNTIL YOU REACH HOMESTEAD ROAD AND TURN RIGHT (SOUTH), PROPERTY IS ON YOUR RIGHT APPROXIMATELY 2 MILES DOWN.

12. Proposed Use: RESIDENTIAL

13. Adjacent Zoning and Land Uses:

North: AG-2 AND CF (VETERANS COMMUNITY PARK, VACANT)

South: RS-1 (EXISTING RESIDENTIAL)

East: CN-3, RM-8, AND AG-2 (EXISTING RESIDENTIAL, VACANT AG, CHURCH)

West: RS-1, RM-2 AND RM-8 (EXISTING RESIDENTIAL)

14. Project summary. Provide information of how the project will provide for, achieve and maintain a unified and pleasing aesthetic quality as defined by the community standards set forth in Chapter 33 and other similar projects previously approved and built: THE APPLICATION IS PROPOSING A MAXIMUM LOT COVERAGE OF 52% FOR THE PLATTED VILLA LOTS. THE REQUEST WILL ALLOW A LARGER ATTACHED VILLA HOME PRODUCT. THE REQUEST WILL ULTIMATELY ALLOW ADDITIONAL OPTIONS FOR HOMEOWNERS AND STANDARD FOR THE CURRENT MARKET.

15. Project Checklist submitted: X Yes No

16. Application Fee Submitted: Type 1 \$50.00 X Type 2: \$150.00

PROPERTY OWNER/APPLICANT

I hereby certify that I am the owner of record or authorized agent for the property described in Section 1 above and that I approve of the requested action herein.

Signature: _____ Date: _____

Print Name: Kristina M. Johnson, P.E. Title: Director of Land Development

☒ ACTION TAKEN
LAAPZRB

DATE
2-22-18

DECISION

Approved Initials: JS

Attachments: _____

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

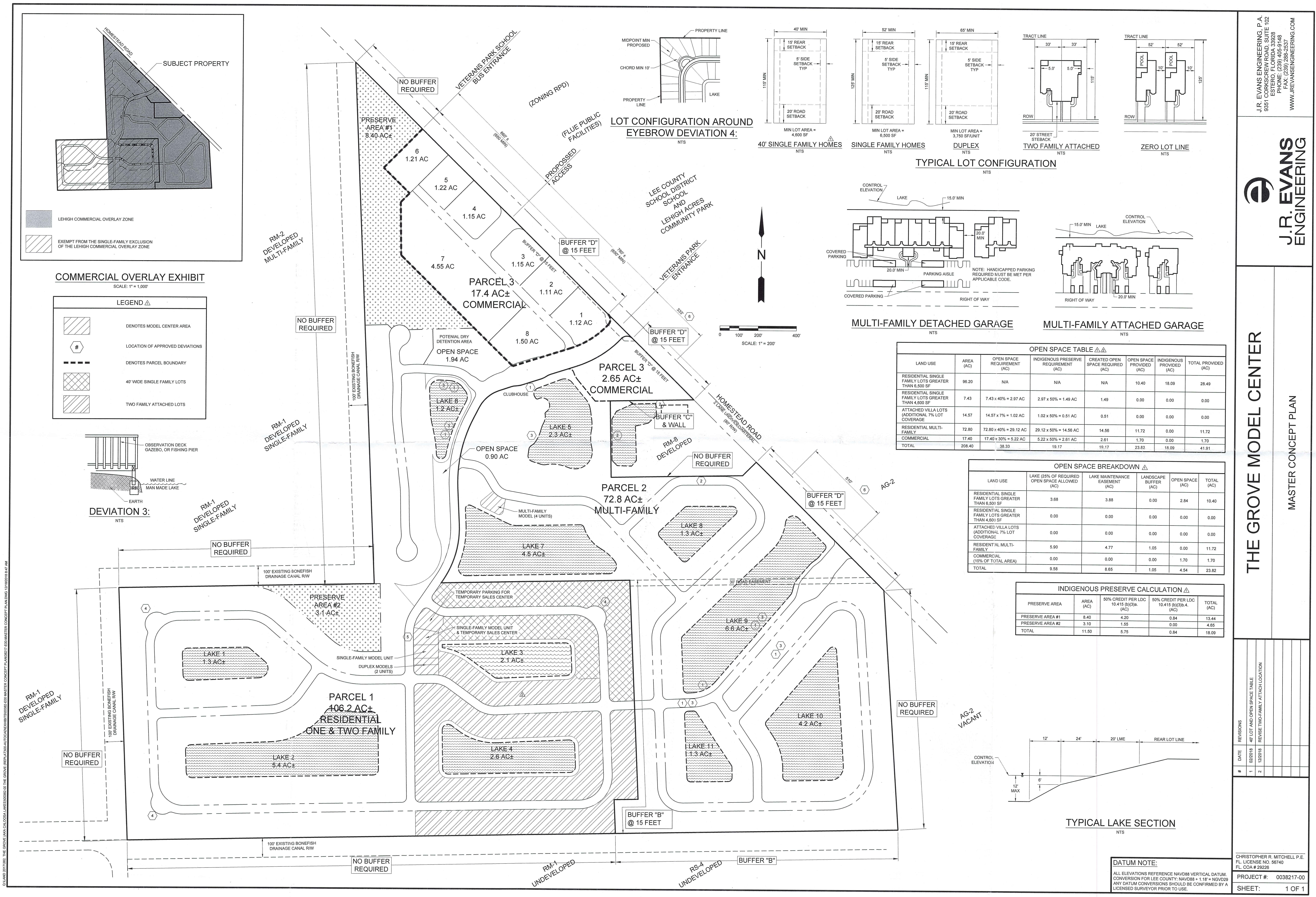
If applicable and appropriate to the specific request, the following items listed may be necessary to be provided by the applicant to permit sufficient review by this board.

Type 1 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
X			Completed application.
X			Site plan MASTER CONCEPT PLAN
	X		Photos of existing structures.
X			Others
X			Application Fee

Type 2 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
	X		Completed application
	X		Site plan with Site features drawn to scale. (Location map, north arrow, scale, buildings, parking, vehicular circulation, trash enclosures, pedestrian circulation, water management area, utility corridors/layout, open space, indigenous preserves, signage, etc.)
	X		Photos of existing structures.
	X		Architectural Plans and building elevations: • Dimensioned floor plan(s). • Roof plan(s). • Elevations of all buildings (all sides) shall include: Floor to floor heights Elevation to top of roof, Building material • Screening for rooftop equipment (materials/colors to match or coordinate with buildings) • Rendered buildings and sign elevations/perspectives accurately depicting colors, materials, landscaping, parking and people. • Method of screening all service areas and ground mounted equipment (a/c compressors, backflow preventers, electric transformers, etc.). • Conceptual lighting plan (including specification sheets on proposed lighting fixtures). • Relationship of buildings to adjacent buildings on adjacent properties • Antenna, communications tower or microwave tower zoning or rezoning requests and antenna screening requests shall be required to submit all items in (1) through (4) above. In addition, elevations of the proposed tower shall be provided.
	X		Landscape Plans and calculations to include existing site trees (indicate species) and plant material – to remain/to be removed. Proposed landscaping schedule to include: Botanic and common name of trees/plants/bushes/ground cover, Planting size/full (mature) growth size, Quantity and size of all trees, shrubs and ground cover, Planting details
	X		Environmental studies (Protected Species, wetland determinations, etc)
	X		Lighting Plans with photometric levels
	X		Adjacent property zoning and land uses.
	X		Signage Plans with sign elevations
	X		Building Colors
	X		Application Fee



J.R. EVANS ENGINEERING, P.A.
9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 405-9149
WWW.JREVAENGINEERING.COM

J.R. EVANS ENGINEERING

THE GROVE MODEL CENTER

MASTER CONCEPT PLAN

REVISIONS	
#	DATE
1	02/2018
2	12/2018

40' LOT AND OPEN SPACE TABLE
REVISE TWO-FAMILY ATTACH LOCATION

CHRISTOPHER R. MITCHELL P.E.
FL LICENSE NO. 56740
FL COA # 29226

PROJECT #: 0038217-00

SHEET: 1 OF 1



Bob Zy

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

LEHIGH ACRES ARCHITECTURAL & ZONING REVIEW BOARD

SUBMITTAL REQUIREMENT

Effective: May 2017

Dear Applicant:

On behalf of the Lehigh Acres Architectural Planning and Zoning Review Board (LAAPZRB) we would like to thank you for your interest in Lehigh Acres and in the design review and public meeting process for developments within Lehigh Acres. The residents of Lehigh Acres have been striving for years to adopt a set of development standards that will permit sustainable, aesthetically pleasing and viable development for future generations to enjoy. A goal of the community is to ensure developments will enhance the quality of life, economics, aesthetics and provide a benefit the community for years to come. Lee County codes now require the following:

As per County Policy 33 Planning Panel Community Regulations: Section 33-1401 Community Review

- (a) Applications requiring review. The owner or agent applying for the following types of county approvals must conduct one publically advertised information session with the Lehigh Acres Planning Community prior to obtaining approval or finding of sufficiency of the following:
1. Development Orders. This includes all applications for development orders and Type 1, 2, 10 and 12 limited review development orders.
 2. Planned development zoning actions. This included administrative deviations amending the approved master concept plan or other provisions of the zoning resolution.
 3. Special exception and variance requests.
 4. Conventional rezoning actions.
- (b) Meeting Requirements. The applicant is responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. The meeting space will be determined by the applicant. Meetings may, but are not required to, be conducted before non-county formed Boards, Committees, Associations, or Planning Panels. During the meeting, the applicant will provide a general overview of the project for any interested citizens. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following: the date, time and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. The applicant is not required to receive an affirmative vote or approval of citizens present at the meeting

The LAAPZRB was created in part to provide a comprehensive review forum for prospective developments to assist them in complying with the Lehigh Acres Comprehensive Plan and Land Development Code. It is an objective of the LAAPZRB to a regularly scheduled forum to for each applicant to comply with County Policy 33.1401. One goal of the LAAPZRB is to provide an applicant with a timely and thorough review of all development aspects of their project and provide a project review summary and recommendation to Lee County Staff, Community Council and/or the Lee County Hearing Examiner as may be applicable.

The LAAPZRB meets on the fourth Thursday of each month. Following the project review, the LAAPZRB submits their summary to the appropriate organizations.

The LAAPZRB recommends the items on the attached checklist be submitted for review by the LAAPZRB. While submitted items may be conceptual in nature based on the level of the application request, they are meant to provide the LAAPZRB with enough detailed information to review and

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

SUBMITTAL REQUIREMENTS

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(Checks are made payable to: Lehigh Acres Architectural Planning and Zoning Review Board or LAAPZRB)

(Note: Projects have been depicted as Type 1 or Type 2 so as not to conflict with "small project" as designated by the LDC.)

Total No. of Copies: Eight (8) paper copies of Submittal Package shall be provided by the applicant. Should the applicant prefer to submit electronically, then two (2) paper copies and an electronic submittal in PDF or PowerPoint format shall be provided.

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It is recommended that the information listed in the LAAPZRB Application be included in the submittal package for review. It is the intention of the LAAPZRB to have for review, the information which will be required by the permitting agencies as the development moves forward. The LAAPZRB reserves the right to request additional information, with reasonable justification, to fully determine the quality and impacts of the development.

Following the review and recommendation of the LAAPZRB, the applicant shall provide an electronic copy of the proposed plans subsequently submitted to Lee County for permit approval.

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

**LEHIGH ACRES ARCHITECTURAL PLANNING AND
ZONING REVIEW BOARD APPLICATION**

Date Received: _____

File Name : _____

LAAPZRB Date: _____

(1) GENERAL INFORMATION (Use additional sheets if necessary)

1. Name of Project: CALOOSA LAKES MPD
2. Street Address of Project: CALOOSA LAKES MPD LOCATED ON HOMESTEAD ROAD ACCROSS
FROM VETERANS COMMUNITY PARK
3. Strap No. SEE ATTACHED
4. Application Request: (i.e.: Zoning change, Variance, Site/Project Approval) REVISE
THE MASTER CONCEPT PLAN TO REFLECT NEW EXTENTS OF SINGLE FAMILY DETACHED
AND TWO FAMILY ATTACHED LOT LOCATIONS.
5. Applicant Name / Title: WAYNE EVERETT, ENTITLEMENTS MANAGER, LAND MANAGER
Address: 10541 BEN C. PRATT/ SIX MILE CYPRESS PKWY, FORT MYERS FL 33966
Phone: 239-225-2631 Email: JWEVERETT@DRHORTON.COM
6. Date of LAAPZRB meeting requested for presentation DECEMBER 27, 2018
(Applicant shall be notified to confirm placement on the agenda)
7. Primary Firm/Person Presenting Project to LAAPZRB:
Name / Title: KRISTINA JOHNSON, J.R. EVANS ENGINEERING, P.A.
Address: 9351 CORKSCREW ROAD, SUITE 102, ESTERO FL 33928
Phone: 239-405-9148 Email: KJOHNSON@JREENG.COM
8. Provide name and contact information of additional persons to receive
correspondence from the LAAPZRB.
BRANDON FREY, E.I., J.R. EVANS ENGINEERING
9351 CORKSCREW ROAD, STE. 102, ESTERO, FL 33928
BRANDON@JREENG.COM C:239-634-6600
9. County staff Reviewer: NOT ASSIGNED YET
10. Has project been presented to Community Development or Lee County Hearing
Examiner or other public presentations: Yes X No _____ Dates: _____
Application No.: _____

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

11. Direction to the project site: FROM I-75 TAKE COLONIAL BOULEVARD EAST, THIS TURNS INTO LEE BOULEVARD, CONTINUE ON LEE BLVD UNTIL YOU REACH HOMESTEAD ROAD AND TURN RIGHT (SOUTH), PROPERTY IS ON YOUR RIGHT APPROXIMATELY 2 MILES DOWN.

12. Proposed Use: RESIDENTIAL

13. Adjacent Zoning and Land Uses:

North: AG-2 AND CF (VETERANS COMMUNITY PARK, VACANT)

South: RS-1 (EXISTING RESIDENTIAL)

East: CN-3, RM-8, AND AG-2 (EXISTING RESIDENTIAL, VACANT AG, CHURCH)

West: RS-1, RM-2 AND RM-8 (EXISTING RESIDENTIAL)

14. Project summary. Provide information of how the project will provide for, achieve and maintain a unified and pleasing aesthetic quality as defined by the community standards set forth in Chapter 33 and other similar projects previously approved and built: THE APPLICATION IS TO MODIFY THE EXTENTS OF SINGLE FAMILY AND TWO FAMILY ATTACHED HOMES, AND CONTINUES TO OFFER PRODUCTS PREVIOUSLY APPROVED UNDER PRIOR ZONING ACTIONS. THE REQUEST WILL ALLOW ADDITIONAL OPTIONS FOR HOMEOWNERS AND IS STANDARD FOR THE CURRENT MARKET.

15. Project Checklist submitted: X Yes No

16. Application Fee Submitted: Type 1 \$50.00 X Type 2: \$150.00

PROPERTY OWNER/APPLICANT

I hereby certify that I am the owner of record or authorized agent for the property described in Section 1 above and that I approve of the requested action herein.

Signature: [Signature] Date: 12/19/18
 Print Name: BRANDON FREEY Title: PROJECT MANAGER

ACTION TAKEN
☒ LAAPZRB

DATE
12-27-18

DECISION
Approved Initials: LS

Attachments:

LEHIGH ACRES ARCHITECTURAL PLANNING & ZONING REVIEW BOARD

If applicable and appropriate to the specific request, the following items listed may be necessary to be provided by the applicant to permit sufficient review by this board.

Type 1 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
X			Completed application.
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	X		Photos of existing structures.
X			Others
X			Application Fee

Type 2 Projects submittal requirements TO INCLUDE:

Provided	Not Applicable	Not Available	ITEM
	X		Completed application
	X		Site plan with Site features drawn to scale. (Location map, north arrow, scale, buildings, parking, vehicular circulation, trash enclosures, pedestrian circulation, water management area, utility corridors/layout, open space, indigenous preserves, signage, etc.)
	X		Photos of existing structures.
	X		Architectural Plans and building elevations: • Dimensioned floor plan(s). • Roof plan(s). • Elevations of all buildings (all sides) shall include: Floor to floor heights Elevation to top of roof, Building material • Screening for rooftop equipment (materials/colors to match or coordinate with buildings) • Rendered buildings and sign elevations/perspectives accurately depicting colors, materials, landscaping, parking and people. • Method of screening all service areas and ground mounted equipment (a/c compressors, backflow preventers, electric transformers, etc.). • Conceptual lighting plan (including specification sheets on proposed lighting fixtures). • Relationship of buildings to adjacent buildings on adjacent properties • Antenna, communications tower or microwave tower zoning or rezoning requests and antenna screening requests shall be required to submit all items in (1) through (4) above. In addition, elevations of the proposed tower shall be provided.
	X		Landscape Plans and calculations to include existing site trees (indicate species) and plant material – to remain/to be removed. Proposed landscaping schedule to include: Botanic and common name of trees/plants/bushes/ground cover, Planting size/full (mature) growth size, Quantity and size of all trees, shrubs and ground cover, Planting details
	X		Environmental studies (Protected Species, wetland determinations, etc)
	X		Lighting Plans with photometric levels
	X		Adjacent property zoning and land uses.
	X		Signage Plans with sign elevations
	X		Building Colors
	X		Application Fee

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

WHEREAS, an application was filed by the property owner, Caloosa Lakes, LLC, to rezone the following existing planned developments: Caloosa Lakes Residential Planned development (Zoning Resolution #Z-03-045), the commercial portion of Village on the Park, a/k/a Central Park (Zoning Resolution #Z-94-065), and +/- 62.78 acres of Agricultural (AG-2) land to Mixed-Use Planned Development (MPD), in reference to Caloosa Lakes MPD; and,

WHEREAS, a public hearing was advertised and held on December 21, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2005-00036; and

WHEREAS, a second public hearing was advertised and held on April 3, 2006, 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 the following existing planned developments: Caloosa Lakes Residential Planned Development, the commercial portion of Village on the Park, a/k/a Central Park, and +/- 62.78 acres of AG-2 land to MPD to permit a maximum of 460 single- and two-family units, and a maximum 340 multi-family units (total maximum 800 dwelling units) and a maximum of 160,000 s/f floor area for commercial uses including retail and office uses on a total of +/- 196.41 acres of land. Maximum height proposed is 4 stories/50 feet. Mining for excess spoil removal pursuant to LDC Sections 10-329 and 34-1651 is also being requested. Blasting is not requested. The property is located in the Central Urban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the single-page Master Concept Plan (MCP), entitled "Caloosa Lakes MPD - DCI2005-00036, Master Concept Plan - Exhibit 6-J," dated 03-11-05, last revised 4-3-06, stamped "Received Apr 06 2006 Permit Counter," except as modified by the conditions below.

This development must comply with all requirements of 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.

Maximum Dwelling Units: 800

SINGLE-FAMILY - Maximum 393 dwelling units may be single-family, zero-lot-line and/or two-family attached, limited to Parcel 1 only.

MULTI-FAMILY - Maximum 407 multi-family units. Parcel 2 must be multi-family. No single-family, zero-lot-line, duplex or two-family attached are permitted on Parcel 2.

Maximum Commercial Square Footage: (Parcel 3) 160,000 gross retail and or/office floor area.

Parcel 3 must be utilized for commercial development.

Upon approval of this zoning action, Resolution Numbers Z-89-113, Z-03-045 and ADD2005-00053 are all null and void. See Condition 17.

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

a. **SCHEDULE OF USES**

RESIDENTIAL AREAS (Parcels 1 and 2)

ADMINISTRATIVE OFFICES

ACCESSORY USES AND STRUCTURES

CLUBHOUSE

DWELLING UNITS - LIMITED TO A MAXIMUM OF 800 UNITS AS FOLLOWS:

SINGLE-FAMILY, ZERO-LOT-LINE,

TWO-FAMILY ATTACHED (Limited to a maximum of 393 dwellings on Parcel 1 only.)

MULTI-FAMILY, TOWNHOUSE (Limited to a maximum of 407 multi-family units on Parcel 2. No single-family, zero-lot-line, duplex or two-family attached are permitted on Parcel 2. (Also see Condition 1)

ENTRANCE GATES AND GATEHOUSE, IN COMPLIANCE WITH LDC §34-1748

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES, GROUP I

EXCAVATION, WATER RETENTION - NO BLASTING

(SEE CONDITIONS FOR OFF-SITE SPOIL REMOVAL)

FENCES, WALLS

HOME OCCUPATION (LDC §34-1771 *et seq.*)

MODEL HOME, MODEL UNITS, MODEL DISPLAY CENTER, MODEL
DISPLAY GROUP (IN COMPLIANCE WITH
LDC §34-1951 *et seq.*)
REAL ESTATE SALES CENTER (LIMIT TO 1 AS SHOWN
ON THE APPROVED MCP.) (Also See Conditions)
PARKING LOT, ACCESSORY, TEMPORARY
RECREATION FACILITIES, PERSONAL
RECREATION FACILITIES, PRIVATE ON-SITE - INCLUDING CLUBHOUSE
RESIDENTIAL ACCESSORY USES
SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
TEMPORARY USES (LDC §34-3041)
TEMPORARY CONSTRUCTION TRAILER - LIMIT TO 1
AS SHOWN ON APPROVED MCP

COMMERCIAL AREAS (Parcel 3)

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURES
AUTOMATIC TELLER MACHINES
BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I
BUSINESS SERVICES, GROUP I
CLOTHING STORE, GENERAL
CONTRACTORS AND BUILDERS, GROUP I
CONVENIENCE FOOD AND BEVERAGE STORE - Limited to 1 for
the entire planned development. No self-service fuel pumps
or fast food restaurants permitted with this use.
DRIVE THROUGH - LIMITED TO ONE LANE FOR EACH USE, LIMITED
TO BANKS AND FINANCIAL ESTABLISHMENTS GROUP I,
LAUNDRY OR DRY CLEANING, GROUP I, DRUG STORE/
PHARMACY.
DRUG STORE/PHARMACY - Limited to 1 for the entire planned development.
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION - NO BLASTING
(SEE CONDITIONS FOR OFF-SITE SPOIL REMOVAL)
FENCES, WALLS
FOOD STORE, GROUP I
GIFT AND SOUVENIR SHOP
HOBBY, TOY AND GAME STORE
INSURANCE COMPANIES
LAUNDRY OR DRY CLEANER, GROUP I
MEDICAL OFFICES
PAINT, GLASS AND WALLPAPER - NO OUTDOOR DISPLAY OR STORAGE
PARKING LOT, ACCESSORY, TEMPORARY
PERSONAL SERVICES, GROUP I AND II - EXCLUDING MASSAGE
PARLORS, STEAM OR TURKISH BATHS.
RESTAURANTS - All Groups (I, II, III & IV); however, Restaurants, Fast Food (as
defined in §34-2), are limited to locations in multi-occupant buildings only
(no stand-alone fast food Restaurants).

SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
 SCHOOLS, COMMERCIAL
 SOCIAL SERVICES, GROUP I AND II
 SPECIALTY RETAIL SHOPS, GROUP I, II, III, IV (NO AMMUNITION,
 FIREARMS OR HUNTERS EQUIPMENT)
 STUDIOS
 VARIETY STORE

b. **SITE DEVELOPMENT REGULATIONS**

PROPERTY DEVELOPMENT REGULATIONS									
LAND USE	Min. Lot Area SF	Min. Lot Width (ft)	Min. Lot Depth (feet)	Max. Lot Coverag e	Setbacks (ft) ⁽⁶⁾				Max. Height Feet /Stories
					Street	Side	Rear	Water	
RESIDENTIAL - Two-family & Multi-family Plan									
Two-Family Attached	7500	65	115	45%	20	5/0 ⁽³⁾ /5 ⁽¹⁾	15/5 ⁽¹⁾	20/5 ⁽¹⁾	2 stories
	3,750/unit								
Multi-family ⁽⁷⁾ (3 or more units)	10,000	100	100	45%	20	10 ⁽⁴⁾ /5 ⁽¹⁾	20/5 ⁽¹⁾	20/5 ⁽¹⁾	50/4 stories
	3,000/unit								
Townhouse ⁽⁷⁾ (3 or more units)	10,000	100	100	45%	20	10 ⁽⁴⁾ /5 ⁽¹⁾	20/5 ⁽¹⁾	20/5 ⁽¹⁾	50/4 stories
	2,400/unit								
RESIDENTIAL – Alternative Zero-Lot-Line & Single-family Plan									
Single-Family	6,500	52 ⁽⁵⁾	125	45%	20	5/5 ⁽¹⁾	15/5 ⁽¹⁾	20/5 ⁽¹⁾	35/2 stories
Zero-Lot-Line	6,500	52	125	45%	20	0/10 ⁽²⁾ /5 ⁽¹⁾	15/5 ⁽¹⁾	20/5 ⁽¹⁾	35/2 stories
COMMERCIAL									
	-	-	-	-	-	-	-	-	-
RETAIL	7,500	75	100	40%	20	10	15/5 ⁽¹⁾	20/5 ⁽¹⁾	40/3 stories
OFFICE	7,500	75	100	40%	20	10	15/5 ⁽¹⁾	20/5 ⁽¹⁾	40/3 stories
RECREATIONAL FACILITIES									
Recreational Facilities, Private On-site & Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of §§34-1176 & 34-2474(b)(6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for any common area amenity structures in association with the zero-lot line and single-family MCP. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.								

LAND USE	MINIMUM BUILDING SEPARATION
RESIDENTIAL - Two-family, Multi-family & Townhouse Plan	
Two-Family Attached	10
Multi-family (3 or more units)	20/10 ⁽¹⁾
Townhouse	20/10 ⁽¹⁾
RESIDENTIAL – Alternative Zero Lot Line & Single-family Plan	
Single-Family	20
Zero Lot Line	20
COMMERCIAL	-
RETAIL	10
OFFICE	10
RECREATIONAL FACILITIES	20

Notes to Site Development Regulations:

- (1) Accessory structures.
 - (2) Side opposite zero-lot-line.
 - (3) Interior side only.
 - (4) Exterior side only, with minimum building separation of 20 feet.
 - (5) Irregular lots, inclusive of eyebrow lots, and cul-de-sac lots, shall in all cases be designed to contain the minimum required width as measured between the mid-point of the foremost points of the side lot lines in front (where they intersect with the street line), and the rearmost points of the side lot line in the rear, except that the minimum street frontage shall not be less than 20 feet as measured along the cord of an eyebrow, or cul-de-sac lot. The chord represents a straight line joining the foremost points of the lot where it intersects with the street line.
 - (6) All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the MCP.
 - (7) Fee simple lots for two-family attached, townhouse and multi-family attached dwelling units with 3,750 s/f, 2,400 s/f and 3,000 s/f per dwelling unit, respectfully, will be allowed and deemed consistent with the minimum lot area and frontage requirements for two-family attached and multi-family housing structures notwithstanding the actual frontage of each respective dwelling unit.
 - a) Single-family, zero-lot-line, duplex, and two-family attached development will be limited to the areas identified on the approved MCP as "Residential - one and two-family" (Parcel 1). Multi-family development will be permitted on Parcel 2 on the approved MCP. Single-family development - including two-family attached, duplexes, zero-lot-line - will not be permitted on Parcel 2.
 - b) Single-family, zero-lot line, duplex and two-family development are all inconsistent with Policy 1.8.1 of the Lee County Comprehensive Plan and will be prohibited on property within the Lehigh Commercial Overlay zone.
 - c) Commercial development will be permitted within the Lehigh Commercial Overlay Zone on this property.
 - d) A Clubhouse will be permitted within the Lehigh Commercial Overlay Zone on this property.
3. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
 4. Prior to local development order approval, the development order plans must delineate:
 - a. A 3.1- acre gopher tortoise preserve in substantial compliance with the preserve shown on the MCP and a fence or continuous hedge consisting of native shrubs (minimum 24-inch; 3-gallon container size) along the perimeter of the gopher tortoise preserve where it abuts single family lots. The fence or hedge must be installed prior to issuance of a certificate of compliance for the infrastructure; and
 - b. A 8.4-acre gopher tortoise preserve in the northern parcel with a permanent gopher tortoise fence behind the right-of-way buffer along Homestead Road and a continuous native hedge where the preserve abuts commercial or multifamily development. The fence and hedge must be installed prior to issuance of a certificate of

compliance for the infrastructure. An indigenous management plan must be submitted for the 8.4-acre preserve that details how the preserve will be prepared to provide adequate foraging habitat for the gopher tortoises.

5. Prior to moving the gopher tortoises and commensal species located outside the preserve into the preserve, all invasive exotic vegetation and any trash/debris must be hand removed from the preserve area.
6. Prior to local development order for the multifamily or commercial tracts, the buildings must be setback a minimum of 30 feet from the 8.0-acre indigenous preserve.
7. All required buffers must utilize 100 percent native vegetation.
8. Agriculture is not a permitted use within this Planned Development.
9. Approval of this 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 a local development order.
10. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee County Comprehensive Plan provisions.
11. Model Homes/Real Estate Sales:
 - a. Model homes are limited to seven (7), at locations as shown on the approved MCP.
 - b. Models cannot be of the same floor plan and each must be a different design.
 - c. Real estate sales are limited to the clubhouse, model home locations and sales center as shown on the approved MCP.
 - d. Real estate sales will be limited to the sale of lots or units within the development only.
 - e. Hours of operation for model homes and real estate sales are limited to Monday through Sunday 8 a.m. to 8 p.m.
 - f. No dry models are permitted.

- g. Model homes and real estate sales will be valid for a period of up to seven (7) years from the date of issuance of a certificate of occupancy of a model home per §34-1954(d)(1) - See Deviation 5.

12. Excess Spoil Removal:

- a. Excess spoil removal will not take place without the developer first obtaining a Mining Operation Permit from the Development Services Division. The Mining Operation Permit may be submitted as part of a Development Order for the project, or as a separate submittal to be reviewed by the Development Services Division.
- b. The Mining Operation Permit will be consistent with the "Excess Spoil Removal Plan" attached as Exhibit "D," and the provisions found in LDC Chapter 34, Division 15, Excavation Activities. If the two conflict, then the more stringent standard will apply.
- c. This approval grants the requested planned development zoning allowing for residential and commercial development and associated uses. This approval only allows the temporary mining activity sought in this general application with the new development and proposed lakes. Mining will be limited to excess spoil removal (fill dirt) as depicted in the "Excess Spoil Removal Plan." This is a temporary use and will not continue upon completion.

The permitted length of the entire mining operation, including removal of the spoil material from the site, is one year from the date of this zoning approval. Any extension of this deadline must be approved through the public hearing process amending this planned development.

- d. The permitted hours of the approved mining operation and activities related to hauling material off site are from 7:30 a.m. to 5:30 p.m. Monday through Friday excluding holidays.
- e. Construction materials mining as defined under F.S. 552.30 is not permitted.
- f. The "Excess Spoil Removal Plan" is considered to be a condition of approval, except specifically conditioned to the contrary as part of this planned development. Where a conflict may occur the specific condition will be the ruling requirement.
- g. Trucks must enter and exit the site consistent with the "Excess Spoil Removal Plan," with drivers limiting their routes to collector and arterial roadways (i.e. Homestead Road, Bell Boulevard, State Road 82, County Road 884, Joel Boulevard, and Lee Boulevard) to the greatest extent possible. No truck traffic is allowed on any of the

other roads, except for local delivery to a lot or parcel located on that road. Except in the rarest of circumstances, trucks must travel south on Homestead Road and not north.

- h. The owner may be allowed to temporarily stock pile excavated material on site to allow the excavated material to sufficiently dry out to be moved to one of the spoil disposal sites or delivery to a construction site.
 - i. Any damage directly attributable to this temporary mining operation to the roadways or culvert crossings must be repaired by the holder of the mining operations permit.
 - j. Deviations from the terms and conditions of this approval may only take place after approval through the appropriate public hearing process amending the Planned Development. Conditions further restricting the mining operations - such as reduced hours, less material extracted - will not require a public hearing but may be approved administratively.
 - k. Excavation depths will be limited to no more than 12 feet below the wet season water table.
 - l. Lakes will be limited to those depicted on the approved MCP.
 - m. The total volume of material to be hauled off site may not exceed 690,000 cubic yards. During the mining operation, the owner or the owner's representative must submit quarterly reports on the amount on material mined and/or hauled off-site to the Division of Development Services.
 - n. Prior to any off-site hauling, the contractor must coordinate with Lee County Department of Transportation (LCDOT) regarding the condition of the existing haul routes and proposed mitigation for any damage caused by the hauling operation.
 - o. The Developer is responsible for the conduct of the haul trucks (i.e. routes, hours of operation, noise, dust, etc.) The Director of Development Services will require the developer to provide for truck monitoring to ensure the haul trucks comply with the conditions of this rezoning and do not jeopardize the health, safety and welfare of the general public.
14. The 33-foot-wide road easement as shown on the approved MCP must be vacated prior to the issuance of a Development Order on any part of Parcel 2.
15. No dewatering activities have been requested, nor is dewatering permitted in this planned development.

16. All development must connect to public water and sewer. At time of local development order, the Developer must also demonstrate there is adequate water and sewer capacity to handle the proposed level of development.
17. Upon approval of this zoning action, Zoning Resolution Numbers Z-89-113, Z-03-045 and ADD2005-00053 are all null and void. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan.

The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of any local development order for any development approved herein. Existing development orders that have not received a final Certificate of Compliance prior to April 3, 2006 must be amended to comply with this zoning resolution, including its concurrency requirements. Further development under inconsistent development order approvals is prohibited.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §10-329(f)(1)(a)(1) requirement that no excavations be allowed within 25 feet of an existing right-of-way line or easement for a local street, to allow water retention lakes to be located within zero (0) feet of the right-of-way from back of curb of local streets to water control elevation. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. The requested deviation is limited to the lakes identified on the approved MCP.
 - b. The Developer must provide for the protection of wayward vehicles through the use of guardrails, berms, swales, vegetation or other suitable methods as determined by the Director of Development Services.
2. Deviation (2) seeks relief from the §10-329 (f)(1)(a)(3) requirement that no excavations be allowed within fifty (50) feet of any private property line under separate ownership be modified, to allow a setback of no less than twenty-five (25) from any adjoining property under separate ownership. This deviation is APPROVED, SUBJECT TO the following condition:

The requested deviation is limited to the lakes identified on the approved MCP.

3. Deviation (3) seeks relief from the §34-2194(c)(3)(b) requirement that non-roofed structures be permitted no closer than 10 feet from a non-seawalled artificial body of water, to allow recreational/amenity structures to be placed at the lake's control elevation as depicted in deviation illustration. Recreational/amenity structures include observation decks, fishing pier or leisure space. This deviation is APPROVED, SUBJECT TO the following conditions:

- a. Prior to local development order approval, the location of any observation deck, fishing pier or gazebo must be detailed on the development order plan with no more than one structure per lake and containing no more than 100 linear feet of shoreline per lake.
 - b. The requested deviation is limited to the lakes identified on the approved MCP.
4. Deviation (4) seeks relief from the §10-296(k) requirement to provide for modified cul-de-sac (eyebrows) in connection with certain street geometry (typically 90 degree angles) in order to maximize potential street frontage to each lot so juxtaposed, and to provide for some visual landscape relief made possible only by this type of design. This deviation is APPROVED, SUBJECT TO the following condition:

Traffic control devices that support the safe operation of the eyebrow must be established during the Development Order process.
5. Deviation (5) seeks relief from the §34-1954(d) requirement limiting the operation of model homes and model sales center for a time period not to exceed three years, to allow the operation of model homes and model sales center until all the lots are sold, but in no event to exceed a period of 10 years. This deviation is DENIED with regard to the request for a period of 10 years, BUT INSTEAD IS APPROVED, SUBJECT TO Condition 11 herein, to allow the operation of model homes and model sales center until all the lots are sold, but in no event to exceed a period of 7 years.
6. Deviation (6) seeks relief from the §10-285 requirement of connection separation spacing of 660 feet for arterial roads, to provide for connection separation distances of 510 and 333 feet on Homestead Road. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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: Excess Spoil Removal Plan

The applicant has indicated that the STRAP numbers for the subject property are:
05-45-27-00-00001.0000; 05-45-27-00-00005.0040; 05-45-27-00-00007.0010;
05-45-27-00-00005.0030; 05-45-27-00-00003.0000; 05-45-27-00-00005.0010;
and 05-45-27-00-00005.0000

SECTION E. FINDINGS AND CONCLUSIONS:

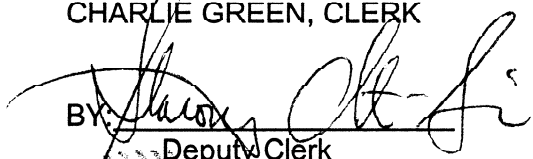
1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and 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 rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location;
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - 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, are, or 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 John E. Albion, seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

Robert P. Janes	Nay
Douglas R. St. Cerny	Aye
Ray Judah	Nay
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of April 2006.

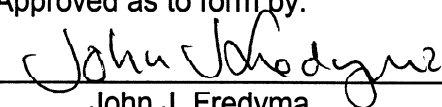
ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Tammara Hall
Chairwoman

Approved as to form by:


John J. Fredyma
County Attorney's Office

RECEIVED
MINUTES OFFICE
2006 APR 19 AM 9:34

DCI 2005-00036

JUN 07 2005

BBLs
SURVEYORS & MAPPERS INC.
1502-A RAILHEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: (239) 597-1315
FAX: (239) 597-5207

PERMIT COUNTER

**LEGAL DESCRIPTION
CALOOSA LAKES**

A PORTION OF THE NORTHEAST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$, AND SOUTHWEST $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 5; THENCE N.02°13'08"W., ALONG THE WEST LINE OF SAID NORTHEAST $\frac{1}{4}$, A DISTANCE OF 1405.94 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD; THENCE S.45°12'26"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2496.52 FEET; THENCE S.89°07'56"W., A DISTANCE OF 437.37 FEET; THENCE S.00°52'04"E., A DISTANCE OF 400.00 FEET; THENCE N.89°07'57"E., A DISTANCE OF 687.47 FEET; THENCE N.44°50'37"E., A DISTANCE OF 100.69 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE S.45°12'26"E. ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 956.04 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 5; THENCE S.02°29'49"E., ALONG SAID EASTERLY LINE, A DISTANCE OF 1239.27 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE S.89°08'31"W. ALONG THE SOUTHERLY LINE OF SAID SOUTHEAST $\frac{1}{4}$, A DISTANCE OF 2675.21 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST $\frac{1}{4}$; THENCE S.89°09'20"W. ALONG THE SOUTHERLY LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 5, A DISTANCE OF 1337.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE N.02°04'44"W. ALONG THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 1315.92 FEET; THENCE N.89°08'38"E. ALONG THE NORTHERLY LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 1334.76 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE N.02°13'08"W. ALONG THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 5, A DISTANCE OF 1316.26 FEET TO POINT OF BEGINNING.

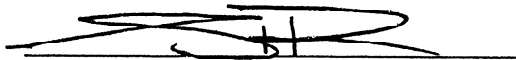
PARCEL CONTAINS 196.4 ACRES, MORE OR LESS.

SHEET 1 OF 3

EXHIBIT "A"
(Page 1 of 3)

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND
RESERVATIONS OF RECORD.

BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE
COUNTY, FLORIDA, AS BEING S.89°08'31"W.



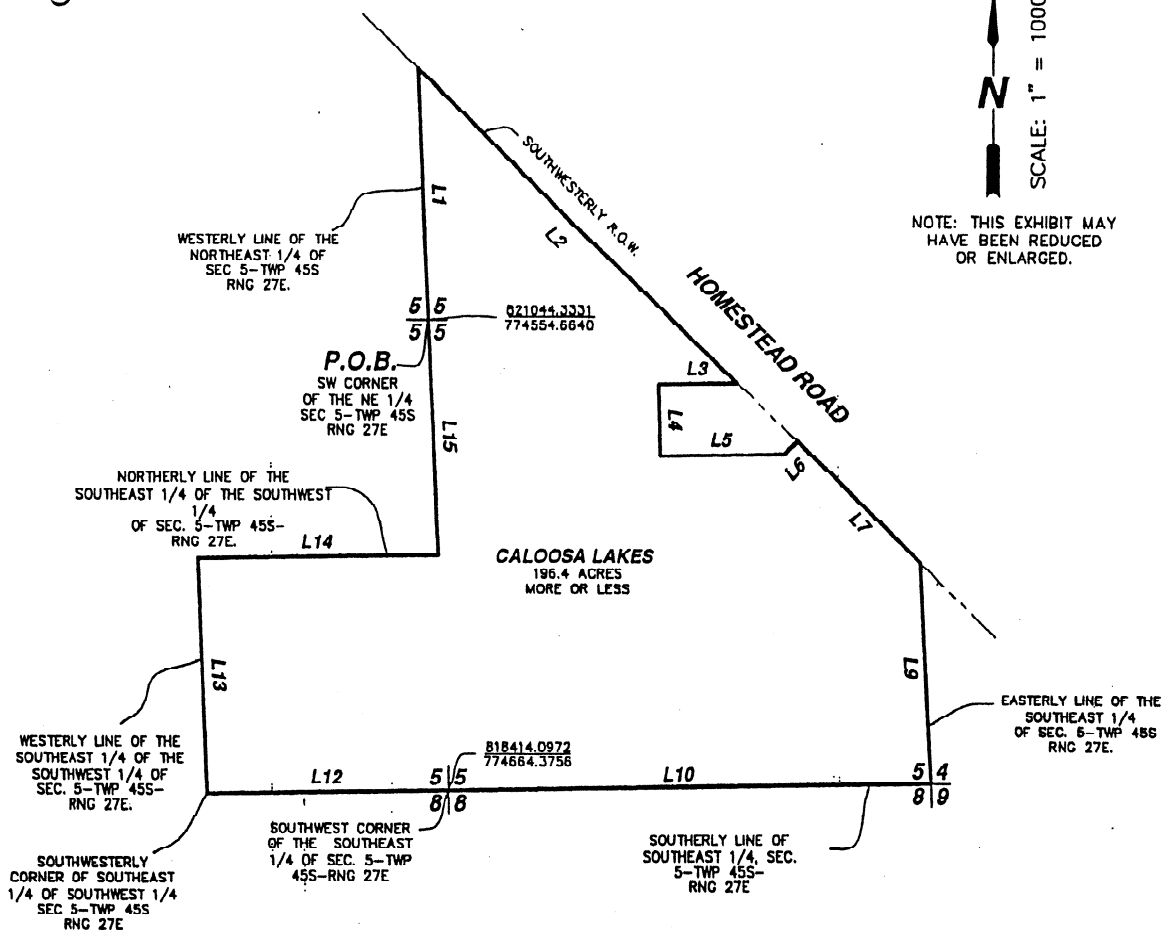
STEPHEN E. BERRY, STATE OF FLORIDA, (P.S.M. #5296)
BBL SURVEYORS & MAPPERS INC., (L.B. #6753)

PROOFED BY SEB
Z:\PROJECTS\2002\0279BND\DWG\0A L&S 196AC.DOC
(SEE ATTACHED SKETCH L&S 02790A. DWG)

Applicant's Legal Checked

by Lgm 8/29/2005.

Applicant's Survey Checked

By Lgm 8/29/2005.

LINE TABLE

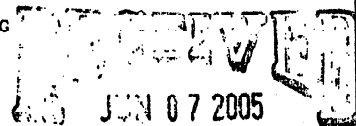
LINE	BEARING	DISTANCE
L1	N02°13'08"W	1405.94
L2	S45°12'26"E	2496.52
L3	S89°07'56"W	437.37
L4	S00°52'04"E	400.00
L5	N89°07'57"E	687.47
L6	N44°50'37"E	100.69
L7	S45°12'26"E	956.04
L9	S02°29'49"E	1239.27
L10	S89°08'31"W	2675.21
L12	S89°09'20"W	1337.98
L13	N02°04'44"W	1315.92
L14	N89°08'36"E	1334.76
L15	N02°13'08"W	1316.26

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, AS BEING S.89°08'31"W.
- 2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- 3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 4.) COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE FLORIDA WEST ZONE. (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT)

LEGEND

P.O.B.	POINT OF BEGINNING
SEC.	SECTION
TWP	TOWNSHIP
RNG	RANGE
R.O.W.	RIGHT OF WAY



THIS IS NOT A SURVEY

REVISED 8/06/05: ADD SPG

PERMIT COUNTER

SHEET 3 OF 3

DATE: 10/06/04	FIELD BOOK: 2/202	SEE FILE: 2/202	DRAWN BY: BUD	APPROVED: SEE	FILED: 0278 LAS OA	SCALE: 1" = 1000'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION CALOOSA LAKES, A PORTION OF THE NE 1/4, SE 1/4 AND SW 1/4 OF SECTION 5, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA						
BBLS SURVEYORS & MAPPERS INC. 1502-A RAIL HEAD BLVD. NAPLES, FLORIDA 34110 (239)597-1315						

DCI 2005-00036

EXHIBIT "A"

(Page 3 of 3)

ZONING INTAKE MAP

8/29/2005

Attachment A

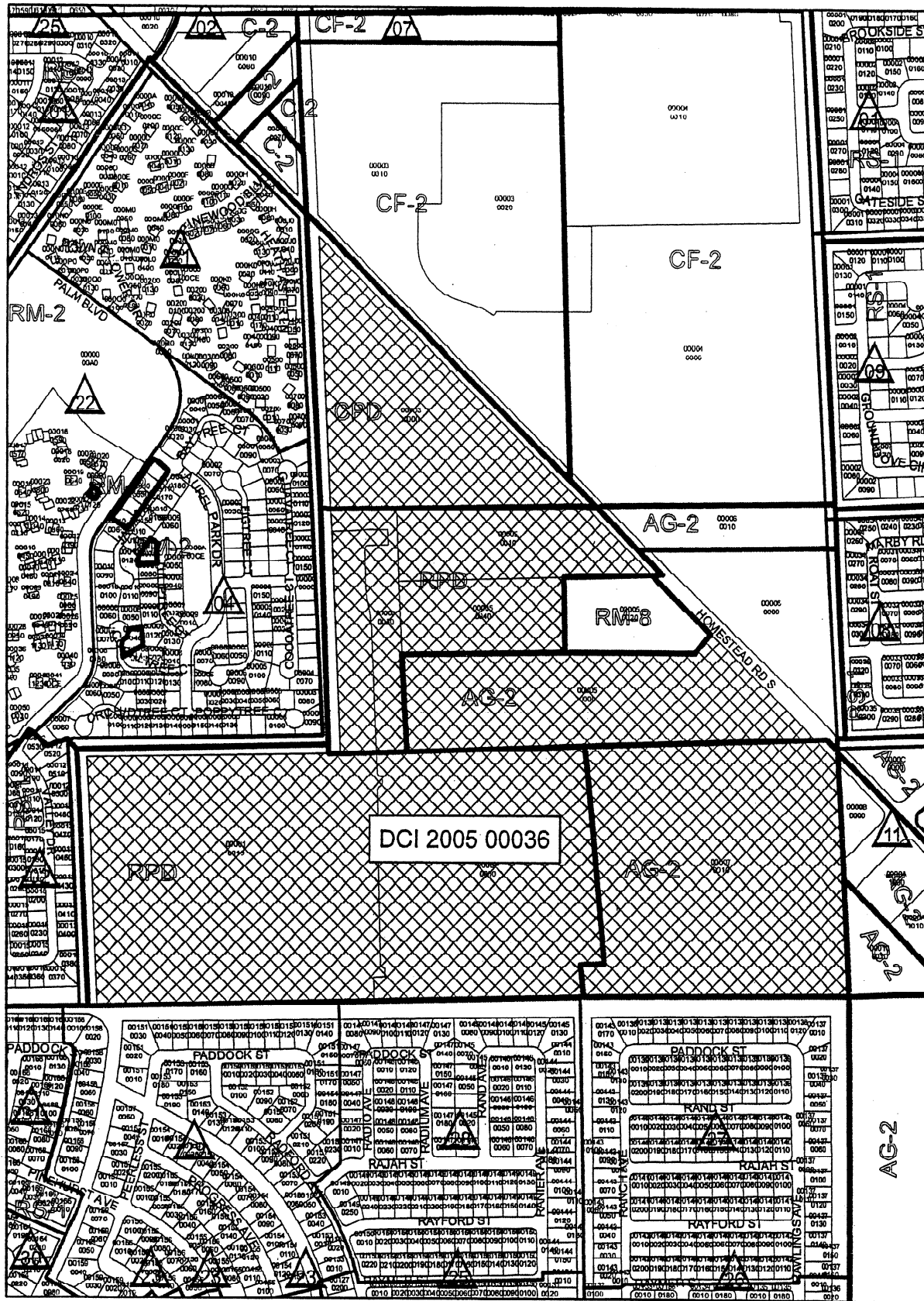


EXHIBIT "B"
Zoning Map


 BUFFER "D"
 15 FEET

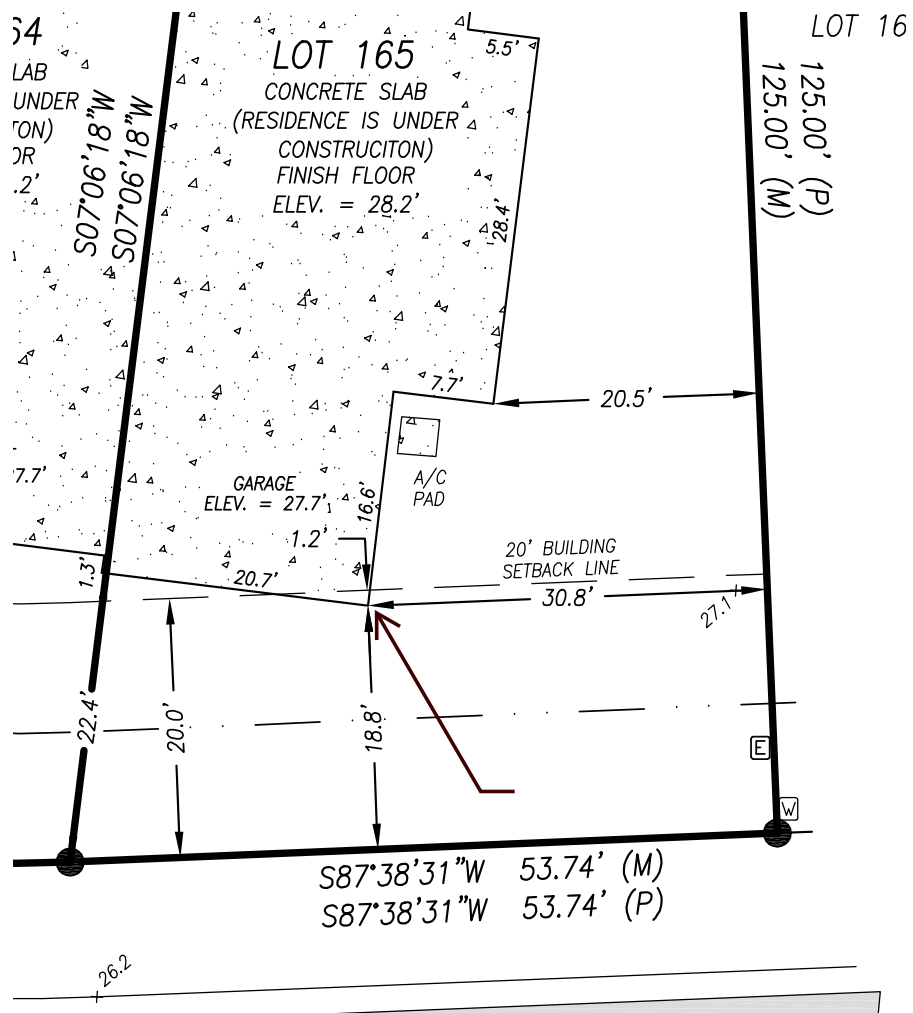
EXHIBIT "C"

CALOOSA LAKES MPD**EXCESS SPOILS REMOVAL PLAN**

May 2005

1. Location shape and dimensions of the areas to be excavated relative to all property lines, easements, and rights-of-way are indicated on the included Caloosa Lakes MPD Master Concept Plan – Exhibit 6-J. There are ten (10) lakes totaling approximately 33 acres in surface area at the control elevation (24.5).
2. The proposed slopes, the maximum and average depth and the controlled water depth of the proposed excavations are indicated on the lake cross-section detail on the included Caloosa Lakes MPD Master Concept Plan – Exhibit 6-J.
3. It is estimated that up to 920,000 truck-measure cubic yards (tmcy) will be generated from the excavation of lakes. Approximately 230,000 tmcy will be used on-site, and the remaining approximately 690,000 tmcy of excess spoils will be removed from the site.
4. The maximum proposed haul-off truck volume is expected to be 200 trucks per day (approximately 3600 tmcy).
5. It is anticipated that the excess spoils will be hauled off within one (1) year, from issuance of the Development Order
6. The destination(s) of the removed material will be amongst four (4) different projects controlled by the developer, TOUSA Homes, Inc., d/b/a Engle Homes Southwest Florida, Inc. Reflection Key and Oasis Key will have Development Orders (DO's) in place by June or July of 2005. Other receiving sites include Gladiolus RPD and Ref Shores, which are scheduled to have DO's in September 2005.
7. The proposed haul route will be on to Homestead Road near the southerly limits of the Caloosa Lakes site. Trucks then will travel south on Homestead Road to SR82 and westerly to the receiving sites. The precise route(s) from the Homestead Road and SR82 intersection may vary, but all of the proposed receiving sites are in the area of Sutherlin Road and Gladiolus Boulevard.
8. The contractor shall take adequate measures to control dust, mud, and debris along the proposed haul route and on-site. Measures shall include, but are not limited to using water trucks to control dust and avoid hauling excessively saturated material. In accordance with BMP(s) identified in the SWPPP, a gravel entrance will be provided at the access point(s) with Homestead Road. The project superintendent will inspect the access route daily to assure that any debris from the haul operations is removed from the access route in a timely manner.

EXHIBIT "D"**Excess Spoils Removal Plan**



LINE TABLE		
LINE	BEARING (M)	DISTANCE (M)
L1	S87°38'31"W	3.28'
LINE	BEARING (P)	DISTANCE (P)
L1	S87°38'31"W	3.29'

▲ = FOUND PK NAIL - "RWA INC LB6952"

△ = FOUND PK NAIL AND DISK - "PCP LB 6753"

■ = FOUND 4"X4" CONCRETE MONUMENT - "PCP LB 6753"

● = SET 5/8" REBAR AND CAP - "D&W LB 6896"

(C) = CALCULATED DATA

(M) = FIELD MEASURED DATA

(P) = RECORDED PLAT DATA

+ 26.4 = SPOT ELEVATION, NAVD 1988

● = WOOD UTILITY POLE

— = GUY ANCHOR

W = WATER SERVICE

● = SANITARY SEWER CLEANOUT

S = SANITARY SEWER MANHOLE

ST = STORM WATER MANHOLE

T = TELEPHONE PEDESTAL

C = CABLE PEDESTAL

E = ELECTRIC BOX

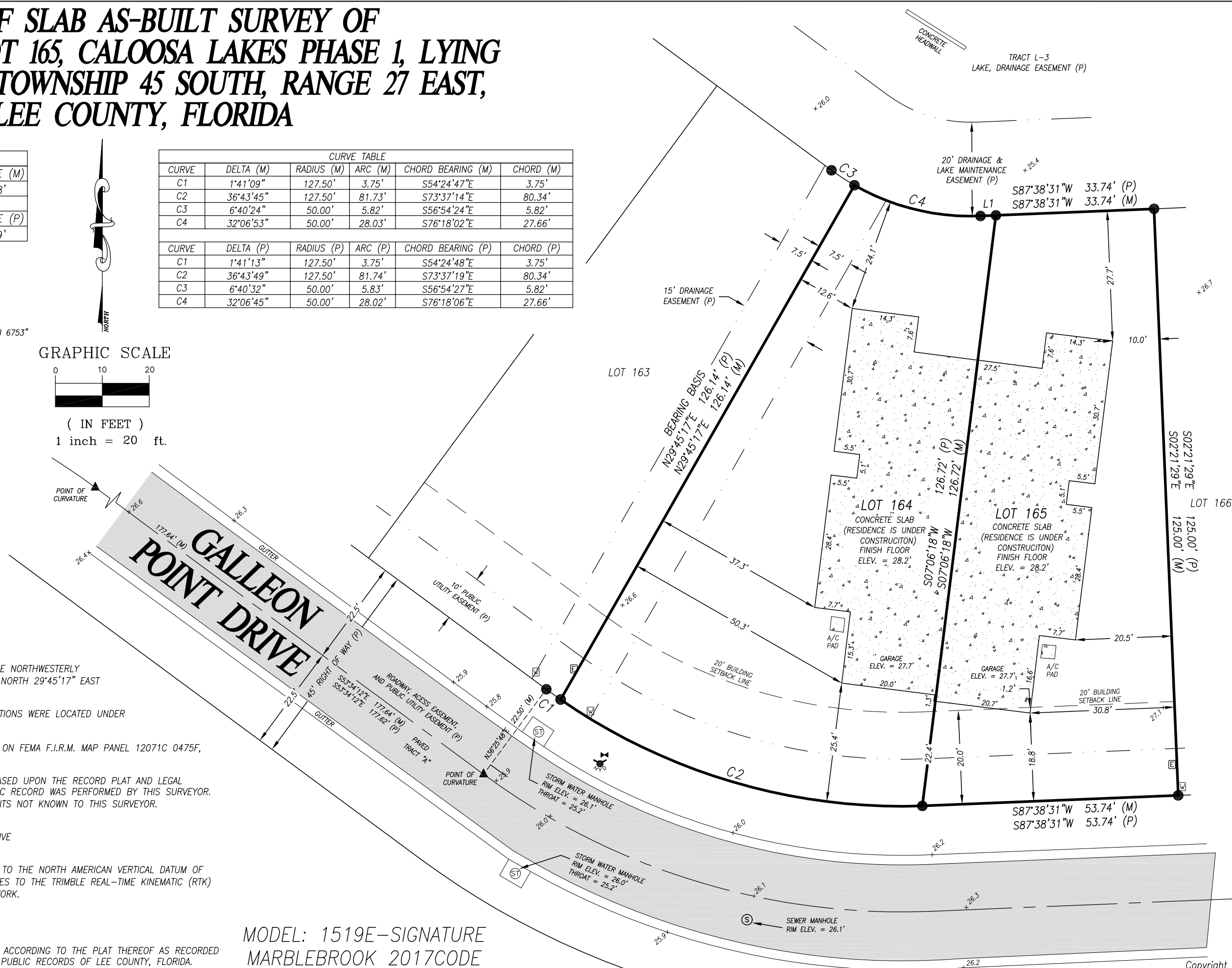
CURVE TABLE					
CURVE	DELTA (M)	RADIUS (M)	ARC (M)	CHORD BEARING (M)	CHORD (M)
C1	1'41"09"	127.50'	3.75'	S54°24'47"E	3.75'
C2	36°43'45"	127.50'	81.73'	S73°37'14"E	80.34'
C3	6°40'24"	50.00'	5.82'	S56°54'24"E	5.82'
C4	32°06'53"	50.00'	28.03'	S76°18'02"E	27.66'

(IN FEET)
1 inch = 20 ft.

1. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHWESTERLY LINE OF LOT 164, HAVING A RECORD BEARING OF NORTH 29°45'17" EAST AS SHOWN ON THE PLAT OF RECORD.
2. NO UNDERGROUND IMPROVEMENTS OR FOUNDATIONS WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
3. THIS PARCEL LIES IN FLOOD ZONE "X" BASED ON FEMA F.I.R.M. MAP PANEL 12071C 0475F, DATED AUGUST 28, 2008.
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON THE RECORD PLAT AND LEGAL DESCRIPTION PROVIDED, NO SEARCH OF THE PUBLIC RECORD WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE OTHER SETBACKS AND/OR EASEMENTS NOT KNOWN TO THIS SURVEYOR.
5. THE STREET ADDRESS IS:
19532 AND 19540 GALLEON POINT DRIVE
LEHIGH ACRES, FLORIDA 33936
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88). ELEVATIONS ARE BASED UPON TIES TO THE TRIMBLE REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) CONTROL NETWORK.

LOT 164 AND LOT 165, CALOOSA LAKES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN INSTRUMENT NUMBER 2006000358513, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

MODEL: 1519E-SIGNATURE
MARBLEBROOK 2017CODE



Caloosa Creek Homeowners' Association Inc.

May 21, 2019

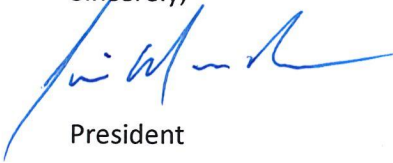
Lee County Department of Community Development
PO Box 398
Fort Myers, FL 33902-8329

To Whom It May Concern:

The Caloosa Lakes Homeowners' Association, Inc., the Homeowners' Association for the Marblebrook Community has no objection to allowing a variance to the street setback for the home on Lot 165, Caloosa Lakes MPD Phase 1.

If there are any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to be "Jim M. R.", is written over the word "President".

President
