ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Lennar Homes, LLC filed an application for an administrative amendment to a Residential Planned Development (RPD) on a project known as Oakview for a deviation from Land Development Code (LDC) Section 34-2191(5)(a) to increase the allowable equipment pad encroachment to a maximum of four feet into the required setbacks to allow for equipment placement on properties described more particularly as:,

LEGAL DESCRIPTION: In Section 32, Township 43 South, Range 26 East, Lee County, Florida:

ATTACHED AS ATTACHMENT "A"

WHEREAS, the applicant has indicated the subject property consists of multiple STRAP Numbers (see Attachment B); and

WHEREAS, the properties were originally rezoned from Agricultural (AG-2) to a Residential Planned Development (RPD) in Resolution Z-17-005 (see Attachment C); and

WHEREAS, the subject property is located in the Suburban Future Land Use Category, and resides in the Caloosahatchee Shores Planning Community as designated by the Lee Plan; and

WHEREAS, the subject properties are located in the existing plat for Oakview, as recorded with the Lee County Clerk of Courts in instrument number 2022000209386 (see Attachment D); and

WHEREAS, the property has an approved Development Order (DOS2021-00165) for the infrastructure and construction of a 51-lot platted subdivision; and

WHEREAS, the applicant has requested a deviation from Land Development Code (LDC) Section 34-2191(5)(a), which permits equipment pad/platforms to encroach up to three feet into side, rear or waterbody setbacks, to allow an increase in the allowable equipment pad encroachment from three feet to four feet into the described setbacks, as required for equipment placement; 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 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 14, 2023, a reduced copy of which is attached hereto as Attachment E.**

2. **Approval of Deviation 5 to allow equipment pads/platforms to encroach a maximum of four feet into the setbacks is subject to compliance with the detail shown on Sheet 3 of the Master Concept Plan.**

3. **The terms and conditions of the original zoning resolution remains in full force and effect.**

4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 4/5/2023

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Attachments
Attachment A: Legal Description
Attachment B: STRAP Number List
Attachment C: Resolution Z-17-005
Attachment D: Oakview Plat
Attachment E: Applicant's Master Concept Plan

ADD2023-00010 Lee County ePlan

Exhibit A

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

The record plat of Oakview, recorded in Instrument Number 2022000209386 of the Public Records of Lee County, Florida.

L:\23956 - Oakview Due Diligence\Survey\Descriptions\plat desc.docx

REVIEWED
ADD2023-00010
Hunter Searson, GIS Planner
Lee County Government
3/22/2023

Post Office Drawer 2800 · Fort Myers, FL 33902
Phone (239) 461-3170 · Fax (239) 461-3169

Exhibit B

	STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value	
10614301	32-43-26-L3-01000.0010	10614301	LENNAR HOMES LLC	13963 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614302	32-43-26-L3-01000.0020	10614302	LENNAR HOMES LLC	13957 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614303	32-43-26-L3-01000.0030	10614303	LENNAR HOMES LLC	13951 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614304	32-43-26-L3-01000.0040	10614304	LENNAR HOMES LLC	13945 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614305	32-43-26-L3-01000.0050	10614305	LENNAR HOMES LLC	13939 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614306	32-43-26-L3-01000.0060	10614306	LENNAR HOMES LLC	13933 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614307	32-43-26-L3-01000.0070	10614307	LENNAR HOMES LLC	13927 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614308	32-43-26-L3-01000.0080	10614308	LENNAR HOMES LLC	13923 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614309	32-43-26-L3-01000.0090	10614309	LENNAR HOMES LLC	13917 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614310	32-43-26-L3-01000.0100	10614310	LENNAR HOMES LLC	13911 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614311	32-43-26-L3-01000.0110	10614311	LENNAR HOMES LLC	13905 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614312	32-43-26-L3-01000.0120	10614312	LENNAR HOMES LLC	3801 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614313	32-43-26-L3-01000.0130	10614313	LENNAR HOMES LLC	3807 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614314	32-43-26-L3-01000.0140	10614314	LENNAR HOMES LLC	3813 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614315	32-43-26-L3-01000.0150	10614315	LENNAR HOMES LLC	3819 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614316	32-43-26-L3-01000.0160	10614316	LENNAR HOMES LLC	3825 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614317	32-43-26-L3-01000.0170	10614317	LENNAR HOMES LLC	3831 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614318	32-43-26-L3-01000.0180	10614318	LENNAR HOMES LLC	3837 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614319	32-43-26-L3-01000.0190	10614319	LENNAR HOMES LLC	3843 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614320	32-43-26-L3-01000.0200	10614320	LENNAR HOMES LLC	3849 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614321	32-43-26-L3-01000.0210	10614321	LENNAR HOMES LLC	3855 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	

	STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value	
10614322	32-43-26-L3-01000.0220	10614322	LENNAR HOMES LLC	3861 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614323	32-43-26-L3-01000.0230	10614323	LENNAR HOMES LLC	3867 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614324	32-43-26-L3-01000.0240	10614324	LENNAR HOMES LLC	3873 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614325	32-43-26-L3-01000.0250	10614325	LENNAR HOMES LLC	3879 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614326	32-43-26-L3-01000.0260	10614326	LENNAR HOMES LLC	3885 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614327	32-43-26-L3-01000.0270	10614327	LENNAR HOMES LLC	3891 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614328	32-43-26-L3-01000.0280	10614328	LENNAR HOMES LLC	3899 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614329	32-43-26-L3-01000.0290	10614329	LENNAR HOMES LLC	3905 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614330	32-43-26-L3-01000.0300	10614330	LENNAR HOMES LLC	3911 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614331	32-43-26-L3-01000.0310	10614331	LENNAR HOMES LLC	3917 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614332	32-43-26-L3-01000.0320	10614332	LENNAR HOMES LLC	3923 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614333	32-43-26-L3-01000.0330	10614333	LENNAR HOMES LLC	3904 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614334	32-43-26-L3-01000.0340	10614334	LENNAR HOMES LLC	3898 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614335	32-43-26-L3-01000.0350	10614335	LENNAR HOMES LLC	3892 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614336	32-43-26-L3-01000.0360	10614336	LENNAR HOMES LLC	3886 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614337	32-43-26-L3-01000.0370	10614337	LENNAR HOMES LLC	3880 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614338	32-43-26-L3-01000.0380	10614338	LENNAR HOMES LLC	3868 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614339	32-43-26-L3-01000.0390	10614339	LENNAR HOMES LLC	3856 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614340	32-43-26-L3-01000.0400	10614340	LENNAR HOMES LLC	3850 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614341	32-43-26-L3-01000.0410	10614341	LENNAR HOMES LLC	3844 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614342	32-43-26-L3-01000.0420	10614342	LENNAR HOMES LLC	3838 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614343	32-43-26-L3-01000.0430	10614343	LENNAR HOMES LLC	13904 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614344	32-43-26-L3-01000.0440	10614344	LENNAR HOMES LLC	13910 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614345	32-43-26-L3-01000.0450	10614345	LENNAR HOMES LLC	13916 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614346	32-43-26-L3-01000.0460	10614346	LENNAR HOMES LLC	13922 BUCKINGHAM OAK DR, FORT	-	$ 0	$ 13,000	$ 13,000	

	STRAP	Folio	Owner Name	Site Address MYERS	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value	
10614347	32-43-26-L3-01000.0470	10614347	LENNAR HOMES LLC	13926 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614348	32-43-26-L3-01000.0480	10614348	LENNAR HOMES LLC	13932 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614349	32-43-26-L3-01000.0490	10614349	LENNAR HOMES LLC	13938 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614350	32-43-26-L3-01000.0500	10614350	LENNAR HOMES LLC	13944 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614351	32-43-26-L3-01000.0510	10614351	LENNAR HOMES LLC	13952 BUCKINGHAM OAK DR, FORT MYERS	-	$ 0	$ 13,000	$ 13,000	
10614352	32-43-26-L3-0100A.00CE	10614352	LENNAR HOMES LLC	OAK VIEW TRACT A CE, FORT MYERS	-	$ 0	$ 0	$ 0	
10614357	32-43-26-L3-010O2.00CE	10614357	LENNAR HOMES LLC	3916 TREASURE OAK WAY, FORT MYERS	-	$ 0	$ 0	$ 0	

Exhibit C

MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY

DATE: April 12, 2017

TO: Commissioner John Manning
Chairman

FROM: Michael D. Jacob
Michael D. Jacob
Deputy County Attorney

RE: BOCC ZONING RESOLUTION FROM THE APRIL 5, 2017 MEETING
ZONING RESOLUTION OAK VIEW RPD, Z-17-005, CASE #DCI2016-00010

Attached is the original resolution adopted by the Board at the April 5, 2017, zoning meeting. The resolution has been reviewed and approved as to form and is ready for the Chair's signature. After the Chair signs the resolution, please forward to the Minutes Department for attestation and further processing.

Thank you for your assistance with respect to the above. Should you have any questions, please do not hesitate to contact me.

MDJ:tlb
Attachment

Via e-mail only: Jamie Baker, Administrative Assistant, DCD/Administration & Support
Eileen Gabrick, Minutes Office Manager, Lee County Clerk of Courts

RECEIVED
MINUTES OFFICE
2017 APR 17 AM 9:21

ADD2023-00010 Lee County ePlan

RESOLUTION NUMBER Z-17-005

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

WHEREAS, Randy Thibaut filed an application on behalf of the property owner, Buckingham 16 LLC, to rezone a 16.2± acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD) in reference to Oak View RPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on February 1, 2017; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2016-00010 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on April 5, 2017 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 16.2± acre parcel from AG-2 to RPD, to allow development of up to 60 single-family and/or two-family attached residential units on property legally described in Exhibit A.

Maximum building height will be 35 feet.

The property is located in the Suburban 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. Development of this project must be consistent with the three-page Master Concept Plan (MCP) entitled "Oak View," prepared by Barraco and Associates, Inc., stamped received APR 05 2017, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

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This zoning approval allows a maximum of 60 dwelling units

2. Uses and Site Development Regulations

a. Schedule of Uses

Accessory Uses and Structures
Administrative Office
Agricultural Uses (*subject to* Condition 8)
Dwelling Units – Single-family, two-family attached (Maximum 60 units)
Entrance Gates and Gatehouses
Essential Services
Essential Services Facilities, Group I
Excavation, Water Detention and Retention
Fences, Walls
Home Occupation
Models: (*Subject to* Condition 9)
Model Homes with Real Estate Sales
Parking Lot, Accessory, Temporary
Recreational Facilities, Private On-Site (Recreation Area only) – may include clubhouse and residential amenities.
Maximum building area: 10,000 square feet.
No consumption on premises.
Signs
Temporary Uses

b. Site Development Regulations

DEVELOPMENT REGULATIONS	SINGLE-FAMILY R-1	TWO-FAMILY ATTACHED R-2	RECREATIONAL AMENITIES
Minimum Lot Width	50 Feet	30 Feet Per Unit	100 Feet
Minimum Lot Depth	130 Feet	120 Feet	100 Feet
Minimum Lot Area	6,500 S/F	3,600 S/F	10,000 S/F
Maximum Height	35 Feet	35 Feet	35 Feet
Maximum Lot Coverage	45%	60%	30%
Minimum Setbacks			
Buckingham Road	25 Feet	25 Feet	25 Feet
Private Roads	20 Feet *	20 Feet *	20 Feet *
Side	5 Feet	5 Feet/0 Feet **	10 Feet
Rear	10 Feet	10 Feet	10 Feet
Accessory	Per LDC	Per LDC	Per LDC
Preserve	20 Feet	20 Feet	20 Feet
Waterbody	25 Feet	25 Feet	25 Feet

* 15 feet for side entry garages
** 0 feet applies to internal lot line only

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3. Single-Family/Two-Family

Single-family dwelling units may be developed on the R-1 and/or R-2 areas noted on the MCP. Two-family attached dwelling units are permitted in areas labeled R-2.

4. No Blasting

Blasting is prohibited.

5. Vehicular/Pedestrian Impacts

Zoning approval 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.

6. Lee Plan Consistency

Zoning approval does not guarantee local development order approval. Future development order must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1 (b), as well as the remainder of the Lee Plan.

7. State/Federal Permits

Issuance of a county development permit does not establish a right to obtain permits from state or federal agencies. Further, it does not establish liability on the part of the County if the developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies or (b) undertakes actions that result in a violation of state or federal law.

8. Agricultural Uses

The continuation of existing bona fide agricultural uses on the property in the form of cattle grazing and hay production is permitted in compliance with the following:

a. Bona fide agricultural uses in existence at the time this zoning application was filed, and described in Exhibit D to this resolution, may continue until approval of a local development order for the area containing those uses.

b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.

c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:

i. Termination of all agricultural use on the portions of property included in the development order application/approval. Proof must include a sworn affidavit from the titleholder of the property that includes:

ADD2023-00010 Lee County ePlan

ii. the date the agricultural uses ceased;

iii. the legal description of the property subject to the development order;

iv. an affirmative statement that the owner acknowledges and agrees that agricultural uses are illegal and prohibited on the property and a covenant that the owner will not allow further agricultural use of the property until the property is rezoned to permit agricultural use;

v. a statement that the affidavit constitutes a covenant with the County intended to be binding on the owner and its assignees and successors in interest; and

vi. The covenant must be recorded in the public records of Lee County at the owner's expense.

d. Proof of termination of the agricultural tax exemption for the portion of the property included in the development order application/approval. Proof of termination must include a copy of the request to terminate the tax exemption provided to the Property Appraiser.

9. Model Homes/Real Estate Sales

In addition to the requirements set forth in the LDC, model homes and real estate sales activity must comply with the following:

a. Model home sites must be designated on the development order plans.

b. The number of model homes may not exceed 8 at one time.

c. Model home temporary parking areas, model units, model display groups, model display centers, and speculative homes are not permitted.

d. Real estate sales are limited to the model homes, and within recreational area buildings and/or clubhouse.

e. Hours of operation for models and real estate sales: Monday through Sunday, from 8:00 a.m. to 8:00 p.m.

10. Signs Along Western Property Boundary

The developer will install notification signs every 200 feet along the western property boundary to advise Oak View residents of the boundary between Oak View and the Verandah. These signs may not exceed one and one-half square feet in area per sign.

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11. Landscaping on Buckingham Road

The development order must require an enhanced 25 foot Type "D" buffer along Buckingham Road including 10 trees per 100 linear feet (which must include live oaks and no palms).

SECTION C. DEVIATIONS:

1. Lots. Deviation (1) seeks relief from the LDC §10-254(c) requirement to provide side lot lines to be, as nearly as practical, at right angles to straight street lines and radial to curve street lines, to allow the lot design shown on the MCP in the areas where Deviation 1 is to be applied. This deviation is APPROVED.

2. Cul-de-sac. Deviation (2) seeks relief from the LDC §10-296(p)(1) requirement to provide a dead-end street to be closed at one end by a circular turnaround, to allow an alternative turnaround. This deviation is APPROVED, SUBJECT TO the following condition:

   Prior to development order approval, the developer must submit documentation from the Fort Myers Shore Fire Department chief confirming the alternate turn-around design is sufficient for emergency-response equipment and vehicle access.

3. Lot Depth. Deviation (3) seeks relief from the LDC §10-703, to allow lot size to be measured in the manner shown on the MCP for the last lot at the terminal end of small dead end roadways without cul-de-sacs. This deviation is APPROVED.

4. Required Street Access. Deviation (4) seeks relief from the LDC §10-291(3) requirement to provide developments of more than five acres to provide more than one means of ingress or egress, to allow one primary access and one emergency stabilized access. This deviation is APPROVED, SUBJECT TO following conditions:

   a. The development order must include a project access to Buckingham Road and a secondary, emergency stabilized access consistent with MCP.

   b. Prior to development order approval, the developer must provide written documentation from the Fort Myers Shores Fire Protection and Rescue District confirming the access points are acceptable and will provide adequate access for emergency vehicles.

SECTION D. EXHIBITS:

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

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Existing Agricultural Use Affidavit

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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 request for RPD zoning on the 16.2 acre parcel is consistent with the Lee Plan. *See*, Lee Plan Vision Statement - Paragraph 4 (Fort Myers Shores Planning Community); Goals 2, 5, 11, 21, 53, 56, 77, 107; Objectives 1.1, 2.1, 2.2, 5.1, 21.6; Policies 1.1.1, 1.1.5, 1.7.6, 2.1.1, 4.1.1, 9.2.2, 21.6.3, 135.1.9; and Lee Plan Tables 1(b). Lee Plan Maps 1, 6, 7 and 16.

3. As conditioned, the RPD zoning designation:

   a. is consistent with County regulations. *See*, LDC §§ 10-416, 33-1482, 34-341(a), 34-411, 34-413, 34-491, 34-612(2), 34-931(b), 34-932, 34-934, 34-935, 34-936, 34-2175(b)(5);

   b. is compatible with existing or planned uses in the surrounding area. *See*, Lee Plan Goal 5; Objectives 2.1, 2.2; and Policies 2.1.1, 5.1.5, 5.2.4, 9.2.2;

   c. will not adversely affect environmentally sensitive areas or natural resources. *See*, Lee Plan Goal 107; Objectives 77.1, 77.3; and Policies 4.1.1, 61.3.1, 61.3.6, 61.3.11; LDC §34-411(g); and

   d. will provide access sufficient to support the proposed development intensity. *See*, Lee Plan Policy 39.1.1.

4. The expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. *See,* Lee Plan Goal 11; Standard 11.3; and Policies 4.1.2, 38.1.6.

5. Urban services are available to serve the development. These services include public water and sewer, paved streets, parks and recreational facilities, police, fire, and emergency services, urban surface water management, schools, commercial/employment centers and libraries. *See,* Lee Plan Goal 11; Standards 11.1, 11.2, 11.3; Policies 2.2.1, 2.2.2; and Maps 6 and 7.

6. Residential development is appropriate at the proposed location. *See,* Lee Plan Goals 5; and Policies 1.1.1, 1.1.5, 2.1.1, 2.2.2, 5.1.2, 5.1.5, 135.9.5, and 135.9.6.

7. County regulations and recommended conditions of approval provide sufficient safeguards to protect the public interest. *See*, Lee Plan Policies 5.1.5; and LDC §§ 34-411, and 34-932(c).

8. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts expected from the proposed development. *See*, Lee Plan Objective 4.1; Policy 5.1.5; and LDC §§ 34-145(d)(4)a.2.b), 34-411

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9. The requested deviations enhance the planned development and preserve the intent of the LDC to protect the public health, safety and welfare. *See*, LDC §§34-145(d)(4)a.2.c), 34-377(a)(4).

SECTION F. SCRIVENER'S ERRORS

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

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

John Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 5th day of April 2017.

ATTEST:
LINDA DOGGETT, CLERK

BY: Michelle Miller
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: John Manning
John Manning, Chair

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Michael D. Jacob
Deputy County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
2017 APR 18 AM 11:10

ADD2023-00010 Lee County ePlan

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Section 32, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Section 32, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter (SE 1/4) of said Section 32 run N89°46'37"W along the North line of said Fraction for 416.53 feet to an intersection with the Northwesterly right of way line of Buckingham Road, (60 feet wide right of way) and the POINT OF BEGINNING.

From said Point of Beginning run S24°22'35"W along said Northwesterly right of way line of Buckingham Road for 1,215.62 feet to an intersection with the North line of the South 230 feet of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 32; thence run S89°36'26"W along said North line for 378.27 feet to an intersection with the West line of line of said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4); thence run N00°41'30"W along said West line for 1,113.40 feet to an intersection with the North line of said Southeast Quarter (SE 1/4); thence run S89°46'37"E along said North line for 893.43 feet to the POINT OF BEGINNING.
Containing 16.21 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Southeast Quarter (SE 1/4) of Section 32 to bear N89°46'37"W.

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

10/10/16

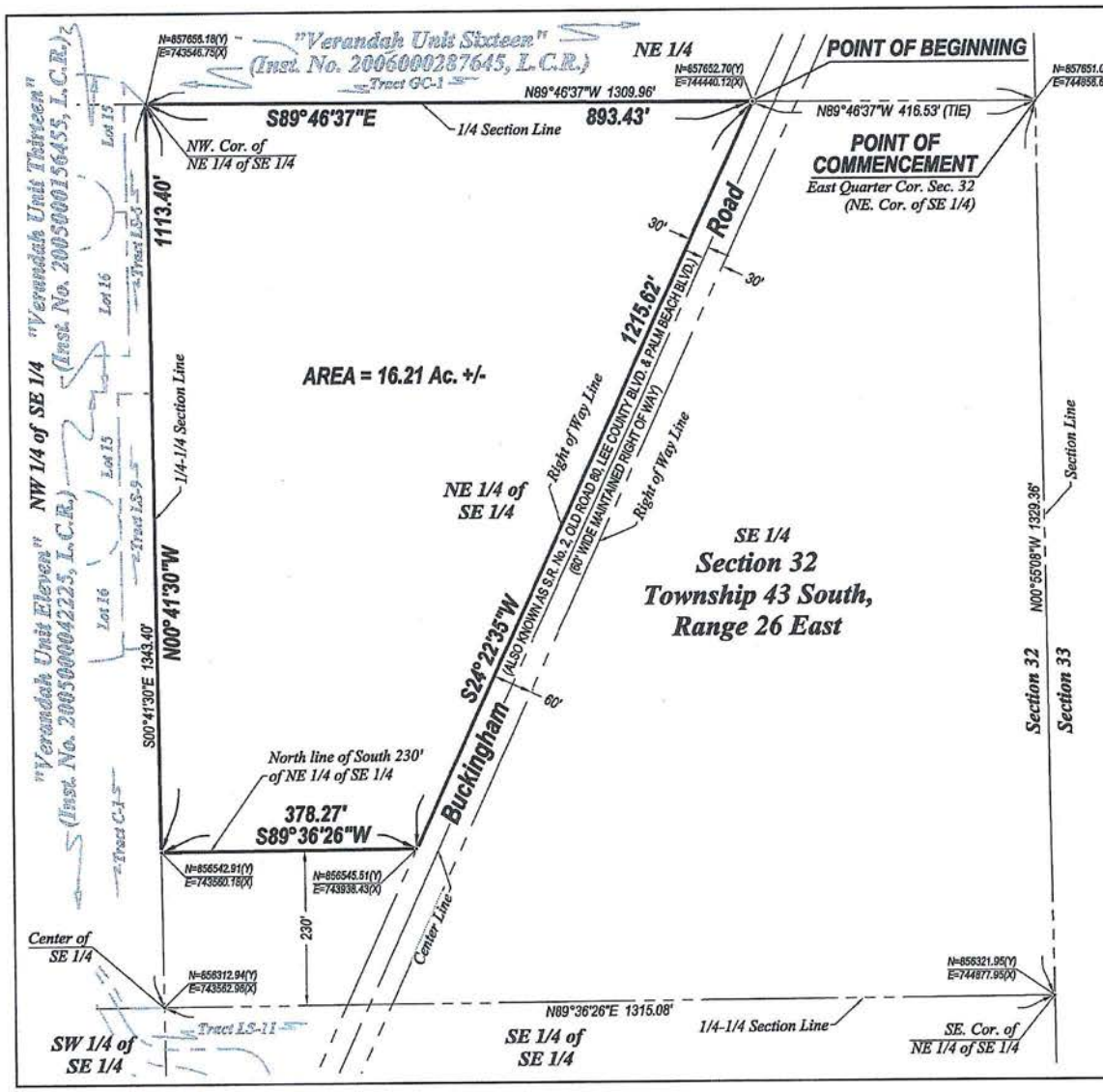
L:\23354 - LSI 3600 Buckingham Road\Survey\Descriptions\Sketch\23354SK01.doc

DCI 2016-00010

RECEIVED
OCT 11 2016
COMMUNITY DEVELOPMENT

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

EXHIBIT A



RECEIVED
OCT 11 2016
COMMUNITY DEVELOPMENT

DCI 2016-00010

Applicant's Legal Checked by BSJ 10/12/16

N
W E
S
0 100 200
SCALE IN FEET

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. D.B. - DENOTES DEED BOOK.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
5. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
6. (P) - DENOTES PLAT.
7. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
10. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32 TO BEAR N89°46'37"W.
11. DESCRIPTION IS ATTACHED.

THIS IS NOT A SURVEY

Scott A. Wheeler 10/10/16

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239)461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7965 - SURVEYING LB-6940

PREPARED FOR
Land Solutions Inc.
10471 BEN C. PRATT / SIX MILE CYPRESS PKWY. #402
FORT MYERS, FL 33966
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

A Parcel of Land in Section 32, Township 43 South, Range 26 East, Lee County, Florida

PROJECT SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	2335SK01.DWG
LAYOUT	2
LOCATION	J:\2335\DWG\SURVEY\SKETCH
PLOT DATE	THU, 9-17-2015 - 9:06 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	9-17-2015
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

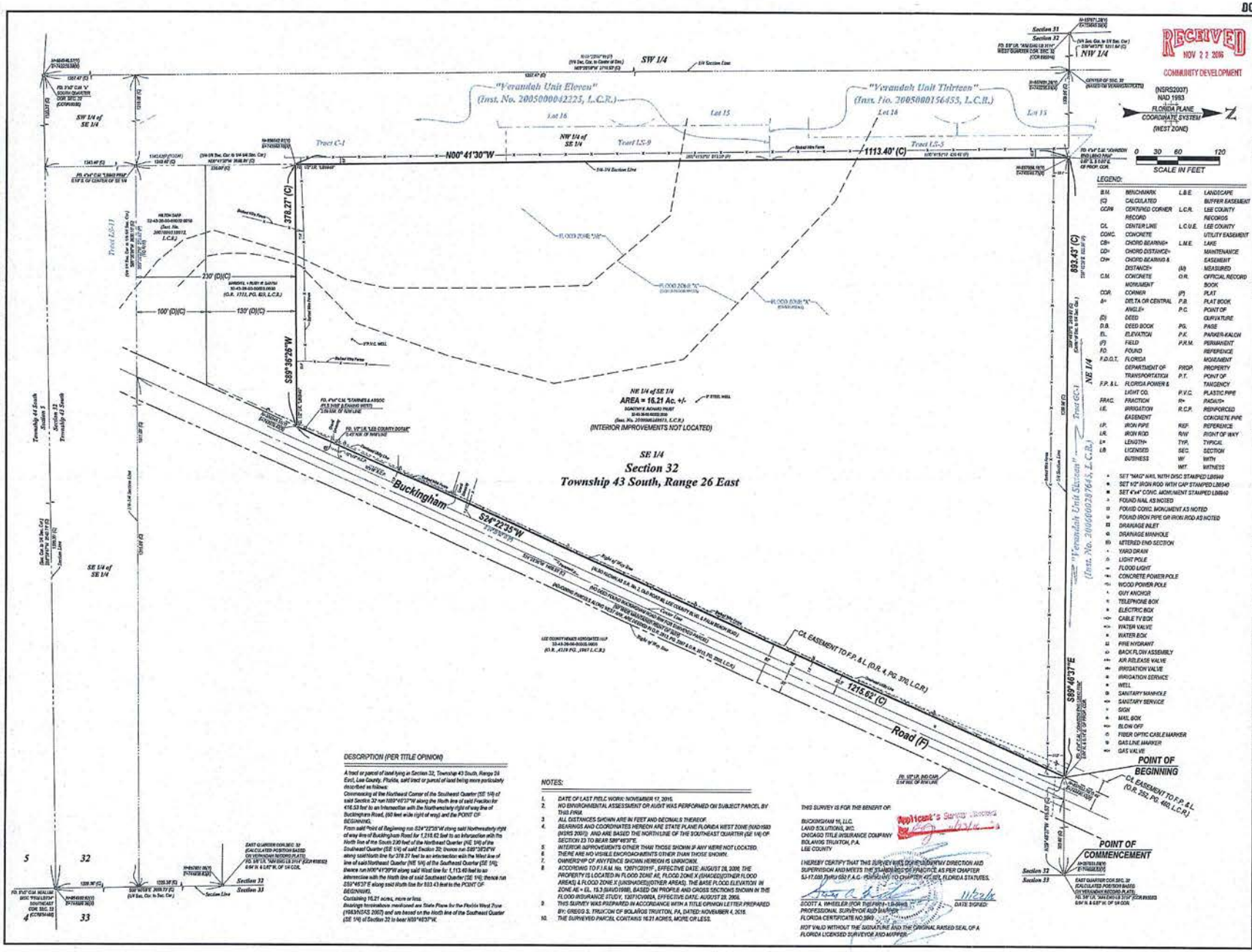
PLAN REVISIONS

STRAP NUMBERS
32-43-26-00-00002.0000

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
2335H 32-43-26	2 OF 2

DCI 2016-00010



LEGEND:

B.M.	BENCHMARK	L.B.E.	LANDSCAPE BUFFER EASEMENT
(C)	CALCULATED	L.C.R.	LEE COUNTY RECORDS
CCR#	CERTIFIED CORNER RECORD	L.C.U.E.	LEE COUNTY UTILITY EASEMENT
CL	CENTER LINE	L.M.E.	LAKE MAINTENANCE EASEMENT
CONC.	CONCRETE	(M)	MEASURED
CB=	CHORD BEARING=	O.R.	OFFICIAL RECORD BOOK
CD=	CHORD DISTANCE=	(P)	PLAT
CH=	CHORD BEARING & DISTANCE=	P.B.	PLAT BOOK
C.M.	CONCRETE MONUMENT	P.C.	POINT OF CURVATURE
COR.	CORNER	PG.	PAGE
d=	DELTA OR CENTRAL ANGLE=	P.K.	PARKER-KALON
(D)	DEED	P.R.M.	PERMANENT REFERENCE MONUMENT
D.B.	DEED BOOK	PROP.	PROPERTY
EL.	ELEVATION	P.T.	POINT OF TANGENCY
(F)	FIELD	P.V.C.	PLASTIC PIPE
F.D.	FOUND	R=	RADIUS=
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	R.C.P.	REINFORCED CONCRETE PIPE
F.P. & L.	FLORIDA POWER & LIGHT CO.	REF.	REFERENCE
FRAC.	FRACTION	R/W	RIGHT OF WAY
I.E.	IRRIGATION EASEMENT	TYP.	TYPICAL
I.P.	IRON PIPE	SEC.	SECTION
I.R.	IRON ROD	W/	WITH
L=	LENGTH=	WIT.	WITNESS
LB	LICENSED BUSINESS		

- SET "NAIL" AXIS, WITH DISC STAMPED LB6949
- SET 1/2" IRON ROD WITH CAP STAMPED LB6949
- SET 4"x4" CONC. MONUMENT STAMPED LB6949
- FOUND NAIL AS NOTED
- FOUND CONC. MONUMENT AS NOTED
- FOUND IRON PIPE OR IRON ROD AS NOTED
- DRAINAGE INLET
- DRAINAGE MANHOLE
- MITERED END SECTION
- YARD DRAIN
- LIGHT POLE
- FLOOD LIGHT
- CONCRETE POWER POLE
- WOOD POWER POLE
- GUY ANCHOR
- TELEPHONE BOX
- ELECTRIC BOX
- CABLE TV BOX
- WATER VALVE
- WATER BOX
- FIRE HYDRANT
- BACK FLOW ASSEMBLY
- AIR RELEASE VALVE
- IRRIGATION VALVE
- IRRIGATION SERVICE
- WELL
- SANITARY MANHOLE
- SANITARY SERVICE
- SIGN
- MAIL BOX
- BLOW OFF
- FIBER OPTIC CABLE MARKER
- GAS LINE MARKER
- GAS VALVE

DESCRIPTION (PER TITLE OPINION)

A tract or parcel of land lying in Section 32, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter (SE 1/4) of said Section 32 run N89°46'37"W along the North line of said Fraction for 416.53 feet to an Intersection with the Northeasterly right of way line of Buckingham Road, (60 feet wide right of way) and the POINT OF BEGINNING;

From said "Point of Beginning run S24°22'35"W along said Northeasterly right of way line of Buckingham Road for 1,215.62 feet to an Intersection with the North line of the South 2.00 feet of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 32; thence run S89°36'26"W along said North line for 378.27 feet to an intersection with the West line of line of said Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4); thence run N00°41'30"W along said West line for 1,113.40 feet to an intersection with the North line of said Southeast Quarter (SE 1/4); thence run S89°46'37"E along said North line for 893.43 feet to the POINT OF BEGINNING.

Containing 16.21 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Southeast Quarter (SE 1/4) of Section 32 to bear N89°46'37"W.

NOTES:

1. DATE OF LAST FIELD WORK: NOVEMBER 17, 2016.
2. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
3. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD/1983 (NSRS 2007)) AND ARE BASED THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23 TO BEAR S89°46'37"E.
5. INTERIOR IMPROVEMENTS OTHER THAN THOSE SHOWN IF ANY WERE NOT LOCATED.
6. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
7. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
8. ACCORDING TO F.I.R.M. No. 12071C0311F, EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, FLOOD ZONE X (SHADED)(OTHER FLOOD AREAS) & FLOOD ZONE X (UNSHADED)(OTHER AREAS). THE BASE FLOOD ELEVATION IN ZONE AE = EL. 15.3 (NAVD1988), BASED ON PROFILE AND CROSS SECTIONS SHOWN IN THE FLOOD INSURANCE STUDY, 12071CV000A, EFFECTIVE DATE: AUGUST 28, 2008.
9. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A TITLE OPINION LETTER PREPARED BY: GREGG S. TRUXTON OF BOLANOS TRUXTON, PA, DATED: NOVEMBER 4, 2016.
10. THE SURVEYED PARCEL CONTAINS 16.21 ACRES, MORE OR LESS.

THIS SURVEY IS FOR THE BENEFIT OF:

BUCKINGHAM 16, LLC.
LAND SOLUTIONS, INC.
CHICAGO TITLE INSURANCE COMPANY
BOLANOS TRUXTON, P.A.
LEE COUNTY

Applicant's Survey Received

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

SCOTT A. WHEELER (FOR THE FIRM - LB-6949)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.3949

DATE SIGNED: 11/29/16

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 451-3170
FAX (239) 481-3165
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7955 - SURVEYING LB-6949

PREPARED FOR

Land Solutions inc.
10471 BEN C. PRATT / SIX MILE CYPRESS PKWY. #402
FORT MYERS, FL 33966
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

A Parcel of Land in Section 32, Township 43 South, Range 26 East, Lee County, Florida

PROJECT SURVEYOR

SCOTT A. WHEELER — LICENSE NUMBER — 3949 — STATE OF FLORIDA — SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23384502.DWG
LAYOUT	1
LOCATION	J:\23384\DWG\SURVEY\ROW
PLOT DATE	FRI, 11-18-2016 - 2:41 PM
PLOT BY	BRANDON HARDY

DRAWING DATA

SURVEY DATE	11-17-2016
DRAWN BY	P. OLSEN/B. HARDY
CHECKED BY	SAW
SCALE	1"=60'
FIELD BOOK	345/10, 343/13, 375/3

PLAN REVISIONS

04-06-2016	ADD TITLE OPINION LETTER.
06-10-2016	ADD METES + BOUNDS LEGAL
07-25-2016	ADD POC/POB + TIE
11-10-2016	REVISED NOTE 3 AND DESC
11-17-2016	UPDATE SURVEY

STRAP NUMBERS

32-43-26-00-00002.0000

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
23384 32-43-26	1 OF 1

DCI2016-00010

ZONING

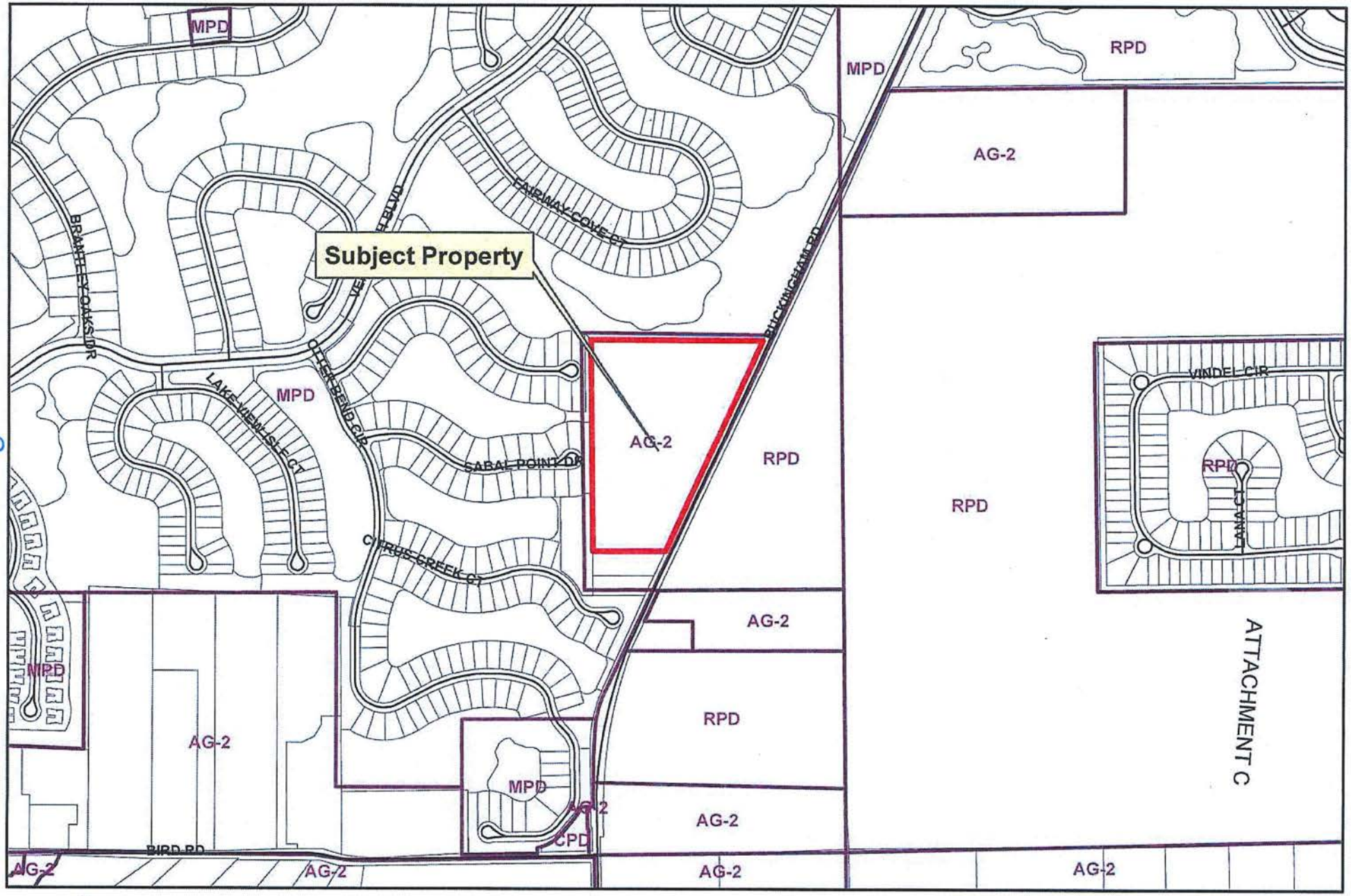


EXHIBIT B

ADD2023-00010 Lee County ePlan

MASTER CONCEPT PLAN

FOR

OAK VIEW

RESIDENTIAL PLANNED DEVELOPMENT

DCI2016-00010

PART OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST
FORT MYERS, LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS
3600 BUCKINGHAM ROAD
FORT MYERS, FLORIDA 33905

PROJECT DATUM
FLORIDA STATE PLANE WEST ZONE (NAD1983/90)
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

ZONING
CURRENT: AG-2
PROPOSED: RPD

RECORD PLAT
-

FLOOD ZONE
ACCORDING TO F.I.R.M. NO. 12071C0311F, MAP REVISED: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN ZONE "AE" & "X"

STRAP NUMBERS
32-43-26-00-00002.0000

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	PENDING	-
LEE COUNTY DEVELOPMENT ORDER	PENDING	-
FLORIDA DEPARTMENT OF HEALTH	PENDING	-
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	PENDING	-
F.D.O.T. CONNECTION PERMIT	PENDING	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	PENDING	-
F.D.O.T. UTILITY PERMIT	PENDING	-
ARMY CORPS OF ENGINEERS	PENDING	-
F.D.E.P. NOTICE OF INTENT	PENDING	-

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER
CARL A BARRACO

PROJECT MANAGEMENT
STEVE COLEMAN

DESIGN ENGINEER
TIM GAVIN

PROJECT SURVEYOR
SCOTT A. WHEELER, PSM

LEAD DESIGN TECHNICIAN
WES KAYNE

SITE PLANNING
ANGELICA CARLEY

DESIGN STAFF
JAN BILDZUKEWICZ

LANDSCAPE DESIGN
BY OTHERS

QUALITY CONTROL
CHRIS VAN BUSKIRK

LAND PLANNER
JENNIFER SAPEN

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.



PROJECT LOCATION

N
W E
S

LOCATION MAP

0 750 1500 3000
SCALE IN FEET

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.sunshine811.com

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	23354Z01.DWG
2	MASTER CONCEPT PLAN	B	23354Z02.DWG
3	DETAILS AND DEVIATIONS	-	23354Z03.DWG

RECEIVED
APR 05 2017
COMMUNITY DEVELOPMENT

CROSS-REFERENCED DRAWINGS:

XREF	DESCRIPTION	DRAWING NAME
A	AERIAL PHOTOGRAPH	LOC2015.JPG
B	BASE PLAN	23354Z00.DWG

Approved as Exhibit C
MCP Page 1 of 3
Resolution # Z-17-005

PLAN STATUS

NOT FOR CONSTRUCTION

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land Solutions inc.
10471 BEN C. PRATT / SIX MILE
CYPRESS PKWY. #402
FORT MYERS, FL 33966
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME	23354-Z01.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	WED. 4-5-2017 - 8:10 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

7-25-16	PER LEE COUNTY COMMENTS
10-26-16	PER LEE COUNTY
1-18-17	PER LEE COUNTY
1-24-17	FOR 48 HOUR LETTER

PLAN STATUS

NOT FOR CONSTRUCTION

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23354	1

LEGEND

- LAKE
- OPEN SPACE
- INDIGENOUS PRESERVE
- # DEVIATION REQUEST

LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: MPD
FLU: SUBURBAN

0 30 60 120
SCALE IN FEET

W S N E

EXISTING OFFSITE WALL

NO BUFFER REQUIRED

INDIGENOUS PRESERVE
1.03 AC

R-1
RESIDENTIAL

R-1 OR R-2
RESIDENTIAL

1 2 3

45' RIGHT OF WAY

LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: AG-2
FLU: SUBURBAN

NO BUFFER REQUIRED

R-1
RESIDENTIAL

R-1
RESIDENTIAL

EXISTING OFFSITE WALL

RESIDENTIAL

1 2 3

EMERGENCY STABILIZED ACCESS

R-1
RESIDENTIAL

20' LME

MODEL HOMES

R-1 OR R-2
RESIDENTIAL

R-1 OR R-2

LAKE
2 AC

LAKE EDGES WILL BE SINUOUS IN ACCORDANCE WITH LEE COUNTY LAND DEVELOPMENT CODE REGULATIONS

LITTORAL SHELF TO BE LOCATED ON THE EAST SIDE OF LAKE. IF A DEEP LAKE IS CONSTRUCTED, DEEP LAKE TREES TO BE LOCATED ON THE EAST SIDE OF THE LAKE.

LAND USE: RECREATION / GOLF
ZONING: MPD
FLU: SUBURBAN

NO BUFFER REQUIRED

RESIDENTIAL

BUCKINGHAM ROAD
(60' WIDE 2 LANE ARTERIAL)

± 223' TO NEAREST DRIVEWAY

± 1,800' TO NEAREST INTERSECTION

50'

25' WIDE ENHANCED TYPE "D" LANDSCAPE BUFFER
10 TREES PER 100 LF AND DOUBLE HEDGE
± 780'

RECREATION AREA

C/L EASEMENT TO FP&L
(O.R. 4, PAGE 370, L.C.R.)
(3.5' WEST OF BUCKINGHAM R/W)

OPTIONAL GATED ENTRY

4

±5,104' TO NEAREST INTERSECTION

LAND USE: VACANT
ZONING: RPD
FLU: SUB OUTLYING SUBURBAN

REQUIRED INDIGENOUS PRESERVE

4.78 @ 50% = 2.39 AC

PROVIDED INDIGENOUS PRESERVE

EXISTING / PROVIDED = 1.03 AC*

*NOTE: PER LDC SECTION 10-415 (b) EXISTING INDIGENOUS VEGETATION HAS BEEN PRESERVED.

REQUIRED OPEN SPACE

PROJECT SIZE:	16.21 AC
R-1	- 4.25 AC
	11.96 AC
11.96 @ 40% =	4.78 AC
REQUIRED OPEN SPACE =	4.78 AC

PROVIDED OPEN SPACE

PRESERVE	1.03 AC
LAKE (4.78 X .25%)	1.20 AC
LAKE SLOPE	.50 AC
RECREATION AREA	.30 AC
BUCKINGHAM BUFFER	.48 AC
REAR YARD DRAINAGE & PERIMETER BERM	1.27 AC
TOTAL	4.78 AC

Approved as Exhibit C
MCP Page 2 of 3
Resolution # Z-17-005

DCI2016.00010

RECEIVED
APR 05 2017
COMMUNITY DEVELOPMENT

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
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PREPARED FOR

Land Solutions inc.
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CYPRESS PKWY. #402
FORT MYERS, FL 33966
PHONE (239) 482-1500
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WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23354-Z02.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	WED. 4-5-2017 - 8:11 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23354-Z00.DWG

PLAN REVISIONS	
7-25-16	PER LEE COUNTY COMMENTS
10-26-16	PER LEE COUNTY
1-18-17	PER LEE COUNTY
1-24-17	FOR 48 HOUR LETTER

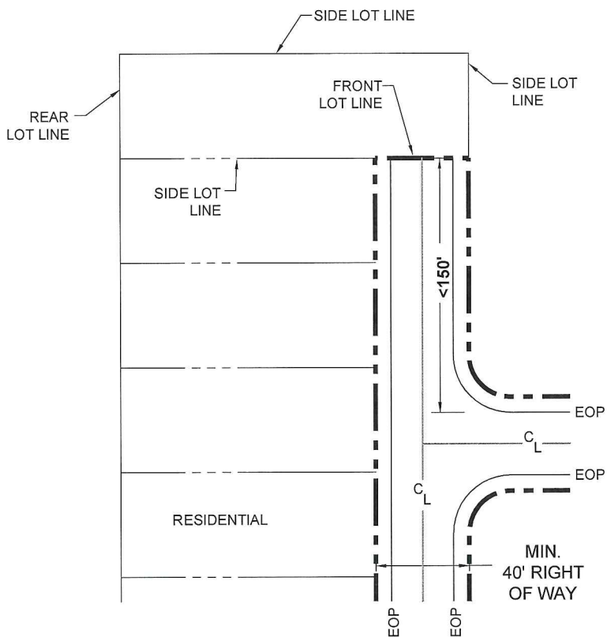
PLAN STATUS

MASTER CONCEPT PLAN

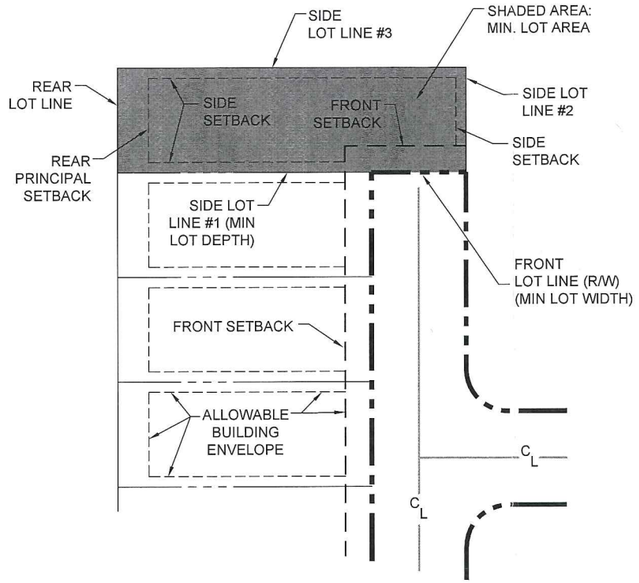
PROJECT / FILE NO.	SHEET NUMBER
23354	2

ADD2023-00010 Lee County ePlan

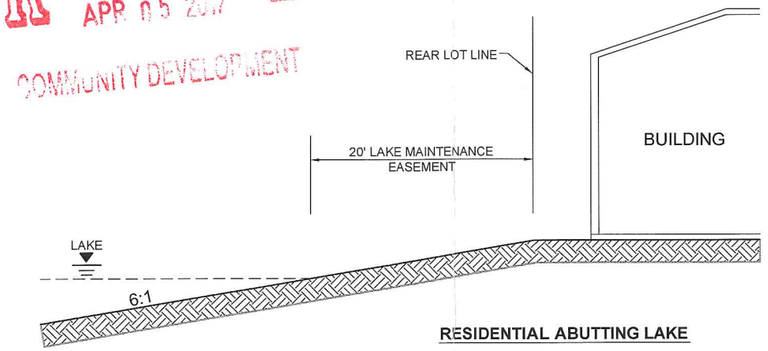
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



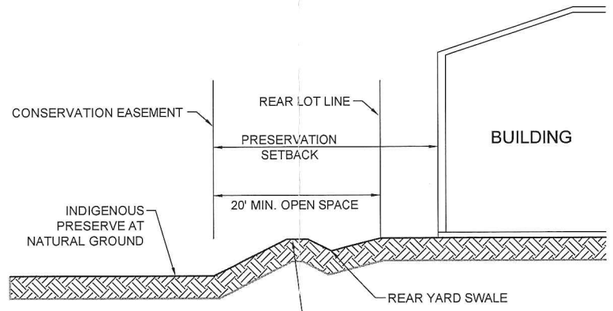
DEVIATION 3 LOT SIZE DETAIL



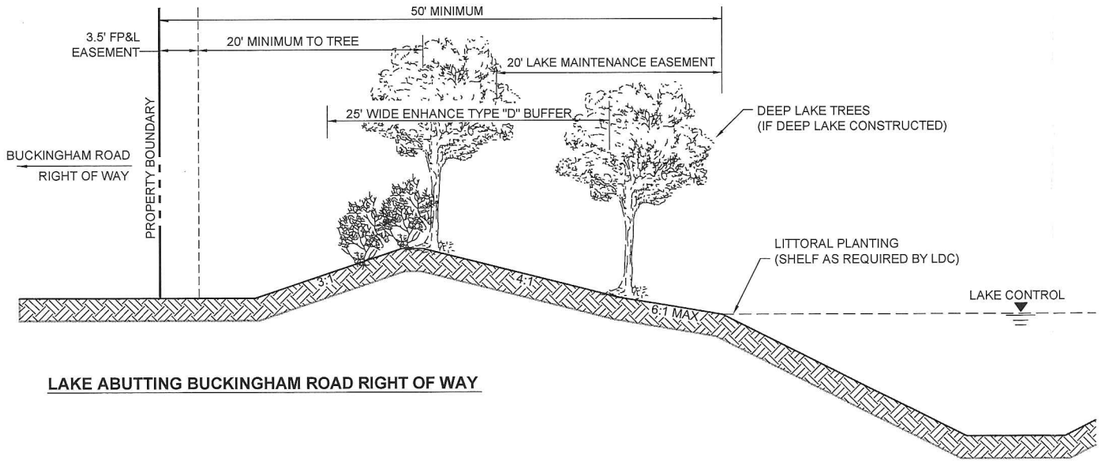
RECEIVED
APR 05 2017
COMMUNITY DEVELOPMENT



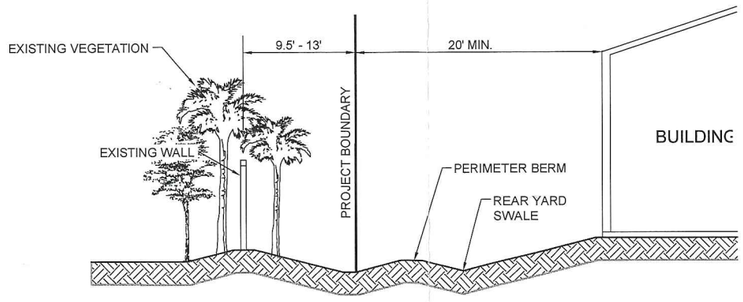
RESIDENTIAL ABUTTING LAKE



RESIDENTIAL ABUTTING PRESERVE



LAKE ABUTTING BUCKINGHAM ROAD RIGHT OF WAY



RESIDENTIAL ABUTTING VERANDAH

Approved as Exhibit C
DCP Page 3 of 3
Resolution # Z-17-005

DCI2016-00010

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land Solutions inc.
10471 BEN C. PRATT / SIX MILE
CYPRESS PKWY. #402
FORT MYERS, FL 33966
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME	23354-Z03.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	WED. 4-5-2017 - 8:11 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

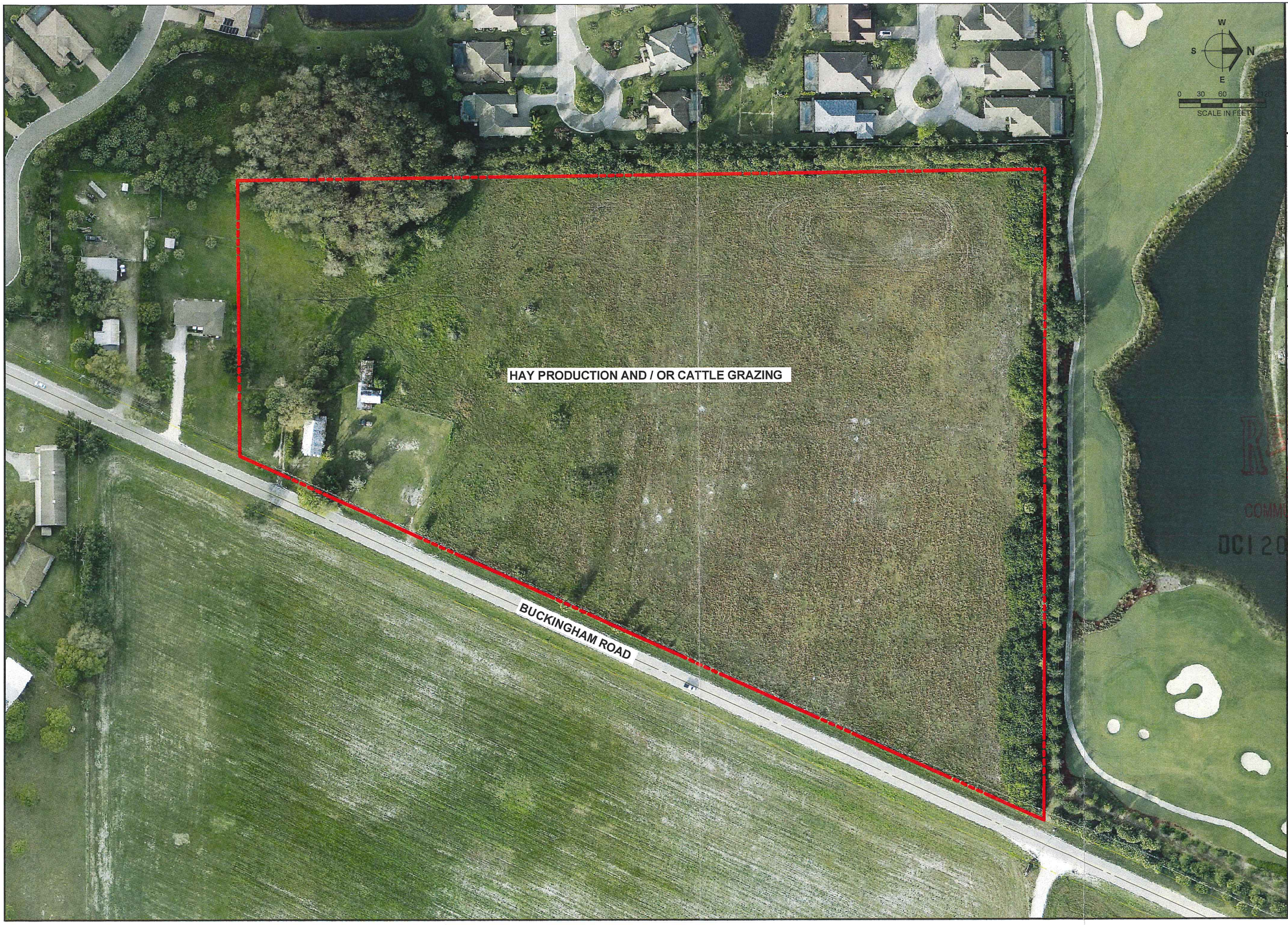
7-25-16	PER LEE COUNTY COMMENTS
10-26-16	PER LEE COUNTY
1-18-17	PER LEE COUNTY
1-24-17	FOR 48 HOUR LETTER

PLAN STATUS

DEVIATIONS AND DETAILS

PROJECT / FILE NO.	SHEET NUMBER
23354	3

ADD2023-00010 Lee County ePlan



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LAND PLANNING - LANDSCAPE DESIGN
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PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI2016-00010

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PLOT DATE	FRI. 9-30-2016 - 2:13 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23354-Z00.DWG

PLAN REVISIONS

PLAN STATUS

EXHIBIT B

AGRICULTURAL USES AT TIME OF ZONING APPLICATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23354	1

ADD2023-00010 Lee County ePlan

EXISTING AGRICULTURAL USE AFFIDAVIT

STATE OF Florida
COUNTY OF Lee

BEFORE ME, the undersigned authority, on this 3rd day of March, 2016, personally appeared _____, who is the _____ of 32-43-26-00-00002.0000, and who is personally known to me or who produced _____ _____ as identification and who did take an oath, who deposes and says as follows:

1. That I am the Buckingham 16, LLC/Managing Member of the property more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

2. The agricultural uses that currently exist on the referenced property include hay production and/or cattle grazing. The location of this use is depicted on Exhibit "B" (entitled the "Agricultural Uses at Time of Zoning Application Map").

3. The existing agricultural activities will remain active until approval of a local Development Order affecting the property described in Exhibit "A" and depicted on Exhibit "B".

RECEIVED
SEP 30 2016
COMMUNITY DEVELOPMENT
DCI 2016-00010

FURTHER AFFIANT SAYETH NAUGHT.

_____
Randy Thibaut
Managing Member

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)

SUSAN JANEEN JONES
Notary Public - State of Florida
My Comm. Expires Nov 19, 2016
Commission # EE 852905

_____
Signature of Notary Public

Susan J. Jones
(Print, type or stamp commissioned name and Commission Number of Notary Public)

EXHIBIT D

ADDENDUM (Clerk) Lee County Clerk of Circuit Court
INSTR. # 2022000209386, Doc Type SPLT, Pages 4, Recorded 6/23/2022 at 2:45 PM, Deputy Clerk LAMBROSIO
Rec Fees: $75.00

Exhibit D

J:\23956\DWG\SURVEYING\PLAT\23956P01.DWG - THU. 6-9-2022 - 10:31 AM

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

OAKVIEW

A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2022000209386

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND HEREIN DESCRIBED HAS CAUSED THIS PLAT OF OAKVIEW, A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY :

1. *DEDICATE TO THE OAKVIEW PROPERTY OWNERS ASSOCIATION, INC, WITH RESPONSIBILITY FOR MAINTENANCE:*
   - *A) TRACT "R" FOR PRIVATE ROAD RIGHT OF WAY, DRAINAGE EASEMENTS (D.E.) AND PUBLIC UTILITY EASEMENT (P.U.E.).*
   - *B) TRACT "L" FOR LAKE, LAKE ACCESS EASEMENT (L.A.E.), LAKE MAINTENANCE EASEMENT (L.M.E.) AND DRAINAGE EASEMENT (D.E.).*
   - *C) TRACT "O-1" FOR OPEN SPACE AND DRAINAGE EASEMENT (D.E.) .*
   - *C) TRACT "O-2" FOR OPEN SPACE, LAKE ACCESS EASEMENT (L.A.E.) AND DRAINAGE EASEMENT (D.E.) .*
   - *C) TRACT "O-3" FOR OPEN SPACE, ACCESS EASEMENT (A.E.) AND DRAINAGE EASEMENT (D.E.) .*
   - *D) TRACT "A" FOR RECREATION, LAKE ACCESS EASEMENT (L.A.E.) AND DRAINAGE EASEMENT (D.E.).*
   - *E) TRACT "C" FOR CONSERVATION.*
   - *F) ALL ACCESS EASEMENTS (A.E.), LAKE ACCESS EASEMENTS (L.A.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.) AND ALL DRAINAGE EASEMENTS (D.E.).*
2. *DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY):*
   - *A) THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L. C. U. E.) AS SHOWN AND/OR NOTED HEREIN FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION SERVICES AND SANITARY SEWER COLLECTION SERVICES.*
3. *DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS BY POLICE, FIRE AND OTHER EMERGENCY SERVICES:*
   - *A) ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON PLAT.*

   THE PUBLIC UTILITY EASEMENT DESCRIBED IN (A) ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION (I) SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY AND (II) SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

   PLATTED EASEMENTS COLLOCATED WITHIN PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.

IN WITNESS WHEREOF, RUSSELL SMITH, ON BEHALF OF LENNAR HOMES, LLC, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 15th DAY OF June, 2022.

WITNESS: _____
PRINT NAME: Zane Zeidan

WITNESS: _____
PRINT NAME: Matthew Shorey

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

_____
RUSSELL SMITH
VICE PRESIDENT

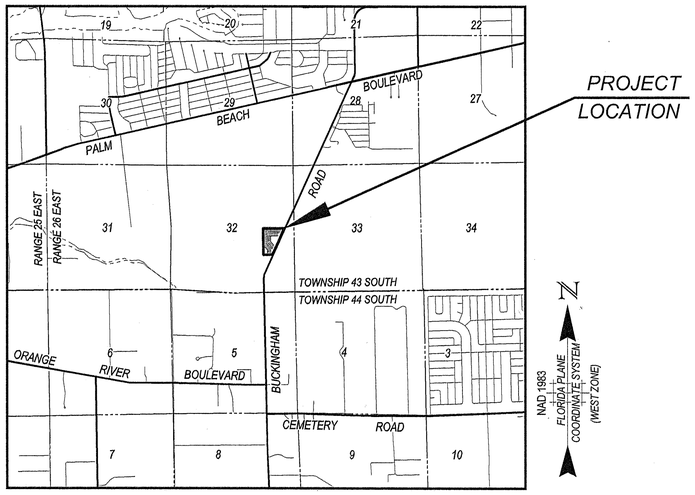
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June, 2022, BY RUSSELL SMITH, AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO [x] IS PERSONALLY KNOWN BY ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

_____
NOTARY PUBLIC / STATE OF FLORIDA
Brianne Lindsberg
NAME - PRINTED
HH 142299 — *COMMISSION #*
06/14/2025 — *MY COMMISSION EXPIRES*

Notary Public State of Florida
Brianne Lindsberg
My Commission HH 142299
Expires 06/14/2025



VICINITY MAP
SCALE: 1" = 3000'

0 1500 3000 6000
SCALE IN FEET

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION

A tract or parcel of land lying in Section 32, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter (SE 1/4) of said Section 32 run N89°46'37"W along the North line of said Fraction for 416.53 feet to an intersection with the Northwesterly right of way line of Buckingham Road, (60 feet wide right of way) and the POINT OF BEGINNING.
From said Point of Beginning run S24°22'35"W along said Northwesterly right of way line of Buckingham Road for 1,208.87 feet to an intersection with the property line described in a boundary line agreement recorded in Instrument No. 2021000245498, Lee County Records; thence run along said property line the following three (3) courses: S89°50'29"W for 96.91 feet; S89°23'18"W for 187.83 feet and S88°32'11"W for 96.40 feet to an intersection with the West line of the Northeast Quarter (NE 1/4) of said Southeast Quarter (SE 1/4); thence run N00°41'30"W along said West line for 1,109.40 feet to an intersection with the North line of said Southeast Quarter (SE 1/4); thence run S89°46'37"E along said North line for 893.43 feet to the POINT OF BEGINNING.
Containing 16.16 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the North line of the Southeast Quarter (SE 1/4) of Section 32 to bear N89°46'37"W.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF OAKVIEW, A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES.
I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT,
DONE THIS 13th DAY OF June, 2022.

Scott A. Wheeler
SCOTT A. WHEELER (FOR THE FIRM-LB 6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

BARRACO AND ASSOCIATES, INC.
2271 McGREGOR BLVD., SUITE 100, FORT MYERS, FLORIDA 33901
FLORIDA CERTIFICATE OF AUTHORIZATION - LB-6940

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 23rd DAY OF June 2022.

_____
CECIL PENDERGRASS
BOARD CHAIR

For: Kevin C. Karnes By: _____ Deputy Clerk
KEVIN C. KARNES
CLERK OF COURT

_____
DAVID HALVORSON
ASSISTANT COUNTY ATTORNEY

_____
JESSICA SULZER, P.E.
MANAGER, DEVELOPMENT SERVICES

_____
DAVID LOVELAND
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES.

_____
GARY W. ASHFORD, PSM LS6305
LEE COUNTY DESIGNATED P.S.M.

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF OAKVIEW, A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 2:45 P.M., THIS 23rd DAY OF June 2022 AND DULY RECORDED AS INSTRUMENT NUMBER 2022000209386 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

For: Kevin C. Karnes By: Teresa Bger Deputy Clerk
KEVIN C. KARNES
CLERK OF COURT

DOS2021-00165/PLT2021-00046

ADDITIONAL RECORDING INFORMATION
INSTR # 2022000209386, Page Number: 2 of 4

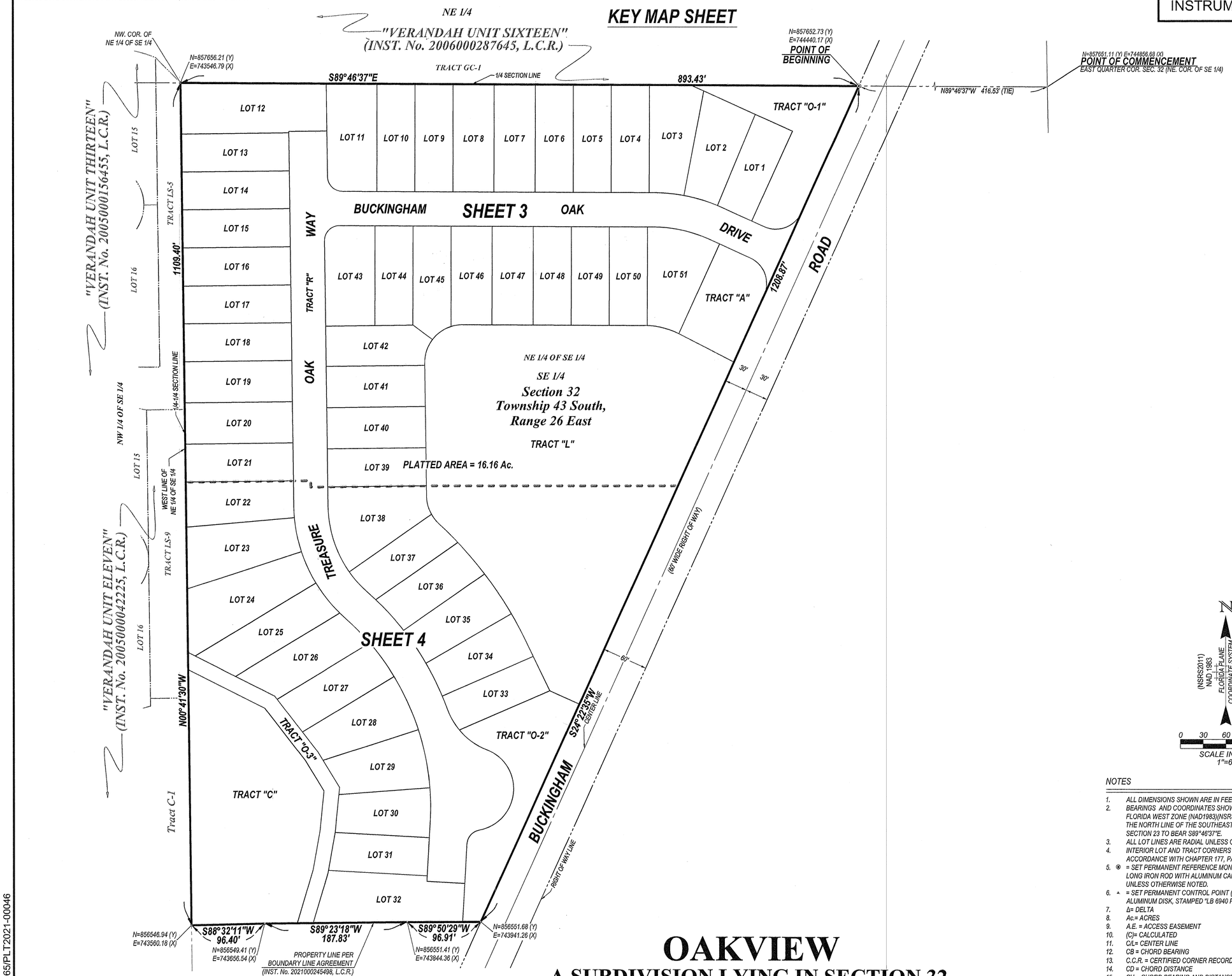
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INSTRUMENT NUMBER 2022000209386

SHEET 2 OF 4

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
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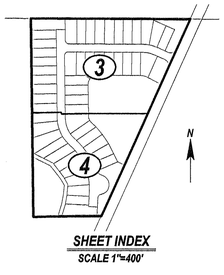
KEY MAP SHEET



OAKVIEW

A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST,

LEE COUNTY, FLORIDA



SHEET INDEX
SCALE 1"=400'

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23 TO BEAR S89°46'37"E.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ◉ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) , 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
6. ▵ = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P.".
7. Δ= DELTA
8. Ac.= ACRES
9. A.E. = ACCESS EASEMENT
10. (C)= CALCULATED
11. C/L= CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
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20. E (X) = GRID EASTING
21. FD. = FOUND
22. FRAC.= FRACTION
23. I.E. = IRRIGATION EASEMENT
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27. L.A.E.= LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
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31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
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37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. PG. = PAGE
42. P.K. = PARKER-KALON
43. PROP.= PROPERTY
44. P.T.= POINT OF TANGENCY
45. P.U.E. = PUBLIC UTILITY EASEMENT
46. R = RADIUS
47. R/W = RIGHT OF WAY
48. SEC.=SECTION
49. S.F.= SQUARE FEET
50. W/ = WITH

DOS2021-00165/PLT2021-00046

ADD2021-00165 2022000209386 Page Number: 3 of 4

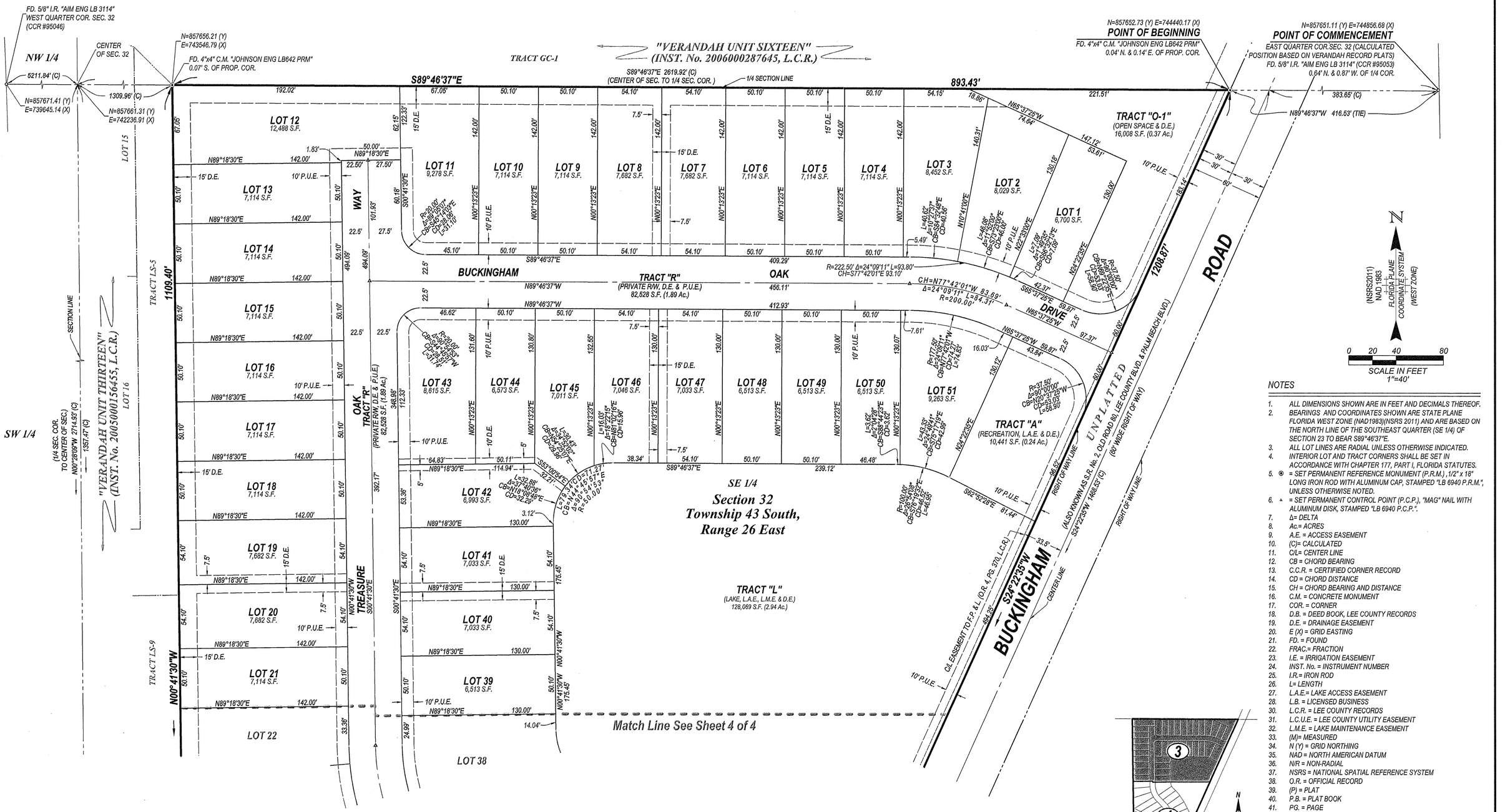
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THIS INSTRUMENT PREPARED BY:
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INSTRUMENT NUMBER 2022000209386



SHEET INDEX
SCALE 1"=400'

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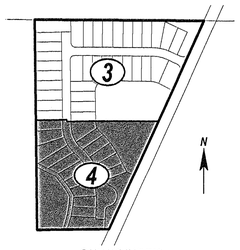
ADD2021-00165 2022000209386 Page Number: 4 of 4

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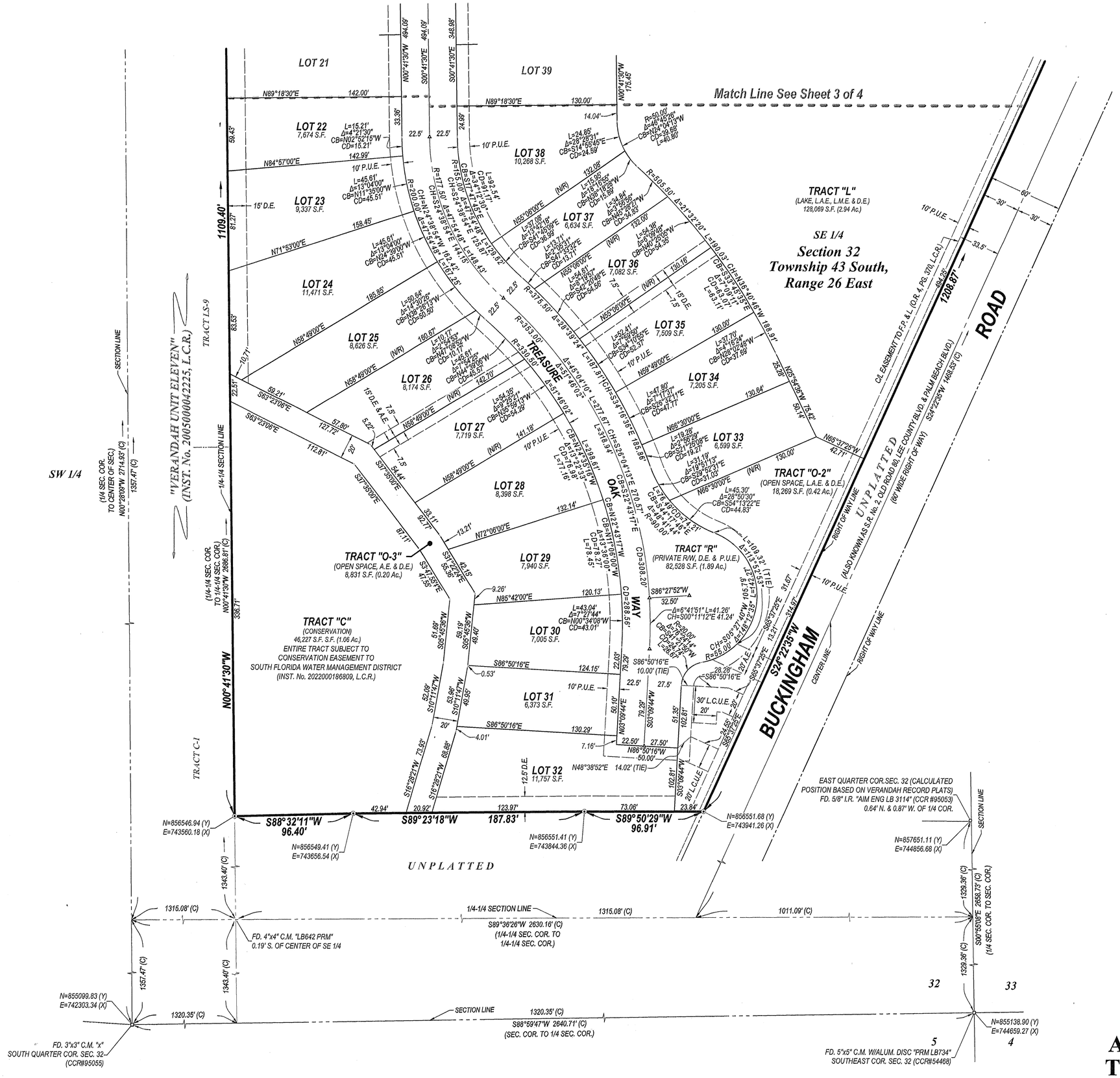
INSTRUMENT NUMBER 2022000209386

SHEET 4 OF 4

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
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2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940



SHEET INDEX
SCALE 1"=400'



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23 TO BEAR S89°46'37"E.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) ,1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P.".
7. Δ= DELTA
8. Ac.= ACRES
9. A.E. = ACCESS EASEMENT
10. (C)= CALCULATED
11. C/L= CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (X) = GRID EASTING
21. FD. = FOUND
22. FRAC.= FRACTION
23. I.E. = IRRIGATION EASEMENT
24. INST. No. = INSTRUMENT NUMBER
25. I.R.= IRON ROD
26. L= LENGTH
27. L.A.E.= LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
30. L.C.R. = LEE COUNTY RECORDS
31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M)= MEASURED
34. N (Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N/R = NON-RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. PG. = PAGE
42. P.K. = PARKER-KALON
43. PROP.= PROPERTY
44. P.T.= POINT OF TANGENCY
45. P.U.E. = PUBLIC UTILITY EASEMENT
46. R = RADIUS
47. R/W = RIGHT OF WAY
48. SEC.=SECTION
49. S.F.= SQUARE FEET
50. W/ = WITH

N
(NSRS2011)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 20 40 80
SCALE IN FEET
1"=40'

OAKVIEW

A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

DOS2021-00165/PLT2021-00046

ADD2023-00010 Lee County ePlan

EXHIBIT D

MASTER CONCEPT PLAN

FOR

OAK VIEW

RESIDENTIAL PLANNED DEVELOPMENT

PART OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST
FORT MYERS, LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS
3600 BUCKINGHAM ROAD
FORT MYERS, FLORIDA 33905

PROJECT DATUM
FLORIDA STATE PLANE WEST ZONE (NAD1983/90)
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

ZONING
CURRENT: AG-2
PROPOSED: RPD

RECORD PLAT
-

FLOOD ZONE
ACCORDING TO F.I.R.M. NO. 12071C0311F, MAP REVISED: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN ZONE "AE" & "X"

STRAP NUMBERS
32-43-26-00-00002.0000

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	PENDING	-
LEE COUNTY DEVELOPMENT ORDER	PENDING	-
FLORIDA DEPARTMENT OF HEALTH	PENDING	-
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	PENDING	-
F.D.O.T. CONNECTION PERMIT	PENDING	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	PENDING	-
F.D.O.T. UTILITY PERMIT	PENDING	-
ARMY CORPS OF ENGINEERS	PENDING	-
F.D.E.P. NOTICE OF INTENT	PENDING	-

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER
CARL A BARRACO

PROJECT MANAGEMENT
STEVE COLEMAN

DESIGN ENGINEER
TIM GAVIN

PROJECT SURVEYOR
SCOTT A. WHEELER, PSM

LEAD DESIGN TECHNICIAN
WES KAYNE

SITE PLANNING
ANGELICA CARLEY

DESIGN STAFF
JAN BILDZUKEWICZ

LANDSCAPE DESIGN
BY OTHERS

QUALITY CONTROL
CHRIS VAN BUSKIRK

LAND PLANNER
JENNIFER SAPEN

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.



PROJECT LOCATION

N
W E
S

LOCATION MAP

0 750 1500 3000
SCALE IN FEET

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.sunshine811.com

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	23354Z01.DWG
2	MASTER CONCEPT PLAN	B	23354Z02.DWG
3	DETAILS AND DEVIATIONS	-	23354Z03.DWG

CROSS-REFERENCED DRAWINGS:

XREF	DESCRIPTION	DRAWING NAME
A	AERIAL PHOTOGRAPH	LOC2015.JPG
B	BASE PLAN	23354Z00.DWG

PLAN STATUS

NOT FOR CONSTRUCTION

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

Land Solutions inc.
10471 BEN C. PRATT / SIX MILE
CYPRESS PKWY. #402
FORT MYERS, FL 33966
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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FILE NAME	23354-Z01.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	WED. 4-5-2017 - 7:55 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

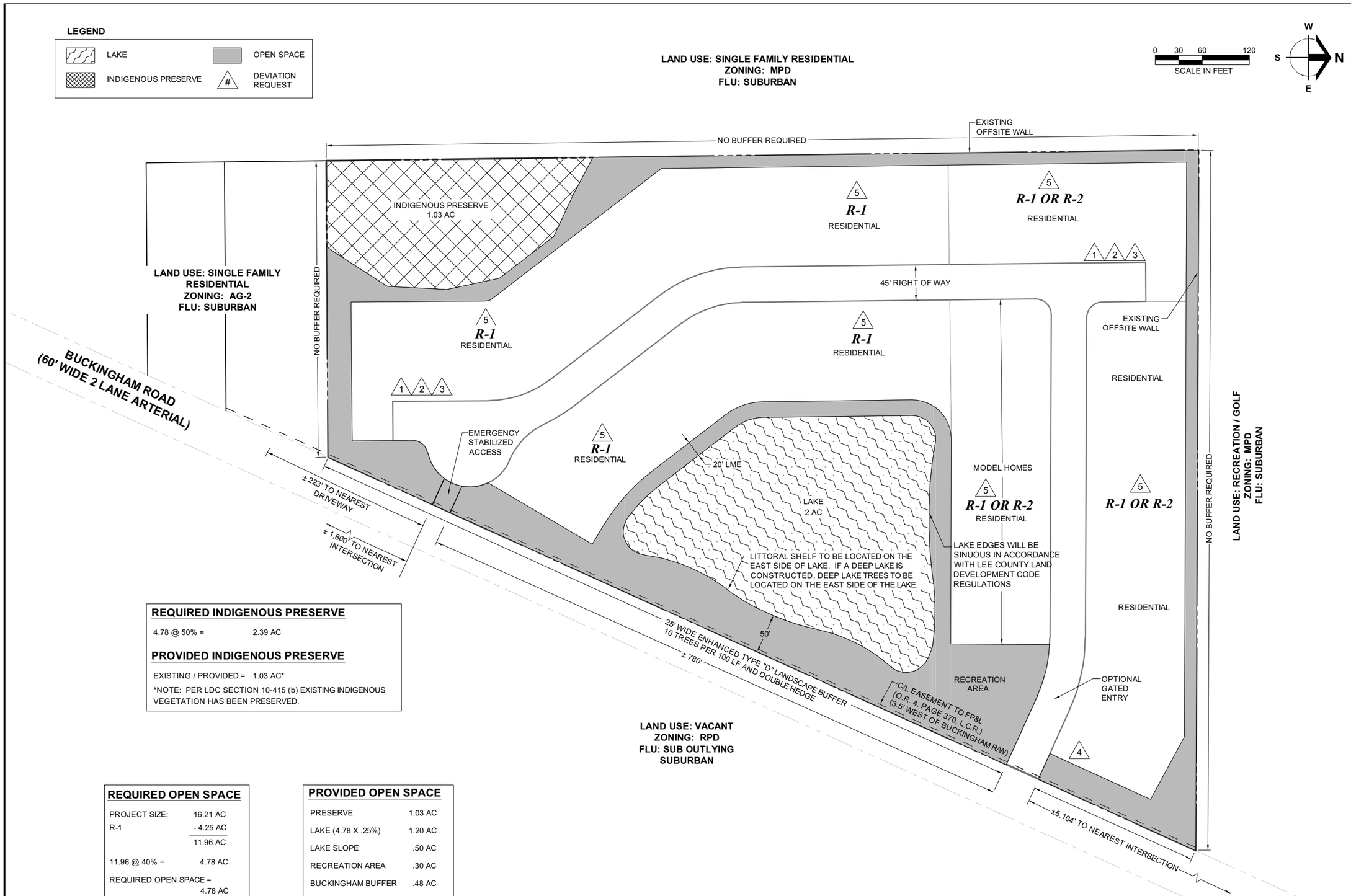
7-25-16	PER LEE COUNTY COMMENTS
10-26-16	PER LEE COUNTY
1-18-17	PER LEE COUNTY
1-24-17	FOR 48 HOUR LETTER

PLAN STATUS

NOT FOR CONSTRUCTION

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23354	1



REQUIRED INDIGENOUS PRESERVE

4.78 @ 50% = 2.39 AC

PROVIDED INDIGENOUS PRESERVE

EXISTING / PROVIDED = 1.03 AC*

*NOTE: PER LDC SECTION 10-415 (b) EXISTING INDIGENOUS VEGETATION HAS BEEN PRESERVED.

REQUIRED OPEN SPACE

PROJECT SIZE:	16.21 AC
R-1	- 4.25 AC
	11.96 AC
11.96 @ 40% =	4.78 AC
REQUIRED OPEN SPACE =	4.78 AC

PROVIDED OPEN SPACE

PRESERVE	1.03 AC
LAKE (4.78 X .25%)	1.20 AC
LAKE SLOPE	.50 AC
RECREATION AREA	.30 AC
BUCKINGHAM BUFFER	.48 AC
REAR YARD DRAINAGE & PERIMETER BERM	1.27 AC
TOTAL	4.78 AC

Barraco and Associates, Inc.
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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

LSI COMPANIES
Land Solutions Development Solutions LSI COMMERCIAL
6810 INTERNATIONAL CENTER BLVD.
FORT MYERS, FL 33912
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FAX (239) 481-8477
WWW.LSICOMPANIES.COM

PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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FILE NAME	23354-Z02.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	TUE. 3-14-2023 - 8:31 AM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 23354-Z00.DWG

PLAN REVISIONS

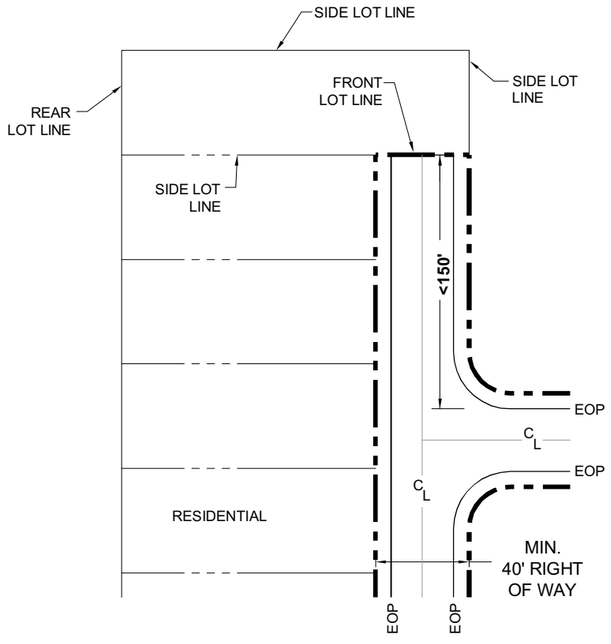
7-25-16	PER LEE COUNTY COMMENTS
10-26-16	PER LEE COUNTY
1-18-17	PER LEE COUNTY
1-24-17	FOR 48 HOUR LETTER

PLAN STATUS

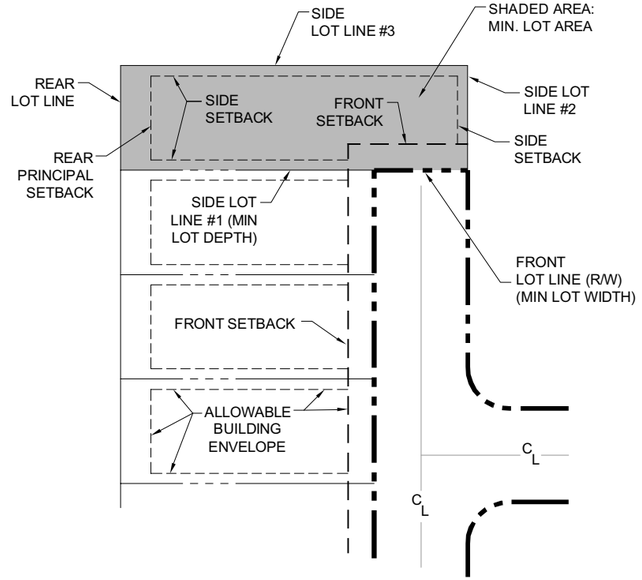
MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
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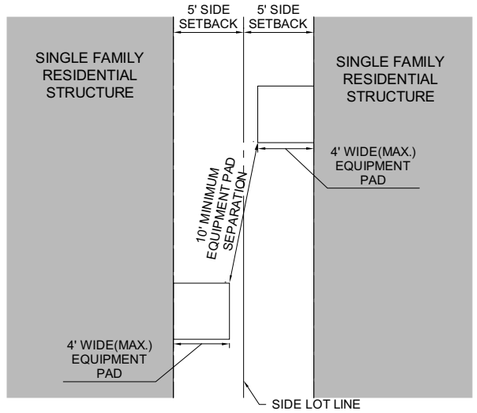
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL

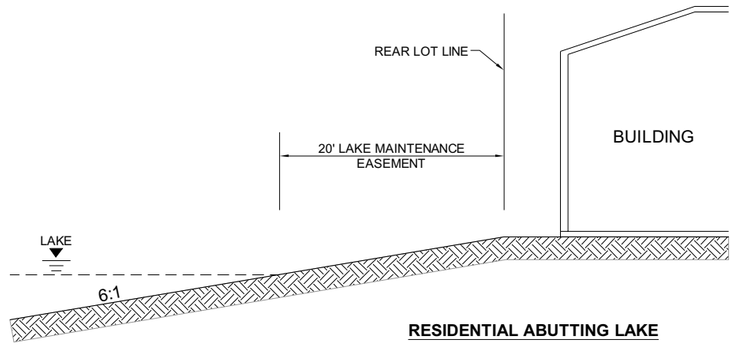


DEVIATION 3 LOT SIZE DETAIL

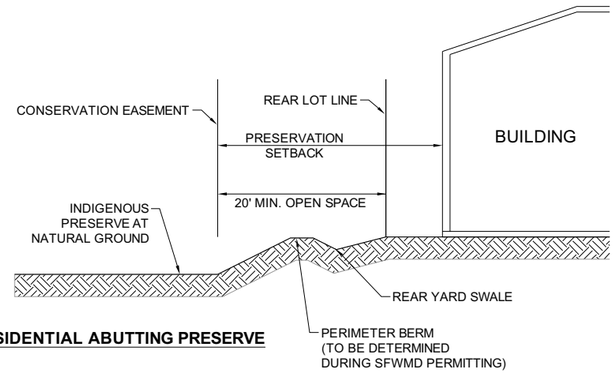


DEVIATION 5 DETAIL

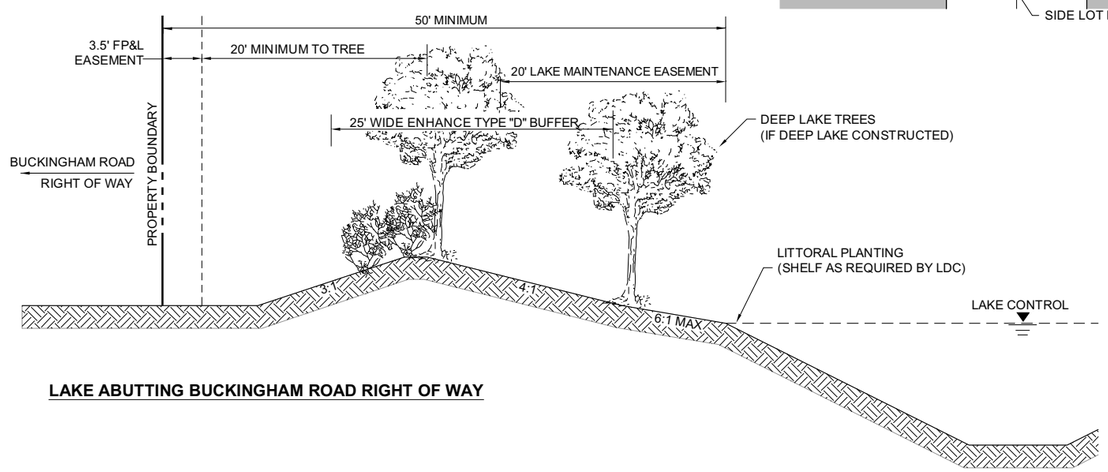




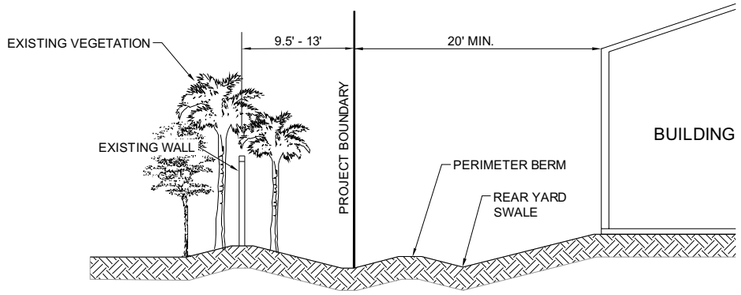
RESIDENTIAL ABUTTING LAKE



RESIDENTIAL ABUTTING PRESERVE



LAKE ABUTTING BUCKINGHAM ROAD RIGHT OF WAY



RESIDENTIAL ABUTTING VERANDAH

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CIVIL ENGINEERING - LAND SURVEYING
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PROJECT DESCRIPTION

OAK VIEW

LEE COUNTY, FLORIDA

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FILE NAME	23354-Z03.DWG
LOCATION	J:\23354\DWG\ZONING\
PLOT DATE	WED. 3-8-2023 - 4:09 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
7-25-16	PER LEE COUNTY COMMENTS
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PLAN STATUS

DEVIATIONS AND DETAILS

PROJECT / FILE NO.	SHEET NUMBER
23354	3