

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

WHEREAS, Banks Engineering filed an application on behalf of the property owner, Freeland FL Holdings, LLC, to rezone a 46.33± acre parcel from Mobile Home (MH-1) and General Commercial (CG) to Mixed Use Planned Development (MPD) in reference to Grand Bay Minor MPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on February 9, 2023; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2022-00018 and recommended approval of the Request; and

WHEREAS, a second public hearing was advertised and held on June 7, 2023 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 46.33± acre parcel from MH-1 and CG to MPD, to allow a maximum 30,000 square feet of commercial retail/office uses and 300 dwelling units, inclusive of 114 bonus density units, not to exceed 56 feet in height.

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

SECTION B. CONDITIONS:

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

1. Master Concept Plan (MCP) and Development Parameters

- a. MCP. Development must be substantially consistent with the two-page MCP entitled "Grand Bay Minor MPD", prepared by Banks Engineering, stamped received January 9, 2023 (Exhibit C).
- b. LDC and Lee Plan. Development must comply with the LDC and Lee Plan at time of development order approval except where granted by deviation herein.

Subsequent amendments to this resolution or MCP may be subject to further development approvals.

- c. Development Parameters. The MPD is approved for a maximum of 300 dwelling units, including 114 bonus density units, not to exceed a height of 56 feet, and 30,000 square feet of commercial retail/office uses not to exceed 53 feet in height.

2. Schedule of Uses and Property Development Regulations

a. Schedule of Uses

Residential Tract

Accessory Uses and Structures
Administrative Offices
Clubs: Private
Community Gardens
Dwelling unit: Multi-Family
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities: Group I
Excavation: Water Retention
Fences, Walls
Home Occupation
Models: Model Unit
Real Estate Sales Office
Recreation Facilities:
 Personal
 Private On-Site
Parking Lot:
 Accessory
 Temporary
Residential Accessory Uses
Signs
Temporary Use

Outparcels 1 and 2

Accessory Uses and Structures
Administrative Offices
Agricultural Services: Office/Base Operations
Aircraft Food Services and Catering
Animals:
 Clinic or Kennel (no outdoor runs)
 Control Center (including Humane Society)
ATM (automatic teller machine)
Auto Parts Store

Automobile Repair and Service, All Groups
 Automobile Service Station
 Bait and Tackle Shop
 Banks and Financial Establishments: Groups I and II
 Bar or Cocktail Lounge, Subject to LDC § 34-1264
 Boarding House
 Boats:
 Boat Parts
 Boat Rental
 Boat Sales
 Boat Storage (dry)
 Boatyard
 Broadcast Studio, Commercial Radio, and Television
 Building Material Sales
 Business Services: Groups I and II
 Bus Station/Depot
 Caretaker's Residence (limited to one)
 Car Wash
 Cleaning and Maintenance Services
 Clothing Stores, General
 Clubs:
 Country
 Commercial
 Fraternal, Membership Organization
 Private
 Cold Storage, Pre-Cooling, Warehouse and Processing Plant
 Communication Facility, Wireless
 Community Gardens
 Community Residential Homes
 Computer and Data Processing Services
 Consumption on Premises
 Continuing Care Facilities
 Contractors and Builders: Groups I and II
 Convenience Food and Beverage Store
 Cultural Facilities
 Day Care Center, Child, Adult
 Department Store
 Drive-Through Facility for any Permitted Use
 Drugstore, Pharmacy
 Dwelling Unit: Live-Work, Townhouse, Multiple-Family Building
 Entrance Gates and Gatehouse
 Emergency Operations Center
 EMS, Fire or Sheriff's Station
 Essential Services
 Essential Service Facilities: Group I

Excavation: Water Retention; Oil or Gas
 Excess Spoil Removal
 Factory Outlets (point of manufacture only)
 Farm Equipment, Sales, Storage, Rental, or Service
 Fences, Walls
 Fish House, Wholesale
 Flea Market:
 Open
 Indoor
 Food and Beverage Service, Limited
 Food Stores: Group I and II
 Funeral Home and Mortuary (with or without a crematory)
 Gasoline Dispensing System, Special
 Gift and Souvenir Shop
 Hardware Store
 Health Care Facilities: Group I, Group II, Group III
 Hobby, Toy, and Game Shops
 Home Care Facilities
 Home Occupation
 Hospice
 Household and Office Furnishings, All Groups
 Insurance Companies
 Laundry or Dry Cleaning: Group I and II
 Lawn and Garden Supply Stores
 Library
 Maintenance Facilities (government)
 Medical Office
 Mobile Home Dealers
 Models: Model Unit
 Motion Picture Production Studio
 Nightclubs
 Non-Store Retailers, All Groups
 Parcel and Express Services
 Package Store
 Paint, Glass, and Wallpaper
 Parks: Group I and II
 Parking Lot:
 Accessory
 Commercial
 Garage, Public
 Park-and-Ride, Temporary
 Personal Services: Group I through IV
 Pet Services
 Pet Shop
 Pharmacy
 Photofinishing Laboratory
 Place of Worship
 Post Office
 Printing and Publishing
 Real Estate Sales Office

Recreation Facilities:

Commercial, Groups I, III
Commercial, Group IV
Personal: Private - On-Site
Private: Off-Site

Religious Facilities

Rental or Leasing Establishments: Group I through III

Repair Shops, Groups I through IV

Research and Development Laboratories: Group I through IV

Residential Accessory Uses

Restaurant, Fast Food

Restaurants: Group I through IV

Retail and Wholesale Sales, When Clearly Incidental and Subordinate to a
Permitted Principal Use on the Same Premises

Rooming House

Schools:

Commercial
Noncommercial

Self-Service Fuel Pumps

Signs

Social Services: Group I, Group II

Special Retail Shops: Group I through IV

Storage: Indoor Only; Storage, Open

Studios

Temporary Use

Theatre, Indoor or Outdoor (drive in)

Transportation Services: Group II and III

Used Merchandise Stores: Group I through IV

Variety Store

Vehicle and Equipment Dealers: Groups I through V

Warehouse:

Mini Warehouse
Private
Public
Cold Storage Only

Wholesale Establishment: Groups I through IV

b. Site Development Regulations

Commercial, Multi-Family, and Mixed Use Buildings

Lot Area and Dimensions:

Minimum lot size: n/a
Minimum lot width: 25 feet
Minimum lot depth: n/a

Minimum Setback:

Perimeter: 15 feet

Sheltering Pines Mobile Home Village (north): 20 feet plus 1/2 foot for
every one foot over 35 feet in height

Residential Building III:	29 feet
Side yard:	n/a
Rear yard:	n/a
Waterbody:	20 feet
Preserve:	
20 feet from wetland	
30 feet from upland preserves	
Street:	
Public:	25 feet
Private:	20 feet
Accessory structures:	
Rear:	5 feet
Side:	5 feet
<u>Maximum lot coverage:</u> No maximum within the Mixed Use Overlay	
<u>Building Height:</u>	
Building I:	56 feet
Building II:	54 feet
Building III:	49 feet
Outparcels:	53 feet
<u>Minimum Building Separation:</u>	20 feet

3. Open Space/Indigenous Open Space/Preservation/Compensatory Storage

Development order plans must depict 16.98 acres of indigenous preservation area and 14.45 acres of non-indigenous open space in substantial compliance with the MCP prior to issuance of the first development order:

- a. Indigenous Upland Preserve 16.98 acres;
- b. Wetland Preserve (Non-Indigenous) 10.59 acres;
- c. Non-Indigenous Upland Preserve 3.02 acres;
- d. Compensating Storage in Preserve 0.04 acres; and
- e. Lake (Maximum of 25% Open Space) 0.80 acres.

Developer must execute a conservation easement consistent with development order requirements prior to issuance of a Certification of Completion.

4. Wetland Creation

Developer must depict the wetland creation area on development order plans and provide calculations that quantify the wetland's flood storage volume.

5. Indigenous Habitat Management Plan

Developer must submit a species management/indigenous management plan to Lee County prior to issuance of the first development order or vegetation permit.

6. Surface Water Quality Monitoring

Developer must provide a Surface Water Quality Monitoring Plan for approval by the Lee County Division of Natural Resources prior to issuance of the first development order. At a minimum, the Surface Water Quality Monitoring Plan must establish the following:

- a. The overall Goals and Objectives of the Surface Water and Groundwater Monitoring Plan.
- b. An outfall monitoring schedule during “wet” season of June through September and “dry” season of October through May, for Total Kjeldahl Nitrogen, Ammonia, Total Nitrogen, Nitrite, Nitrate, Chlorophyll A, Total Phosphorus, Chloride, Total Dissolved Solids, Florida PRO, Arsenic, Copper, Mercury, Lead, Enterococci, Total Hardness, Field Temperature, Specific Conductance, pH, and Dissolved Oxygen.
- c. A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction.
- d. Identify the monitoring point locations.
- e. Water quality monitoring data must be provided to the Division of Natural Resources annually for a minimum of 5 years and must include a report with a comparison of State water quality standards, plots of parameters, and recommendations. After five years of meeting or exceeding state water quality monitoring standards, the developer may amend water quality monitoring and reporting after written request, review, and approval by the Division of Natural Resources. Results must be reported as an Electric Data Deliverable (EDD), in a format approved by the Division of Natural Resources.
- f. A contingency plan in the event an exceedance of State Water Quality Standards is discovered. The plan must include notification to impacted residents and applicable authorities.

7. Culvert Replacement

Developer must replace the four 36-inch culverts as identified in the 2018 Lee County Flood Study Report (Observation ID#708, Appendix A, Page 1). Culvert replacement must be depicted on the engineering plans and completed prior to issuance of a Certificate of Completion for the first vertical building. Extensions for completion may be approved administratively by Natural Resources. Once the culverts have been replaced, the surrounding grade must be restored to the existing grade.

8. Ingress and Egress

- a. Developer must record a notice to future property owners in the public records prior to issuance of a local development order for construction of the development's access. The notice must articulate the emergency access plan and provide information as to where a copy of the plan may be obtained from the developer/developer's successor.
- b. Developer must provide a letter of no objection to the proposed access from Public Safety, the Lee County Sheriff's office, and San Carlos Fire and Rescue District prior to development order approval.

9. Turnaround

- a. Developer must provide signage stating that the southern access point is a resident only access prior to development order approval.
- b. Developer must provide a letter of no objection to the access from the San Carlos Fire Protection and Rescue Service District. The letter must be provided prior to development order approval for the resident only access gate as designated on the MCP.

10. Solid Waste

Developer must provide a letter of no objection from Lee County Solid Waste prior to development order approval.

11. State and Federal Permits

- a. Generally. County development permits do not create rights to obtain permits from state or federal agencies and do not create liability on the part of the County if applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or if applicant undertakes actions resulting in a violation of state or federal law. Applicant must obtain applicable state/federal permits prior to commencing development.
- b. State Wetland Permits. Developer may not commence construction on development impacting wetlands until issuance of required state permits. Development activity must comply with state wetland permits and applicable local development permits.

SECTION C. DEVIATIONS:

1. Access. Deviation (1) seeks relief from the LDC § 10-291(3) which requires residential developments more than five (5) acres provide more than one means of ingress or egress, to allow the two residential access connections to the access road approved under DOS2020-00128, which provides a single access to US 41. This deviation is APPROVED, SUBJECT TO Condition 8.
2. Entrance Gate. Deviation (2) seeks relief from the LDC § 34-1748(5), which requires a paved turnaround having a turning radius sufficient to accommodate a U-turn for a single unit truck (SU) vehicle as specified in the AASHTO Green Book current edition, to be provided on the ingress side of the gate or gatehouse to allow no turnaround for the southern gate at the secondary resident-only access point. This deviation is APPROVED, SUBJECT TO Condition 9.
3. Deviation (3) is WITHDRAWN.
4. Solid Waste Disposal. Deviation (4) seeks relief from the LDC § 10-261(a), which requires a new multifamily residential development to provide sufficient on-site space for garbage and recyclable materials collection containers at a rate of 216 square feet for the first 25 units plus 8 square feet for each additional dwelling unit, to allow space for a

compactor (382± square feet) and a minimum of 106 square feet for recyclable materials collection containers. This deviation is APPROVED, SUBJECT TO Condition 10.

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

SECTION E. FINDINGS AND CONCLUSIONS:

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

1. As conditioned herein, the proposed MPD:
 - a. Complies with the Lee Plan. See, Lee Plan Goals 2, 4, 5, 6, 11, 39, 59, 60, 61, 77, 101, 125, Objectives 2.1, 2.2, 60.3, 61.3, 101.1, and Policies 1.1.4, 1.4.1, 1.5.1, 2.1.1, 2.2.1, 4.1.4, 5.1.3, 5.1.5, 5.1.6, 5.1.10, 6.1.1, 6.1.3, 6.1.4, 6.1.6, 6.1.7, 11.1.1, 11.2.2, 11.2.6, 11.2.7, 59.1.9, 59.1.4, 60.4.3, 61.3.3, 61.3.2, 101.1.2, 101.1.1, 101.3.2, 101.3.6, 101.3.7, 124.1.2, 125.1.2, 125.1.3, Standards 4.1.1, 4.1.2; Lee Plan Maps 1A-B, 2A, 5A.
 - b. Complies with the LDC and other County regulations or qualifies for deviations. See, LDC Chapters 10 and 34.
 - c. Is compatible with existing and planned uses in the area. See, Lee Plan Policies 1.1.4, 1.4.1, 1.5.1, 2.1.1, 2.1.2, 2.2.1, 5.1.5, 6.1.4, 6.1.8; LDC §§ 34-411(c), (i), and (j).
 - d. Provides sufficient access to support the proposed development intensity, with expected impacts on transportation facilities addressed by existing County regulations or conditions of approval. See Lee Plan Policy 6.1.5.
 - e. Will not adversely affect environmentally critical areas and natural resources. See, Lee Plan Goals 77, 124, 125, Objectives 1.5, 4.1, 77.1, Policy 1.5.1, 6.1.6, 124.1.2, Standard 4.1.4, LDC § 34-411(h).
 - f. Will be served by urban services. See, Lee Plan Glossary, Map 4A-B, Goal 2; Objectives 2.1, 2.2, 4.1, 53.1, 56.1; Policies 2.2.1, and Standards 4.1.1 and 4.1.2; LDC § 34-411(d).
2. The Master Concept Plan reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. See, Lee Plan Goal 39, Objective 39.1; LDC § 34-411(d).
3. The proposed mix of uses is appropriate at the proposed location. See, Lee Policies 1.1.4, 1.4.1, 1.5.1, 2.1.1, 6.1.4, 6.1.7.

4. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. See, LDC Chapters 10 and 34.
5. As conditioned herein, the deviations:
 - a. Enhance the objectives of the planned development; and
 - b. Promote the intent of the LDC to protect the public health, safety, and welfare. See, LDC § 34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS

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

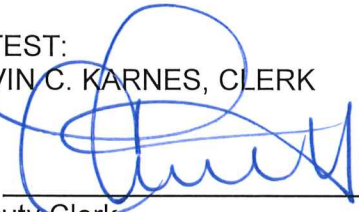
Commissioner Sandelli made a motion to adopt the foregoing resolution, seconded by Commissioner Greenwell. The vote was as follows:

Adopted by unanimous consent.

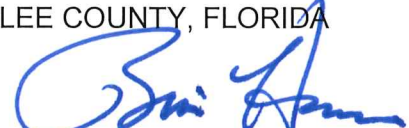
Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DULY PASSED AND ADOPTED this 7th day of June 2023.

ATTEST:
KEVIN C. KARNES, CLERK

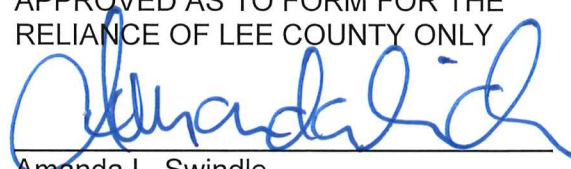
BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Brian Hamman, Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


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

RECEIVED
MINUTES OFFICE
2023 JUN 14 AM 9:31



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF
A PARCEL OF LAND
LYING IN
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PORTION OF LOTS 2 AND 3, SAN CARLOS GROVE TRACT, RECORDED IN PLAT BOOK 4, PAGE 75, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

PARCEL I

COMMENCING AT THE NORTHWEST CORNER SAID SECTION 20; THENCE S 01°00'14" E ALONG THE WEST LINE OF SAID SECTION FOR 934.55 FEET TO AN INTERSECTION WITH A LINE LYING 934.2 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF SAID SECTION, SAID POINT ALSO BEING THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE N 87°26'16" E ALONG SAID PARALLEL LINE FOR 2,806.25 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TAMiami TRAIL (STATE ROAD 45 – 200 FEET WIDE); THENCE S 36°56'36" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 491.36 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 2; THENCE S 88°00'17" W ALONG SAID SOUTH LINE FOR 3,094.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 01°00'14" W ALONG THE WEST LINE OF SAID LOT 2 AND SAID WEST LINE OF SECTION 20 FOR 375.05 FEET **POINT OF BEGINNING**.

AND

PARCEL II

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT LYING S 01°00'14" E FOR 30.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 88°00'17" E ALONG THE NORTH LINE OF SAID LOT 3 FOR 1,325.25 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S 00°53'51" E ALONG SAID EAST LINE FOR 665.37 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 3; THENCE S 88°47'22" W ALONG SAID SOUTH LINE FOR 1,323.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N 01°00'14" W ALONG THE WEST LINE OF SAID LOT 3 AND SAID WEST LINE OF SECTION 20 FOR 647.21 FEET TO THE **POINT OF BEGINNING**.

GROSS AREA CONTAINS: 46.33 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS), WHEREIN THE WEST LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEARS S 01°00'14" E. THE SCALE FACTOR IS 0.999944648.

DESCRIPTION PREPARED: 03-03-2021

Digitally signed by Allen M Vose III
Date: 2021.03.03 14:00:00 -05'00'

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 03-03-2021

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S:\Jobs\84XX\8433\Surveying\Descriptions\8433 FREELAND PARCEL SKT.dwg



REVIEWED
DCI2022-00018
Hunter Searson, GIS
Planner
Lee County Government
4/14/2022

SHEET 1 OF 2
• SERVING THE STATE OF FLORIDA •

10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966
Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

Exhibit "A"

BANKS
ENGINEERING

Professional Engineers, Planners, & Land Surveyors
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10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33968
PHONE (239)939-5490 FAX (239)939-2523

ENGINEERING LICENSE # EB 6489
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

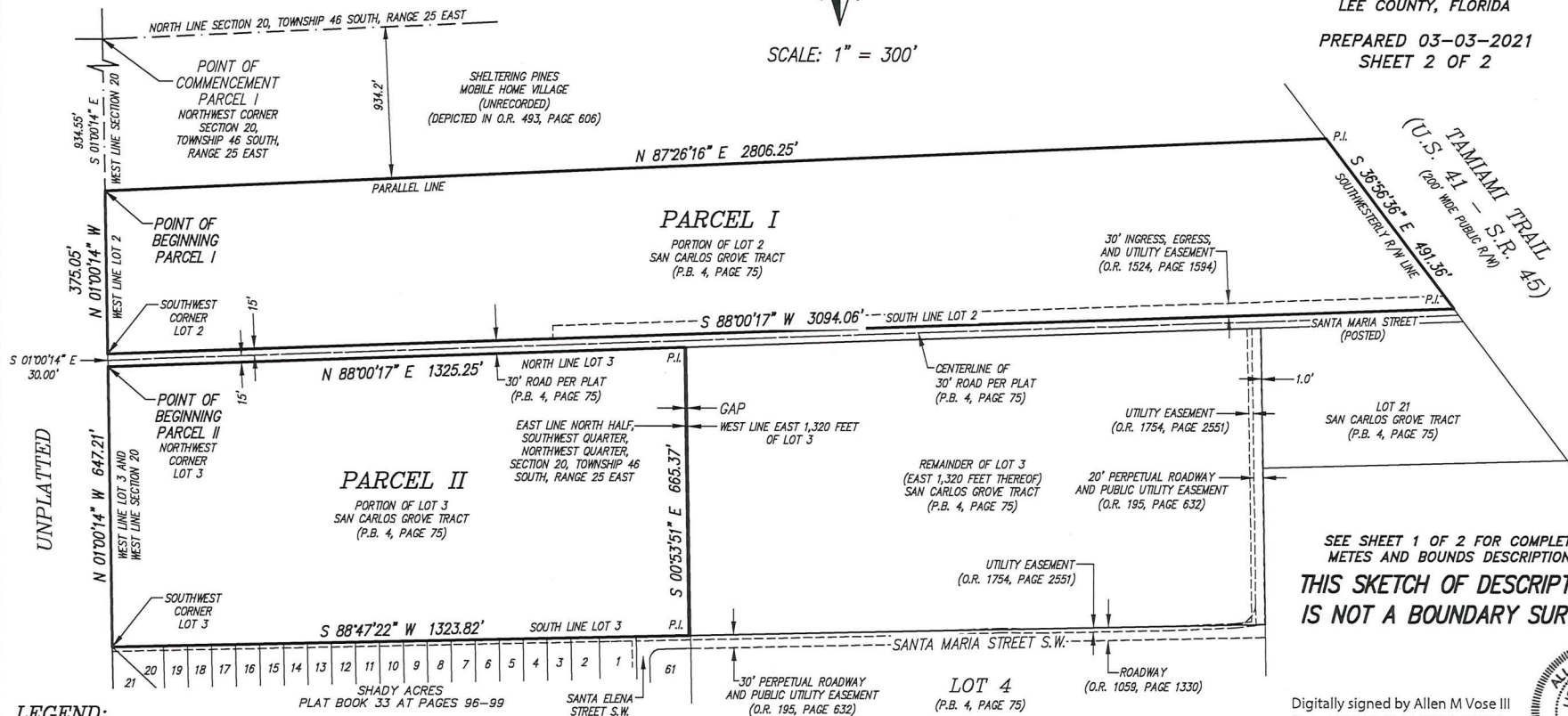


SCALE: 1" = 300'

SKETCH OF DESCRIPTION

OF
A PARCEL OF LAND LYING IN
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

PREPARED 03-03-2021
SHEET 2 OF 2



LEGEND:

P.B.	INDICATES PLAT BOOK	ACR
S.R.	INDICATES STATE ROAD	
R/W	INDICATES RIGHT-OF-WAY	PARCEL
O.R.	INDICATES OFFICIAL RECORDS	<u>PARCEL</u>
LB	INDICATES LICENSED BUSINESS	GROSS A
P.I.	INDICATES POINT OF INTERSECTION	
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER	

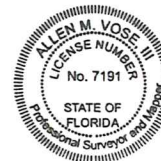
ACREAGE SUMMARY:

PARCEL I CONTAINS: 26.38 ACRES, MORE OR LESS
PARCEL II CONTAINS: 19.95 ACRES, MORE OR LESS
 GROSS AREA CONTAINS: 46.33 ACRES, MORE OR LESS

NOTES:

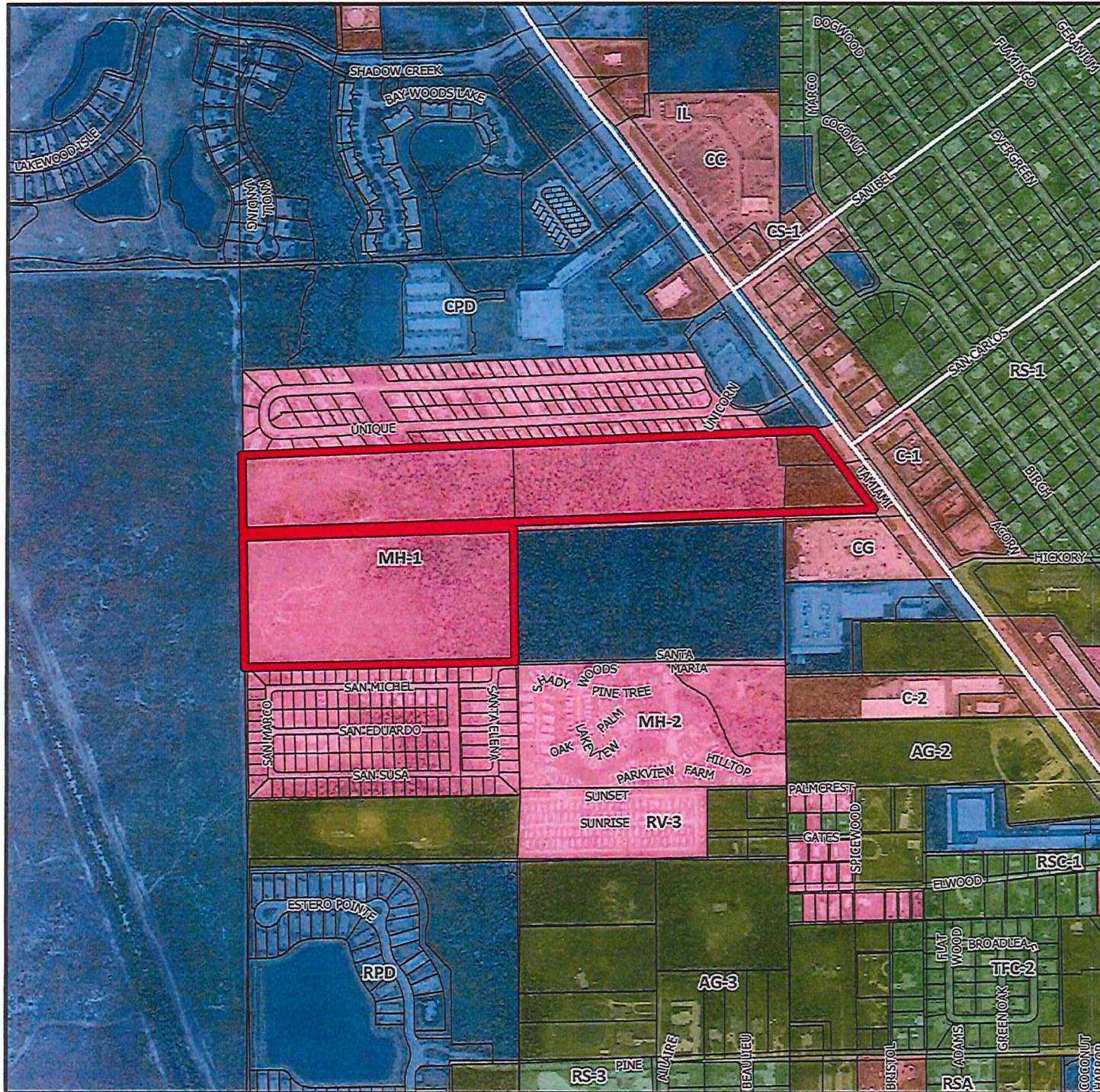
- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORES), WHEREIN THE WEST LINE OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEARS S 01°00'14" E. THE SCALE FACTOR IS 0.999944648.
- 3.) ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

Digitally signed by Allen M Vose III
Date: 2021.03.03 14:00:27 -05'00'



ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
- DATE SIGNED: 03-03-2021
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF
A FLORIDA LICENSED SURVEYOR AND MAPPER.

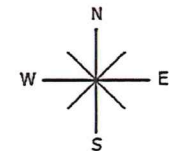
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DCI2022-00018

Zoning

 Subject Property

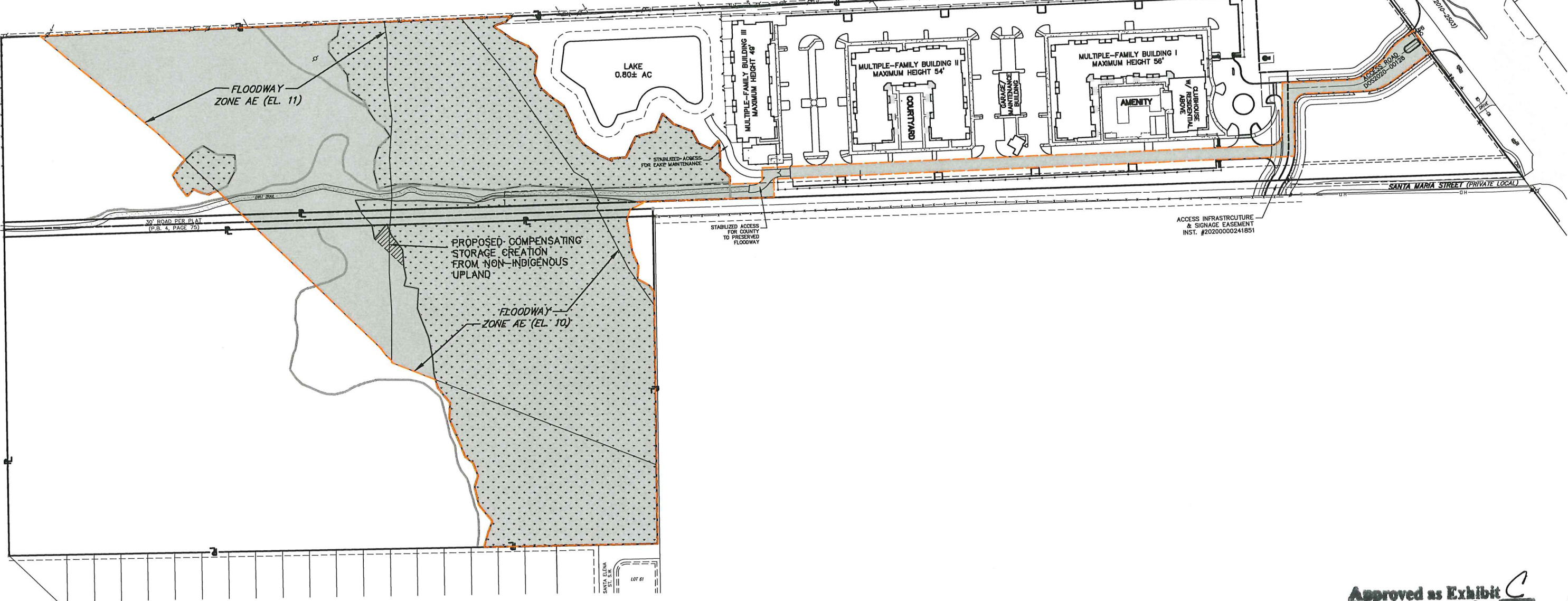
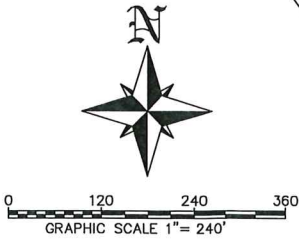


0 500 1,000
Feet

 Lee County
Southwest Florida

- PROPOSED LEE COUNTY PERPETUAL
STORMWATER DRAINAGE &
ACCESS EASEMENT 17.44± AC.

(INCLUDES FLOODWAY & PRESERVED WETLANDS)
- WETLANDS
- EXISTING DIRT TRAIL



Approved as Exhibit C
MCP Page 2 of 2
Resolution # Z-23-008

NO.	DATE	REVISION DESCRIPTION	BY
2	12/30/2022	POST-SUFFICIENCY SUBMITTAL	SEH
1	6/17/2022	1ST SUFFICIENCY RESPONSE	SEH

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SURVEY LICENSE # LB 6690
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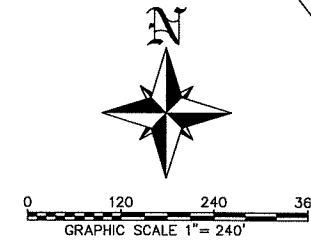
MASTER CONCEPT PLAN GRAND BAY-MINOR MPD LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
3/2/2022	8433GB	MCP	KWK	JLS	SEH	1"=240'	2 OF 2		

NOTES:

9. LAKE MUST DEMONSTRATE A PLANTED LITTORAL SHELF THAT FUNCTIONS AS A TYPICAL FRESHWATER MARSH CONSISTENT WITH LDC AT TIME OF DEVELOPMENT ORDER.

LEGEND:

- | | |
|---|---|
|  | INDIGENOUS UPLAND PRESERVE 16.98± AC. |
|  | WETLAND PRESERVE (NON-INDIGENOUS) 10.59± AC.
0.37± AC. WITHIN R.O.W.
TOTAL 10.96± AC. |
|  | UPLAND PRESERVE (NON-INDIGENOUS) 3.02± AC. |
|  | PRESERVED FLOODWAY ZONE FOR MULLOCK CREEK FLOW-WAY |
|  | EX. DIRT TRAIL |
|  | DEVIATION |



MINIMUM 10' BUFFER WITH
TYPE "B" PLANTINGS REQUIRED
& PROVIDED-ENHANCED WITH
OPAQUE FENCE

PER 10-610(e) & 34-2015(2)f:
PARKING LOT
INTERCONNECT AT TIME OF DO
FOR DEVELOPMENT OF OUTPARCEL 1

FLUM: URBAN
COMMUNITY
ZONING: CPD
VACANT

FDOT
PROPOSED
TRAFFIC
SIGNAL

OUTPARCEL 1
1.33± AC.
COMMERCIAL OR
MIXED USE
MAXIMUM HEIGHT 53

OUTPARCEL 2
1.93± AC.
COMMERCIAL OR
MIXED USE
| **MAXIMUM HEIGHT 53'**

FLUM: URBAN COMMUNITY
ZONING: CPD
VACANT

FLUM: URBAN COMMUNITY & WETLANDS
ZONING: ESTERO VISTA RPD
VACANT
(NOT INCLUDED)
DOS2020-00127

Approved as Exhibit C
MCP Page 1 of 2
Resolution # Z-23-008

[illegible]

BANKS
ENGINEERING

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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
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MASTER CONCEPT PLAN
GRAND BAY-MINOR MPD
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
3/2/2022	8433GB	MCP	KWK	JLS	SEH	1"=240'	1 OF 2