

ADMINISTRATIVE AMENDMENT (PD) ADD2022-00095

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Daniel Light & Gully Creek LLC, David Johnson Trust & Slater Bend LLC, L.B. Andersen & Co., Inc. filed an application for an administrative amendment to a Residential Planned Development on a project known as Gully Creek RPD to: modify Condition 1 of Resolution Z-18-002 which limits total residential development to 330 dwelling units with no more than 210 being either single-family or two-family detached, to include an alternate density approval which allows up to 230 single-family dwelling units and 70 multiple-family dwelling units; amend the approved Master Concept Plan to provide the location of model centers and homes as required by Condition 3; to shift the access point on Slater Road to the north boundary of the property; and to update the Master Concept Plan cover page to include a missing STRAP Number on property located at 17220 Slater Road, described more particularly as:

LEGAL DESCRIPTION: In Section 19, Township 43 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned by Resolution Z-18-002; and

WHEREAS, the subject property is located in the Suburban and Rural Future Land Use Categories as designated by the Lee Plan; and

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

WHEREAS, the applicant provided a narrative of request that details the proposed amendment (Attached as Exhibit "B"); and

WHEREAS, the applicant seeks to provide an alternate development plan that would increase the approved number of single-family dwelling units from 210 to 230 dwelling units, while reducing the total number of dwelling units from 330 to 300; and

WHEREAS, the applicant has provided traffic analysis demonstrating that the reduction in total dwelling units offsets the increase trips associated with the increase in single-family dwelling units (Attached as Exhibit "C"); and

WHEREAS, the applicant provided an updated Master Concept Plan that shows the location of the model display center and homes, shows the shift in the access point to the north of the development along Slater Road, and includes the additional STRAP number that was erroneously left off of the approved Master Concept Plan (Attached as Exhibit "D"); and

WHEREAS, the proposed Master Concept Plan continues to reference deviation locations, preserve areas and locations of all development tracts; and

WHEREAS, the applicant provided evidence of a public information meeting within the North Fort Myers Community Plan Area, demonstrating compliance with LDC Section 33-1532 (Attached as Exhibit "E"); and

WHEREAS, LDC Section 34-380(i) allows the Director to administratively approve amendments to a planned development; 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, subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated 2-7-23, a copy of which is attached hereto as Exhibit "D."**
2. **Condition 1 of Resolution Z-18-002 is hereby amended in strikethrough and underline:**

The development is permitted a maximum of 330 dwelling units, limited as follows: of which no more than 210 units may be single-family detached or two-family attached.

MCP Alternate A:

230 Single-family or two-family attached dwelling units; and
70 Multi-family units

MCP Alternate B:

210 Single-family or two family attached dwelling units

No more than 11 units may be located in the 11.26 acres in the Rural Future Land Use Category for both MCP Alternate A and MCP Alternate B.

2. The terms and conditions of the original zoning resolution, as amended, remain in full force and effect.
3. 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 12/21/2023

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Exhibits:

Exhibit A – Legal Description

Exhibit B – Request Statement

Exhibit C – Traffic Analysis

Exhibit D – Master Concept Plan

Exhibit E – Public Information Meeting

DESCRIPTION

Parcel in
Section 19, Township 43 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in, Section 19, Township 43 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 19 run $N00^{\circ}33'00''E$ along the West line of the Southeast Quarter (SE 1/4) of said Section 19 for 667.91 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 19 and the POINT OF BEGINNING.

From said Point of Beginning continue $N00^{\circ}33'00''E$ along said West line for 333.96 feet to an intersection with the South line of the North Half (N 1/2) of the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of said Section 19; thence run $S89^{\circ}03'06''W$ along said South line for 1,377.23 feet to an intersection with the Easterly right of way line of Slater Road, being 25 feet Easterly as measured perpendicular to the center line thereof; thence run along said Easterly right of way line the following two (2) courses: $N08^{\circ}17'52''W$ for 54.81 feet to a point of curvature and Northerly along an arc of a curve to the right of radius 2,763.25 feet (delta $09^{\circ}16'29''$) (chord bearing $N03^{\circ}39'38''W$) (chord 446.81 feet) for 447.30 feet to an intersection with the North line of the South Half (S 1/2) of the South Half (S 1/2) of the South Half (S 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of said Section 19; thence run $N89^{\circ}02'52''E$ along said North line for 1,418.48 feet to an intersection with said West line of the Southeast Quarter (SE 1/4) of Section 19; thence run $N00^{\circ}33'00''E$ along said West line for 743 feet, more or less, to an intersection with the thread of Foose Gully; thence run Southeasterly along the thread of said Foose Gully for 527 feet, more or less, to an intersection with a line being 350 feet south as measured perpendicular to the North line of the South Half (S 1/2) of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence run $N89^{\circ}02'28''E$ parallel with said North line for 262 feet, more or less, to an intersection with the thread of Daughtrey's Creek; thence run Northerly along the thread of said Daughtrey's Creek for 111 feet, more or less, to an intersection with the South line of lands described in deed recorded in Official Records Book 2574, at Page 1274, Lee County Records; thence run $N89^{\circ}02'28''E$ along said South line for 749 feet, more or less, to an intersection the West line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence continue $N89^{\circ}02'28''E$ along said South line for 398.11 feet to an intersection with the center line of Williams Road; thence run along said center line the following three (3) courses: $S39^{\circ}25'45''E$ for 566.24 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 3,125.43 feet (delta $04^{\circ}17'59''$) (chord bearing $S41^{\circ}34'45''E$) (chord 234.49 feet) for 234.55 feet to a point of tangency and $S43^{\circ}43'44''E$ for 168.94 feet to an intersection with the South line of the North

Barraco

and Associates, Inc.

www.barraco.net

Civil Engineers, Land Surveyors and Planners

Half (N 1/2) of the Southeast Quarter (SE 1/4) of said Section 19; thence run N89°02'55"E along said South line for 298.24 feet Northeast corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence run S00°10'14"E along the East line of said Fraction for 367.98 feet to the Northeast corner of lands described in Official Record Book 2165, at Page 2900, Lee County Records; thence run N85°47'51"W along the Northerly line of said lands for 668.32 feet to an intersection with West line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence run N00°00'35"E along the West line of said Fraction for 307.95 feet to the Northwest corner of said Fraction; thence run S89°02'55"W along said South line of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 19 for 1,330.94 feet to the Northeast corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 19; thence run S00°22'12"W along the East line of said Fraction for 667.92 feet to the Southeast Corner of said Fraction; thence run S89°03'13"W along the South line of said Fraction for 667.57 feet to the POINT OF BEGINNING.

Containing 66.42 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the West line of the Southeast Quarter (SE 1/4) of said Section 19 to bear N00°33'00"E.

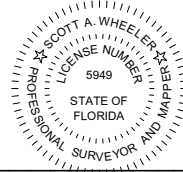
Digitally signed

by Scott A.

Wheeler, PSM

Date: 2023.10.27

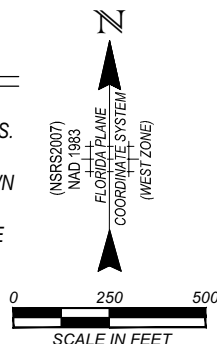
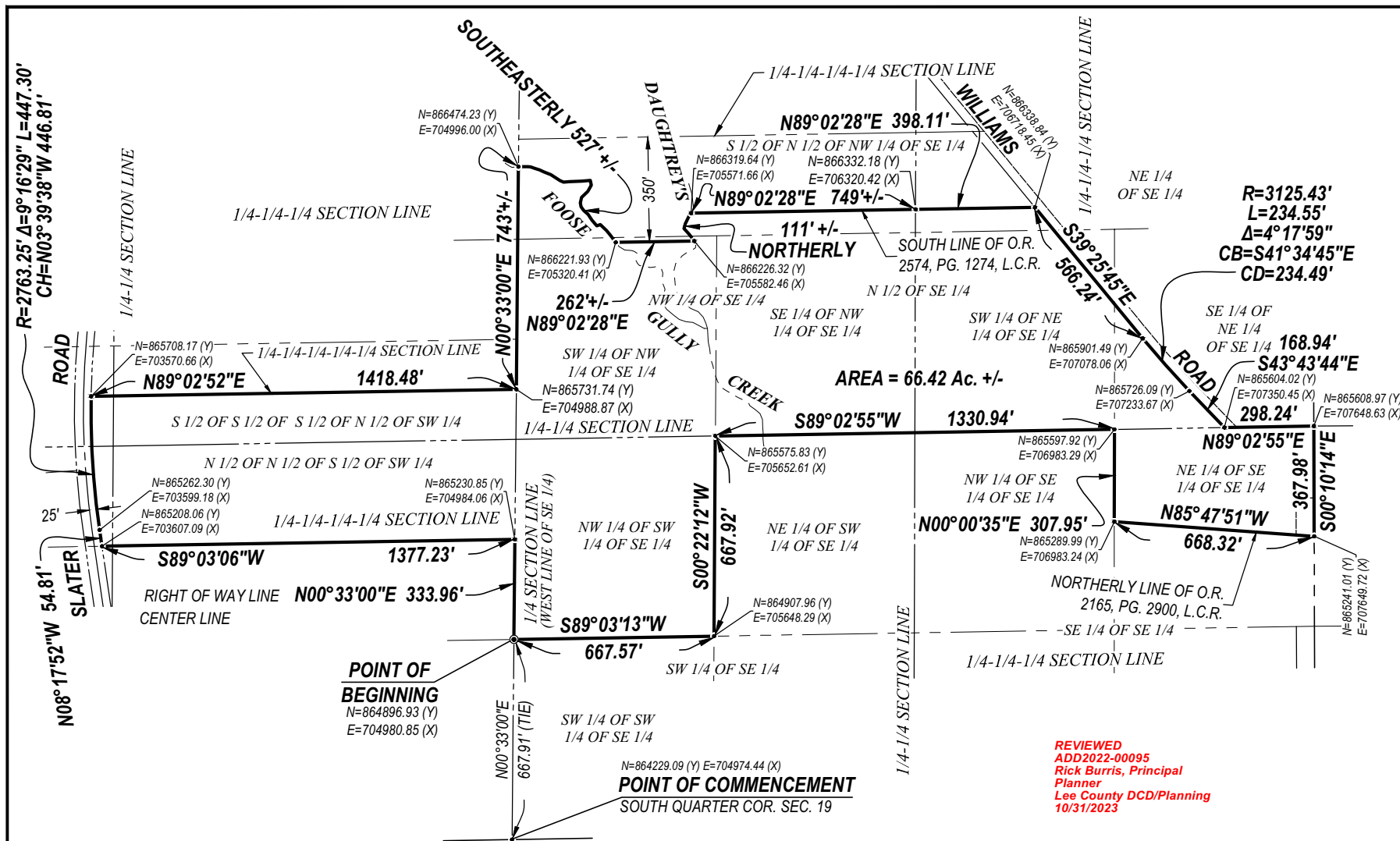
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Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\24031 - Solena (fka Gully Creek)\Surveying\Descriptions\Sketch\24031SK01.doc

REVIEWED
ADD2022-00095
Rick Burris, Principal
Planner
Lee County DCD/Planning
10/31/2023



THIS IS NOT A SURVEY

Digitally signed by
Scott A. Wheeler,
PSM
Date: 2023.10.27
'10:31:53 -04'00

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

DATE SIGNED:

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 www.barraco.net 2271 MCGREGOR BLVD., SUITE 100 FORT MYERS, FLORIDA 33902-2800 PHONE (239) 461-3170 FAX (239) 461-3169 FLORIDA CERTIFICATE OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940 PREPARED FOR taylor morrison Homes inspired by You 28100 BONITA GRANDE DRIVE SUITE 102 BONITA SPRINGS, FLORIDA 34135 PHONE (941) 371-3008 WWW.TAYLORMORRISON.COM PROJECT DESCRIPTION A PARCEL OF LAND IN SECTION 19, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA PROJECT SURVEYOR NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FILE NAME: 240318K01.DWG LAYOUT: 3 LOCATION: J:\240318\DWG\SURVEYING\SKETCH PLOT DATE: WED. 10-25-2023 - 3:02 PM PLOT BY: PETER OLSEN DRAWING DATA SURVEY DATE: 05-25-2022 DRAWN BY: P. OLSEN CHECKED BY: SAW SCALE: 1"=500' FIELD BOOK PLAN REVISIONS 10-25-2023 UPDATE AND ADD COORD. STRAP NUMBERS SKETCH TO ACCOMPANY DESCRIPTION PROJECT / FILE NO. 23319 19-43-25 SHEET NUMBER 3 OF 3	
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GULLY CREEK

ADMINISTRATIVE AMENDMENT

RESIDENTIAL PLANNED DEVELOPMENT

Request Statement

Amendment to Master Concept Plan A to:

1. Modify Condition 1 to allow 230 single-family dwelling units and 70 multi-family dwelling units for MCP Alternate A.
2. Provide locations on the MCP for model center & homes as required by condition #3.
3. Update MCP cover page to include missing STRAP number and update aerial with correct property boundary.

OVERVIEW

Condition 1: The proposed language allows more single-family dwelling units and less multi-family dwelling units for MCP Alternate A, reducing the total maximum density for MCP Alternate A to 300 dwelling units. No changes are proposed to MCP Alternate B; and the overall allowed density for the project remains unchanged.

The development is permitted a maximum of 330 dwelling units, and limited to a maximum of the following types of dwelling units: of which no more than 210 units may be single-family detached or two-family attached.

MCP Alternate A:

230 Single-family units or two family attached, and
70 Multi-family units

MCP Alternate B:

210 Single-family units or two family attached.

No more than 11 units may be located in the 11.26 acres in the Rural Future Land Use Category for both MCP Alternate A and MCP Alternate B.

Condition 3: As required by Condition 3, the location of the proposed model center & model homes have been added to MCP Alternate A.

MCP CORRECTIONS

The MCP cover page, sheet 1, has been corrected to include STRAP# 19-43-25-00-00009.0030, which has also been shaded in as part of the subject property, an oversight in the original approval.

ADMINISTRATIVE REVIEW CRITERIA

The proposed revisions to MCP Alternate A and modification to Condition 1 may be approved administratively per the guidelines of LDC Section 34- 380(b). Compliant with Section 34-174 of the LDC, the proposed request will not underutilize public resources/infrastructure or reduce open space, preserve, or buffers and will have no adverse impact to surrounding land uses. Furthermore, the proposed amendment will be consistent with all applicable provisions of the Lee Plan and land development regulations in effect.

a. Does not increase height, density or intensity of the development, except as permitted in chapter 2.

The proposed amendment will not increase height, density or intensity.

b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development;

The proposed amendment does not result in underutilization of public resources or infrastructure committed to the support of the development.

c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent;

No reduction in open space is requested.

d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the code;

No decrease in the amount of indigenous native vegetation preservation or open space areas is requested.

e. If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided;

No changes to buffers are proposed.

f. Does not adversely impact surrounding land uses; and

No change to the currently approved uses is requested. As such, there will be no adverse impacts to surrounding land uses from the proposed modification.

The proposed change to Condition 1 allows a redistribution of the number of dwelling units by type for MCP Alternate A. As demonstrated by the enclosed Residential Trip Generation table, the revised product mix for MCP Alternate A will not result in an increase of daily trips.

g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

The proposed site plan for MCP Alternate A and modification to Condition 1 will be consistent with the Lee Plan and LDC in effect at the time of the amendment request.

GULLY CREEK ADMINISTRATIVE AMENDMENT

RESIDENTIAL PLANNED DEVELOPMENT

Residential Trip Generations

APPROVED				PROPOSED				DIFFERENCE			
Land Use	Peak		Total Daily	Land Use	Peak		Total Daily	Land Use	Peak		Total Daily
	AM	PM			AM	PM			AM	PM	
Multi-family (120 units)	46	45	844	Multi-family (70 units)	34	32	524	Multi-family (-50 units)	-12	-13	-320
Single family (210 units)	108	126	1,996	Single family (230 units)	118	137	2,172	Single family (+20 units)	+10	+11	+176
Total trips	154	171	2,840	Total trips	152	169	2,696	Trip Difference	-2	-2	-144

Assumptions:

Multi-family am peak rate: Best Fit (LIN) ($T=0.31(X)+22.85$)

Multi-family pm peak rate: Best Fit (LIN) ($T=0.43(X)+20.55$)

Single family am peak rate: Best Fit (LOG) ($\ln(T)=0.91\ln(X)+0.12$)

Single family pm peak rate: Best Fit (LOG) ($\ln(T)=0.94\ln(X)+0.27$)

Conclusion:

144 Total daily trip reduction

MASTER CONCEPT PLAN

FOR

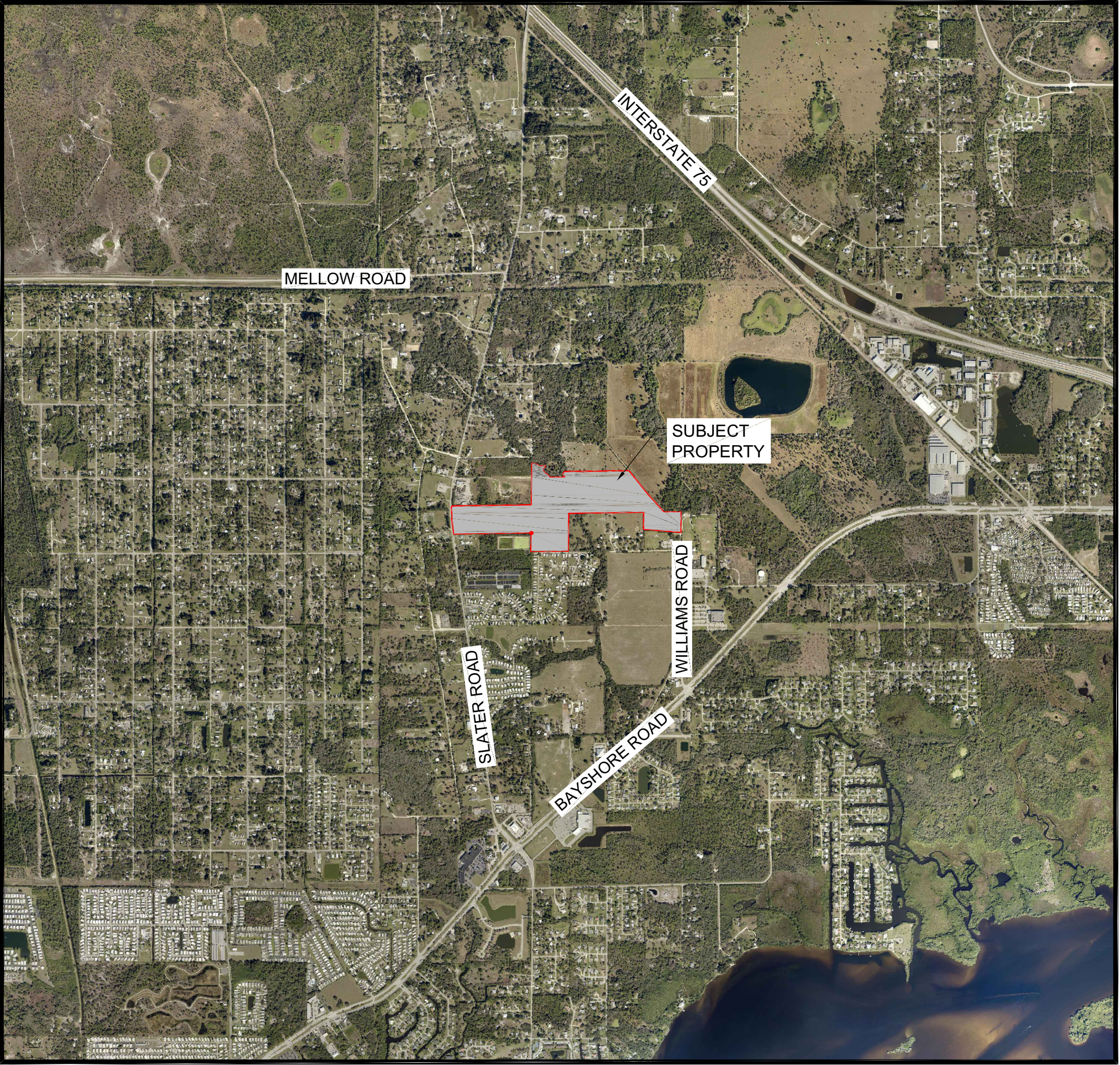
GULLY CREEK RPD

RESIDENTIAL PLANNED DEVELOPMENT

PART OF SECTION 19, TOWNSHIP 43 SOUTH, RANGE 25 EAST
NORTH FORT MYERS, LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS	PROJECT DATUM
17220 SLATER ROAD NORTH FORT MYERS, FLORIDA 33917	FLORIDA STATE PLANE WEST ZONE (NAD1983(NSRS 2007)) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929
ZONING	STRAP NUMBERS
CURRENT: RPD	19-43-25-00-00014.0020 19-43-25-00-00009.0000 19-43-25-00-00009.0030



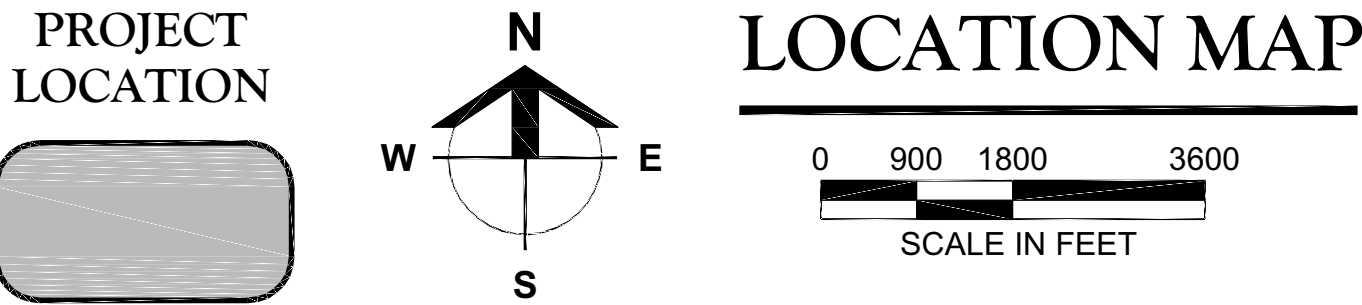
INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	23319Z01.DWG
2	MASTER CONCEPT PLAN A	B	23319Z02A.DWG
3	MASTER CONCEPT PLAN B	C	23319Z02B.DWG
4	OPEN SPACE / PRESERVE PLAN	-	23319Z03.DWG
5	DETAILS, DEVIATIONS	-	23319Z04.DWG

CROSS-REFERENCED DRAWINGS:

XREF	DESCRIPTION	DRAWING NAME
A	AERIAL PHOTOGRAPH	PROJLOC2014.JPG
B	BASE PLAN	23319Z00A.DWG
C	BASE PLAN	23319Z00B.DWG

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



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FAX (239) 444-2980

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CB-C1250134

PROJECT DESCRIPTION

GULLY CREEK

LEE COUNTY, FLORIDA

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LOCATION J:\23319\DWG\ZONING\23319Z01.DWG
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PLOT BY JOHN HAHN

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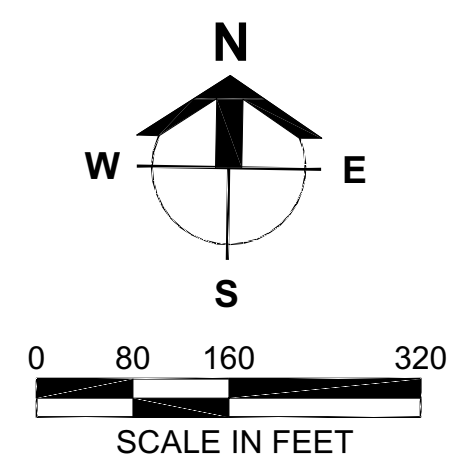
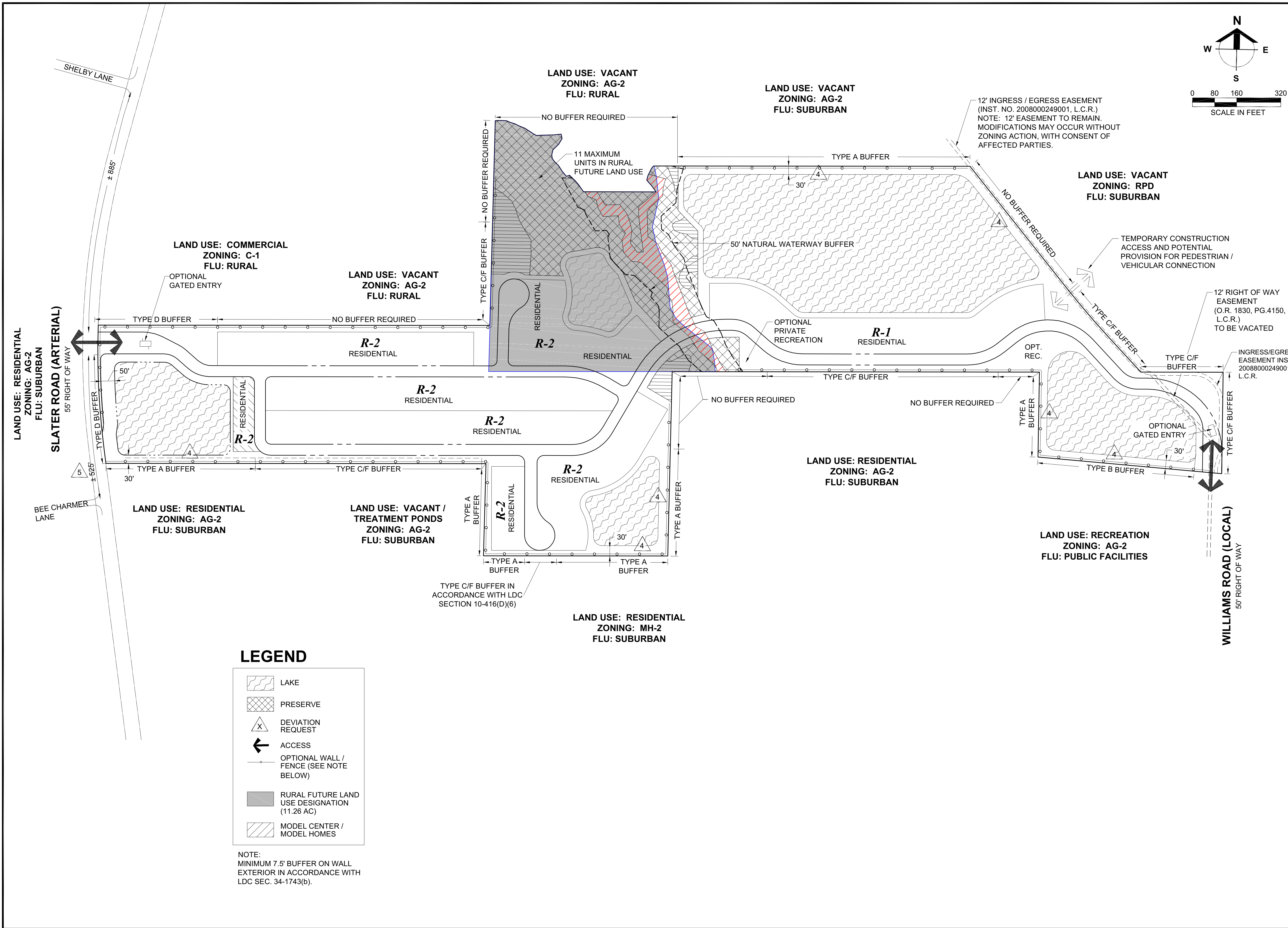
PLAN REVISIONS

4-13-17	SUFFICIENCY
5-25-22	ADD MODELS
2-7-23	SUFFICIENCY

PLAN STATUS

**COVER SHEET
AND
LOCATION MAP**

PROJECT / FILE NO.	SHEET NUMBER
23319	1



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PREPARED FOR

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CB-C1250134

PROJECT DESCRIPTION

GULLY CREEK

LEE COUNTY, FLORIDA

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PLOT BY: JOHN HAHN

CROSS REFERENCED DRAWINGS
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PLAN REVISIONS

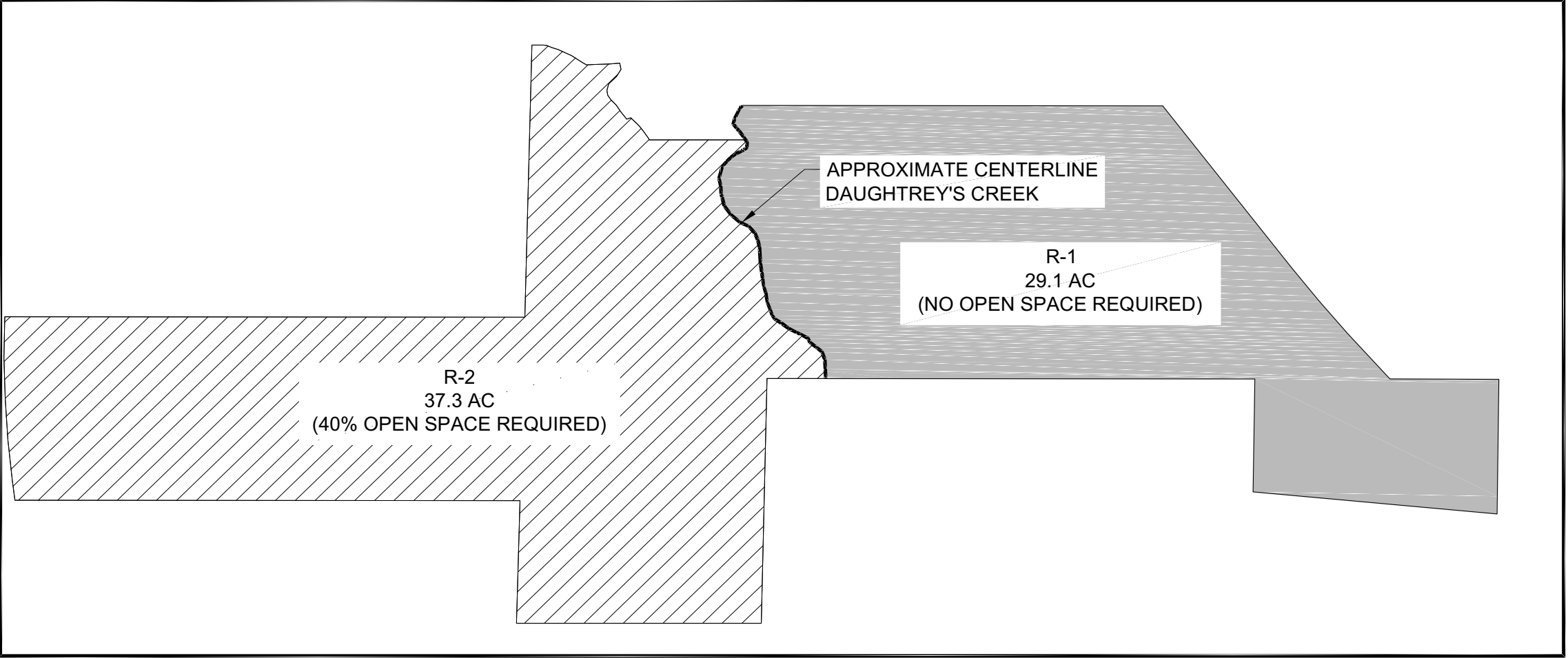
4-13-17	SUFFICIENCY
5-25-22	ADD MODELS
2-7-23	SUFFICIENCY
8-31-23	SHIFT SLATER ACCESS

PLAN STATUS

MASTER
CONCEPT
PLAN B

PROJECT / FILE NO.	SHEET NUMBER
23319	3

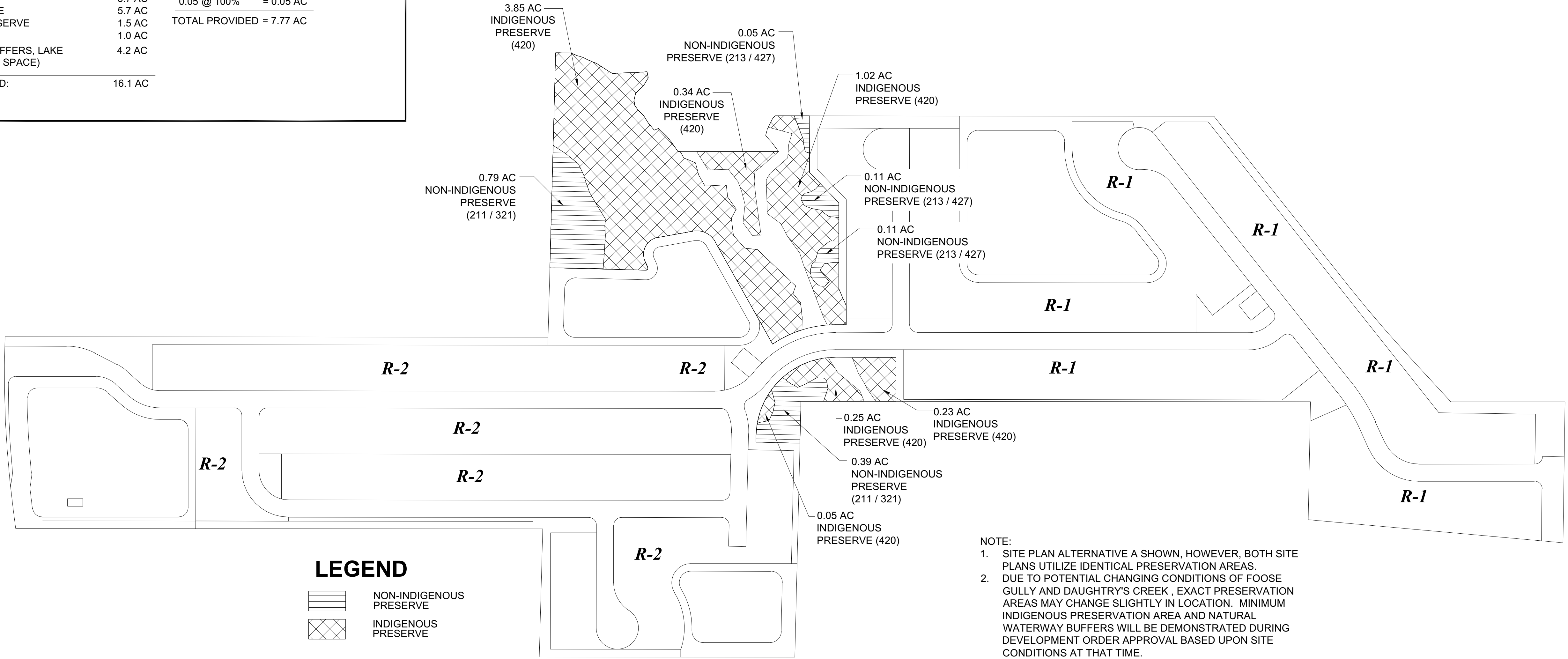
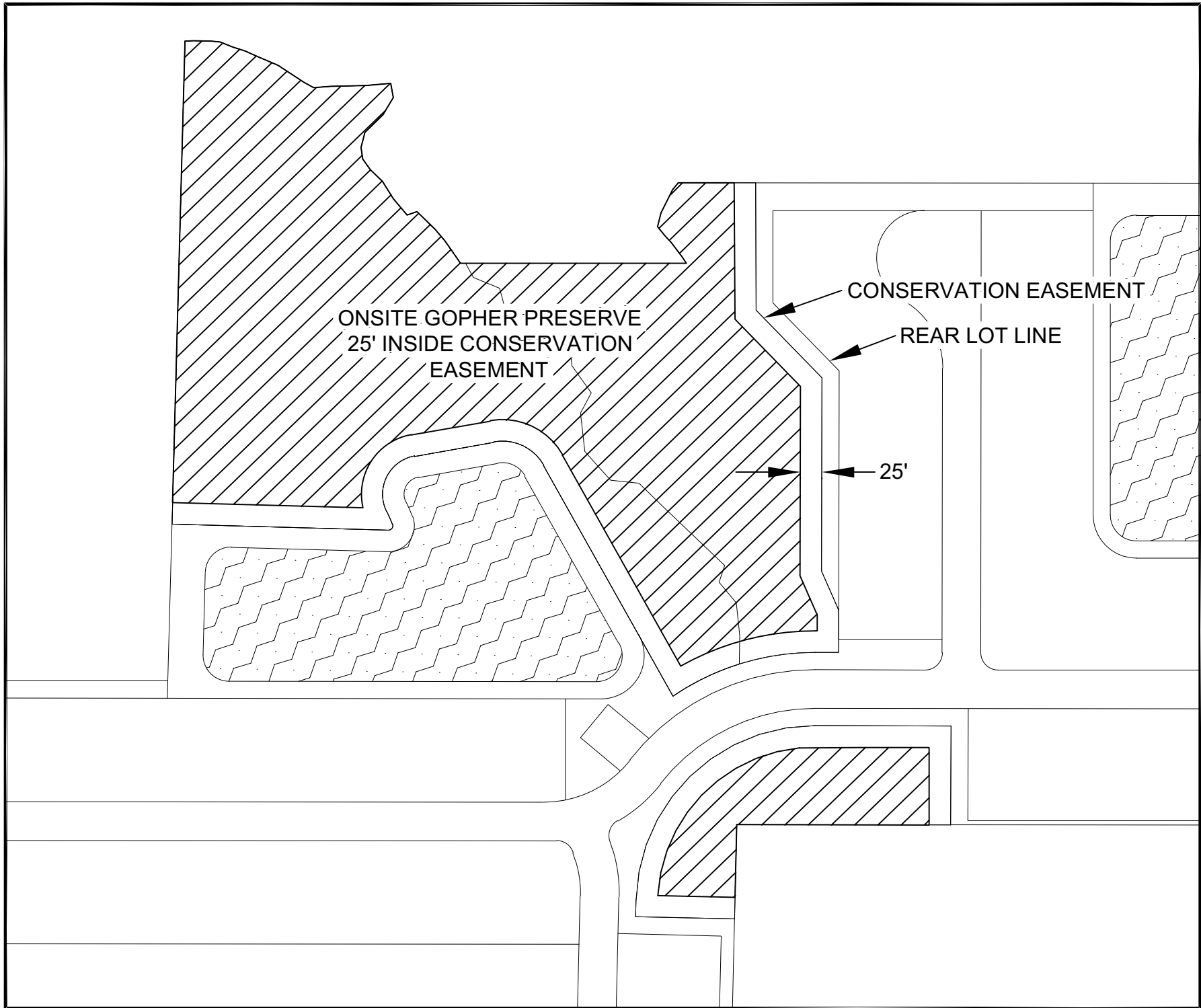
REQUIRED OPEN SPACE MAP



OPEN SPACE AND INDIGENOUS PRESERVE

OPEN SPACE:		INDIGENOUS OPEN SPACE:	
TOTAL PROJECT AREA:	66.4 AC	REQUIRED:	14.9 AC X 50% 7.5 AC
AREA WITH LOTS > 6500 SF	29.1 AC		
AREA SUBJECT TO OPEN SPACE REQUIREMENTS	37.3 AC	PROVIDED:	
OPEN SPACE REQUIRED (@ 40%):	14.9 AC	3.85 @ 150%	= 5.78 AC
(3.7 AC MAY BE LAKE)		0.34 @ 100%	= 0.34 AC
		1.02 @ 110%	= 1.12 AC
OPEN SPACE PROVIDED:		0.23 @ 100%	= 0.23 AC
LAKE	3.7 AC	0.25 @ 100%	= 0.25 AC
INDIGENOUS PRESERVE	5.7 AC	0.05 @ 100%	= 0.05 AC
NON-INDIGENOUS PRESERVE	1.5 AC		
UNDISTURBED CREEK	1.0 AC	TOTAL PROVIDED = 7.77 AC	
OTHER (PERIMETER BUFFERS, LAKE SLOPE, COMMON OPEN SPACE)	4.2 AC		
TOTAL PROVIDED:	16.1 AC		

ONSITE GOPHER TORTOISE PRESERVE MAP



LEGEND

	NON-INDIGENOUS PRESERVE
	INDIGENOUS PRESERVE

NOTE:
1. SITE PLAN ALTERNATIVE A SHOWN, HOWEVER, BOTH SITE PLANS UTILIZE IDENTICAL PRESERVATION AREAS.
2. DUE TO POTENTIAL CHANGING CONDITIONS OF FOOSE GULLY AND DAUGHTRY'S CREEK, EXACT PRESERVATION AREAS MAY CHANGE SLIGHTLY IN LOCATION. MINIMUM INDIGENOUS PRESERVATION AREA AND NATURAL WATERWAY BUFFERS WILL BE DEMONSTRATED DURING DEVELOPMENT ORDER APPROVAL BASED UPON SITE CONDITIONS AT THAT TIME.

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CB-C1250134

PROJECT DESCRIPTION
GULLY CREEK
LEE COUNTY, FLORIDA

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PLOT BY JOHN HAHN
CROSS REFERENCED DRAWINGS
BASEPLAN = 23319-200A.DWG
PLAN REVISIONS
5-25-22 ADD MODELS
8-25-22 ADD R-2 AT OFFSITE TREATMENT POND
2-7-23 SUFFICIENCY
PLAN STATUS
OPEN SPACE AND INDIGENOUS PRESERVE MAP
PROJECT / FILE NO. **23319**
SHEET NUMBER **4**

August 16, 2022

Dirk A Danley, Jr
Dept. of Community Development
Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

Re: Gully Creek RPD
ADD2022-00095- Amendment to a Planned Development

Dear Mr. Danley, Jr:

A public information meeting was held on Tuesday, July 5, 2022 at 6:00 p.m. to discuss the two requested actions listed below.

1. Gully Creek Administrative Amendment (ADD2022-00095): MCP A for a density decrease and swap, increasing the number of single family units while decreasing the number of multifamily units; and to designate model home locations
2. Gully Creek Development Order (ADD2022-00095) 219 Single family units.

The board had questions regarding Williams Road access and coordination with Bayshore Elementary School, but had no objections to the project.

If you should have any questions or require additional information, please advise.

Sincerely,
BARRACO AND ASSOCIATES, INC.



Jennifer Sopen, AICP
Vice President of Land Planning

JS/JZ
24031

EXHIBIT E

From: [Richard Thomas](#)
To: [Charlie Krebs](#); [John Gardner](#); [Wayne Daltrey](#); [Richard Thomas](#); [Rudy Berndlmaier](#)
Cc: [Alyssa Monaghan](#); [Jennifer Sopen](#)
Subject: Agenda July 5, 2022 NFMDRP/PP Meeting
Date: Sunday, July 10, 2022 11:52:45 AM

MINUTES
JOINT MEETING OF THE NORTH FORT MYERS DESIGN
REVIEW PANEL
AND
THE NORTH FOR MYERS COMMUNITY PLANNING PANEL

NORTH FORT MYERS RECREATION CENTER
2000 N. RECREATION WAY
NORTH FORT MYERS, FL
JULY 5, 2022
6:00 PM

ATTENDEES:

Panel Members: Richard Thomas, John Gardner

<!--[if !supportLists]-->1. <!--[endif]-->CALL TO ORDER: The meeting was called to order at 6:00 PM.

<!--[if !supportLists]-->2. <!--[endif]-->APPROVAL OF AGENDA: The agenda was approved as presented.

<!--[if !supportLists]-->3. <!--[endif]-->APPROVAL OF LAST MEETING MINUTES: The agenda was approved as presented

<!--[if !supportLists]-->4. <!--[endif]-->NEW BUSINESS:

-MIVO North Fort Myers-This project requests a Zoning Change and Development Order. The project is a multi-family development for 285 units consisting of 8-4 story buildings with 5-1 story parking garages on 19.41 acres on the West side of Rte. 41 South of Littleton . 6.54 acres are zoned C1A and the remainder CPD. The request is to rezone these parcels to RPD. Separation from the mobile home will be a buffer and indigenous growth. Outfall will be to the wetlands then to the 41 drainage ditch. There is a propose left turn lane along 41. FGUA will provide wastewater service. Member Gardner made a motion of "No Objection" to the rezoning but would like to see architectural design of the buildings due to their proximity to 41. The motion was seconded by Member Thomas. The motion was

approved.

-Gully Creek-This project was previously approved for 230 single family units and 70 multi-family units. The request is to reduce the approved number to 219 single family units. There was also a request to add a location for model units. Member Gardner made a motion of "No Objection with attention to the Bayshore Rd. traffic issue". The motion was seconded by Member Thomas. The motion was approved.

<!--[if !supportLists]-->5. <!--[endif]-->OLD BUSINESS: There was no Old Business

<!--[if !supportLists]-->6. <!--[endif]-->OTHER BUSINESS: There was no Old Business.

<!--[if !supportLists]-->7. <!--[endif]-->ADJOURNMENT: The meeting was adjourned at 6:20 PM

THE NEXT MEETING WILL BE ON AUGUST 2,2022 -N. FT. MYERS REC. CENTER

PUBLIC NOTICE

GULLY CREEK ADMINSTRATIIVE AMENDMENT AND DEVELOPMENT ORDER

PUBLIC MEETING DATE:

Tuesday, July 5, 2022 at 6:00 p.m.

LOCATION:

North Fort Myers Recreation Center, 2000 N. Recreation Park Way, North Fort Myers, FL 33903

APPLICANT:

Barraco & Associates, Inc.

PROJECT NAMES:

1. Gully Creek- Administrative Amendment- ADD2022-00095
2. Gully Creek- Development Order

ACTION REQUESTED:

1. Gully Creek Administrative Amendment (ADD2022-00095): MCP A for a density decrease and swap, increasing the number of single family units while decreasing the number of multifamily units; and to designate model home locations
2. Gully Creek Development Order (ADD2022-00095) 219 Single family units.

FOR MORE INFO:

Contact: Jennifer Sapien at Barraco & Associates, Inc. - JenniferS@Barraco.net

The News-Press media group

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FORT MYERS FL 33901
USA

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Run Times: 1

No. of Affidavits: 1

Run Dates: 06/15/22

Text of Ad:

PUBLIC NOTICE

GULLY CREEK ADMINISTRATIVE
AMENDMENT AND DEVELOPMENT
ORDER

PUBLIC MEETING DATE:
Tuesday, July 5, 2022 at 6:00 p.m.

LOCATION:
North Fort Myers Recreation Center,
2000 N. Recreation Park Way, North
Fort Myers, FL 33903

APPLICANT:
Barraco & Associates, Inc.

PROJECT NAMES:
1. Gully Creek- Administrative Amend-
ment- ADD2022-00095
2. Gully Creek- Development Order

ACTION REQUESTED:
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the number of single family units while
decreasing the number of multifamily
units; and to designate model home lo-
cations
2. Gully Creek Development Order
(ADD2022-00095) 219 Single family
units.

FOR MORE INFO:
Contact: Jennifer Sapien at Barraco &
Associates, Inc. - JenniferS@Barraco.net
AD# 5290416 6/15/22









APPLICANT: BARRACO AND ASSOCIATES, INC.

ACTION REQUESTED: DEVELOPMENT ORDER FOR
219 SINGLE FAMILY UNITS.

PUBLIC NOTICE

N F M

D E S I G N

R E V I E W

P A N E L

PUBLIC PRESENTATION DATE: July 5, 2022

SITE PROJECT NAME: Gully Creek

TIME: 6 PM LOCATION: NFM Recreation Center
2000 N Recreation Park Way, N Ft Myers, FL 33903

FOR MORE INFORMATION CONTACT:

Dick Thomas mbuilder26@yahoo.com

NORTH FORT MYERS
COMMUNITY PLANNING & DESIGN REVIEW PANELS

APPLICANT: BARRACO AND ASSOCIATES, INC.

ACTION REQUESTED: LEE COUNTY APPLICATIONS
TO ADMINISTRATIVELY AMEND MCPA FOR A DENSITY DECREASE
AND SWAP, INCREASING THE NUMBER OF SINGLE FAMILY UNITS WHILE
DECREASING THE NUMBER OF MULTIFAMILY UNITS; AND TO
DESIGNATE MODEL HOME LOCATIONS.

PUBLIC NOTICE

N F M

D E S I G N

R E V I E W

P A N E L

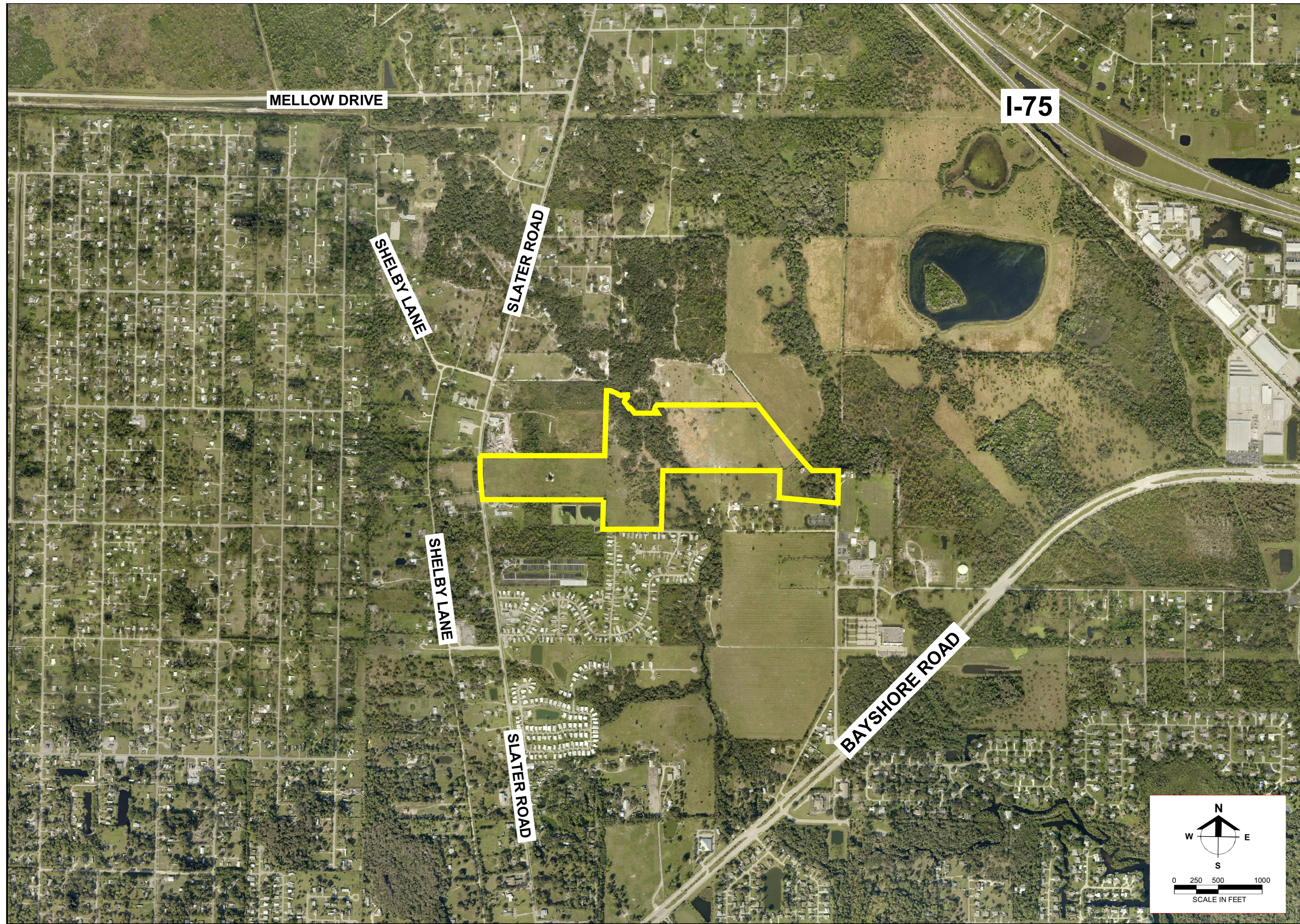
PUBLIC PRESENTATION DATE: July 5, 2022

SITE PROJECT NAME: Gully Creek

TIME: 6 PM LOCATION: NFM Recreation Center
2000 N Recreation Park Way, N Ft Myers, FL 33903
FOR MORE INFORMATION CONTACT:

Dick Thomas mbuilder26@yahoo.com

NORTH FORT MYERS
COMMUNITY PLANNING & DESIGN REVIEW PANELS



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-8940

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
GULLY CREEK

LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME: 23319-AERIALLOC.DWG
LOCATION: J:\23319\DWG\ZONING\COMMUNITY MTO\
PLOT DATE: THU, 6-15-2017 - 3:43 PM
PLOT BY: JENNIFER SAPEN

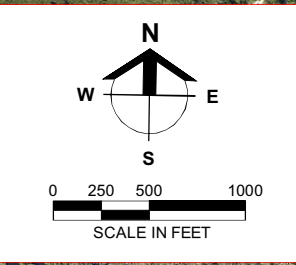
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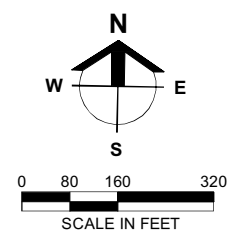
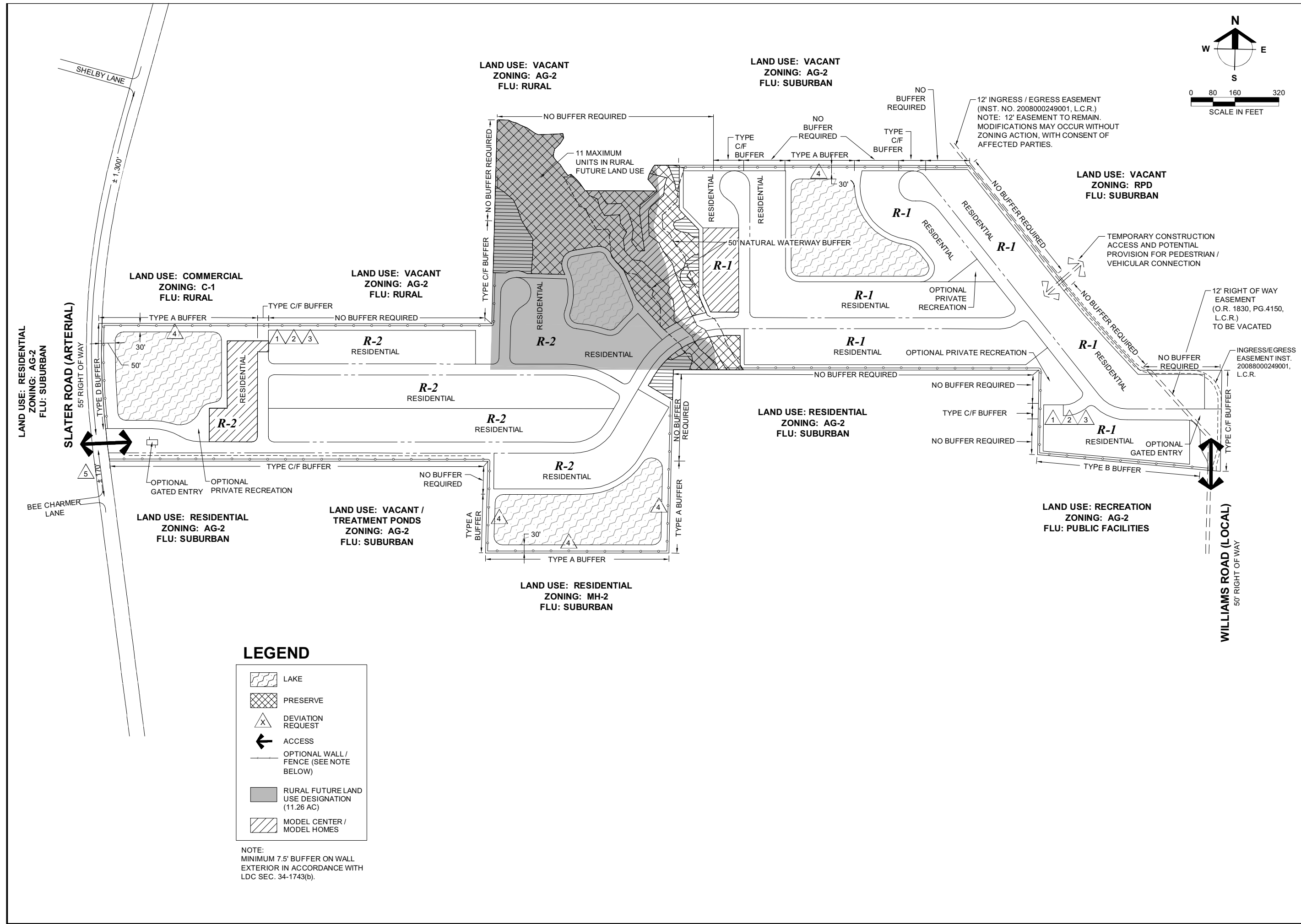
PLAN REVISIONS

PLAN STATUS

AERIAL LOCATION MAP

PROJECT / FILE NO. 23319	SHEET NUMBER 1
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CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
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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

LSI
COMPANIES
Land Solutions Development Solutions LSI Commercial
6810 INTERNATIONAL CENTER BLVD.
FORT MYERS, FL 33912
PHONE (239) 482-1500
FAX (239) 481-8477
WWW.LSICOMPANIES.COM

PROJECT DESCRIPTION

GULLY CREEK

LEE COUNTY, FLORIDA

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FILE NAME J:\23319\202A.DWG

LOCATION J:\23319\DWG\ZONING\

PLOT DATE WED, 5-25-2022 - 9:09 AM

PLOT BY JENNIFER SAPIEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-200A.DWG

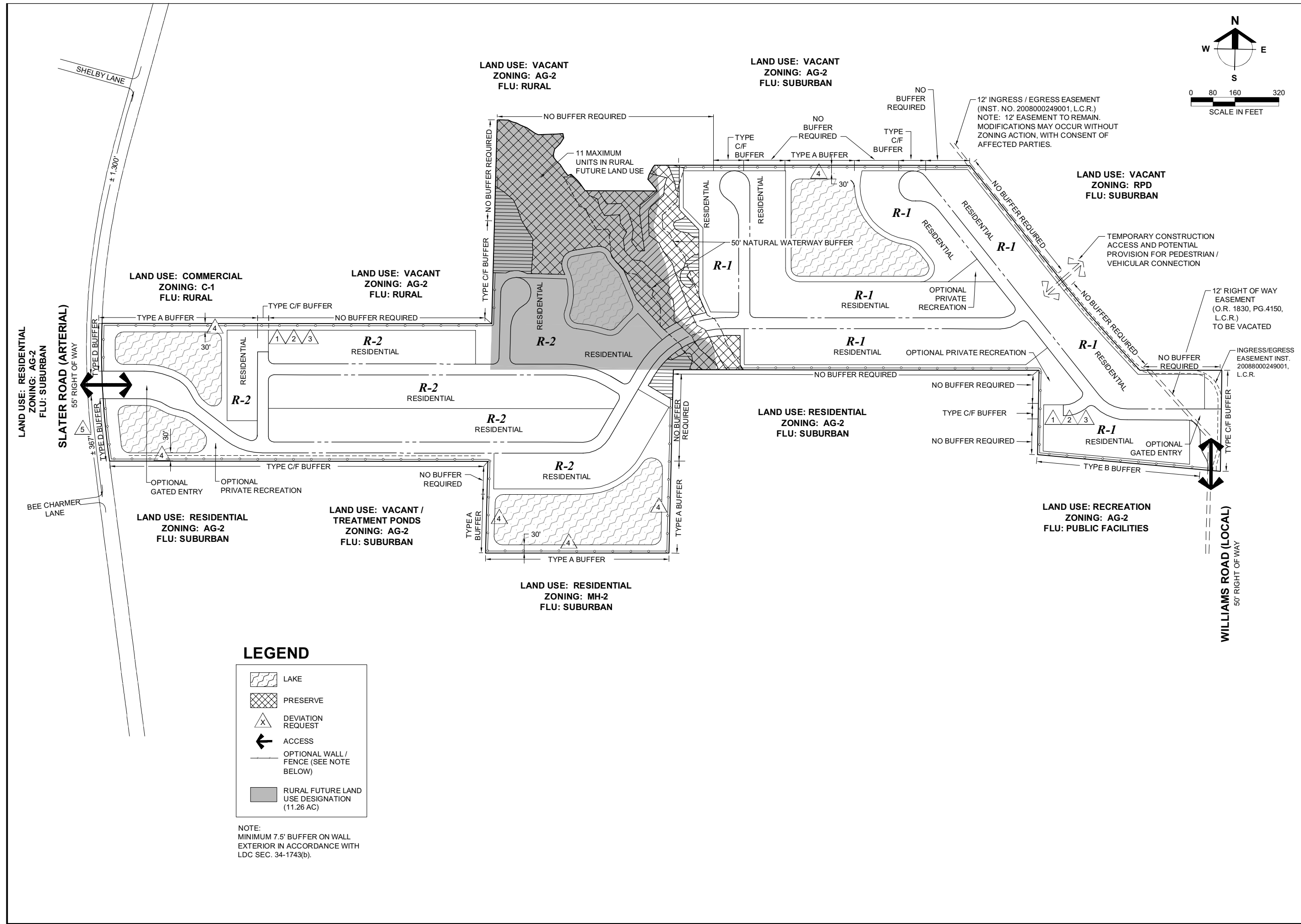
PLAN REVISIONS

4-13-17	SUFFICIENCY
5-25-22	ADD MODELS

PLAN STATUS

MASTER
CONCEPT
PLAN A

PROJECT / FILE NO.	SHEET NUMBER
23319	2



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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6810 INTERNATIONAL CENTER BLVD.
FORT MYERS, FL 33912

PHONE (239) 482-1500
FAX (239) 481-8477

WWW.LANDSOLUTIONS.NET

PROJECT DESCRIPTION

GULLY CREEK

LEE COUNTY, FLORIDA

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LOCATIONJ:\23319\DWG\ZONING\

PLOT DATEWED, 5-2-2018 - 8:58 AM

PLOT BYANGELICA HARDY

CROSS REFERENCED DRAWINGS

BASEPLAN = 23319-200A-2.DWG

PLAN REVISIONS

4-13-17	SUFFICIENCY

PLAN STATUS

MASTER CONCEPT PLAN A

PROJECT / FILE NO.	SHEET NUMBER
23319	2

GENERAL UTILITY NOTES:

1. LOCATIONS OF PROPOSED UTILITY LINES ARE SUBJECT TO MODIFICATION TO PRESERVE EXISTING VEGETATION AS DETERMINED BY ENGINEER.
2. EXERCISE CARE TO PROTECT THE ROOTS OF TREES TO REMAIN, WITHIN THE BRANCH SPREAD OF SUCH TREES. PERFORM ALL TRENCHING BY HAND. OPEN THE TRENCH ONLY WHEN UTILITIES CAN BE INSTALLED IMMEDIATELY. PRUNE INJURED ROOTS CLEANLY AND BACKFILL AS SOON AS POSSIBLE.
3. ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE.
4. CONTRACTOR TO PROVIDE COORDINATION AND INSTALL CONDUITS FOR LOCATION AND PREPARATION OF UTILITY RECORD DRAWINGS FOR OWNER PRIOR TO FINAL PAYMENT REQUEST.
5. NO TREES OR SHRUBS SHALL BE PLACED SO AS TO BLOCK ACCESS OR LINE OF SIGHT TO FIRE HYDRANTS PLACED WITHIN LANDSCAPE ISLANDS THROUGHOUT THE PROJECT SITE.
6. PROPOSED FITTINGS ON PRESSURIZED MAINS ARE PLACED AS SHOWN AT BENDS. ADDITIONAL BENDS MAY BE REQUIRED TO BEND MAINS AS SHOWN. IF ANY ADDITIONAL BENDS ARE INSTALLED, CONTRACTOR TO INSTALL CONDUITS FOR LOCATION ON RECORD DRAWINGS.
7. CONTRACTOR TO COORDINATE WITH ELECTRIC, TELEPHONE AND CABLE COMPANIES TO ASSURE THAT NO SANITARY SEWER OR WATERLINE SERVICES ARE INSTALLED UNDER PROPOSED TRANSFORMERS.
8. ALL WATER SERVICES ARE TO BE 1" UNLESS NOTED OTHERWISE.
9. TV, CABLE AND PHONE LINES MAY CROSS LCU FACILITIES WITH A MINIMUM OF 12 INCHES OF VERTICAL CLEARANCE.
10. GAS MAINS AND ELECTRIC POWER CABLES SHALL CROSS LCU FACILITIES WITH A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE.
11. INSTALL 10-GAUGE TRACER WIRE ON ALL MAIN PIPELINES. WIRE TO EXTEND INTO EACH VALVE BOX WITH SUFFICIENT EXCESS TO BRING THREE FEET ABOVE FINISHED GRADE.
12. ALL WATER AND / OR WASTEWATER LINES PASSING UNDER PAVED AREAS WILL BE CONSTRUCTED WITH A CASING AND SHALL APPLY WITH LOCAL OR STATE DOT STANDARDS.
13. A REDUCED PRESSURE ZONE (RPZ), BACKFLOW PREVENTION ASSEMBLY (BFP) IS REQUIRED. ACCEPTABLE MODELS: FISCO 625V, WATTS 909, WILKINS 975XL, OR CONBRACO 400.
14. FULL CIRCLE STAINLESS STEEL TAPPING SADDLE SLEEVE WITH RESILIENT SEATED TAPPING VALVE FOR PROPOSED WATER AND FORCEMAIN CONNECTIONS TO BE USED.
15. WATER TAPPING SADDLES TO BE DOUBLE STRAP BRASS OR DUCTILE IRON OR EPOXY COATED STEEL WITH STAINLESS STEEL HARDWARE. TIE STRAPS AND BOLTS SHALL BE CORROSION RESISTANT ALLOY STEEL.
16. ALL FIRE FLOW LINES WILL RUN SEPARATE FROM DOMESTIC WATER MAINS AND HAVE A FIRE DETECTION METER AND A FIRE LINE BACKFLOW PREVENTION DEVICE (BFP) ASSEMBLY SHALL INCLUDE A LOW FLOW BY-PASS METER W/ RPZ.
17. THE L.C.U. SHALL OWN AND MAINTAIN ALL WATER SERVICE LINES UP TO THE POINT OF CONNECTION. ALL WATER MAINS SHALL BE A MINIMUM OF FOUR INCHES (4") IN DIAMETER AND ALL SUCH WATER MAINS SHALL BE CONSTRUCTED IN DEDICATED RIGHT-OF-WAYS OR APPROPRIATE UTILITY EASEMENTS DEDICATED TO THE L.C.U..
18. BACKFLOW PREVENTION DEVICES SHALL BE L.C.U. OWNED AND MAINTAINED. BFPDs SHOULD BE LOCATED OUTSIDE OF ANY L.C.U. EASEMENT OR ROW / PUBLIC EASEMENT. IT IS SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE DEVICE.

WATERLINE NOTES:

1. THE ENDS OF ALL CAPPED POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKERS AND 2"x4" STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
2. ALL POTABLE WATERLINES SHALL BE AWWA C-900, DR-18 CLASS 150 PVC RUBBER GASKET PIPE WITH BELL AND SPIGOT ENDS UNLESS NOTED OTHERWISE. ALL POTABLE WATER LINES UNDER PAVEMENT SHALL BE AWWA C-900 CLASS 50 DUCTILE IRON PIPE (D.I.P.).
3. CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS. RESTRAINTS TO BE MEGALUG OR APPROVED EQUAL. CONTRACTOR SHALL NOT DEFLECT PIPE WITHOUT PRIOR WRITTEN APPROVAL FROM LEE COUNTY UTILITIES. DEFLECTIONS ARE ALSO REQUIRED TO BE D.I.P.
4. PROPOSED PIPE FITTINGS ARE SHOWN AT BENDS ON WATERLINE. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND WATERLINE AS SHOWN.
5. THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN. THE VALVE BOX SHALL NOT BE LOCATED IN PAVEMENT, BRICK PAVERS OR DRIVEWAY AREAS.
6. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE REFLECTIVE PAVEMENT MARKERS AS REQUIRED NEAR PROPOSED FIRE HYDRANTS.
7. ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS.
8. ALL WATER SERVICE LINES UNDER ROADWAY SHALL BE PLACED IN A 3-INCH SCHEDULE 40 PVC CASING.
9. CROSS CONNECTION CONTROL ASSEMBLY REQUIRED BEHIND EACH SINGLE FAMILY RESIDENTIAL WATER SERVICE. REFERENCE DETAIL 6.18 IN UTILITY DETAILS.

SANITARY SEWER NOTES:

1. ALL GRAVITY SEWER LINES SHALL BE PVC (SDR-26), GREEN IN COLOR, UNLESS NOTED OTHERWISE WITH A MINIMUM COVER OF 48".
2. ALL SEWER PIPE LENGTHS ARE APPROXIMATE AND ARE MEASURED FROM THE CENTER OF STRUCTURE.
3. MANHOLE TOP ELEVATIONS ARE APPROXIMATE AND SHOULD BE ADJUSTED TO FINAL GRADE OR PAVEMENT ELEVATION.
4. ALL SANITARY SEWER SERVICE INVERTS TO BE PLACED A MINIMUM OF 30" BELOW BACK OF CURB (MIN. 1% SLOPE FROM MAIN) TYPICAL UNLESS IN CONFLICT WITH WATERLINE. MAINTAIN MINIMUM 6" CLEARANCE UNDER POTABLE WATERLINE.
5. ALL SANITARY SEWER FORCE MAINS 4" TO 12" SHALL BE PVC C-900, DR-18 CLASS 150 MINIMUM UNLESS NOTED OTHERWISE, WITH A MINIMUM COVER OF 30". ALL SANITARY SEWER FORCE MAINS 4" TO 12", UNDER PAVEMENT, SHALL BE PVC DR-14 WITH A MINIMUM COVER OF 36".
7. DEFLECTION TESTING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS FOR GRAVITY SEWER MAY NOT BE UNDERTAKEN UNTIL 30 DAYS AFTER FINAL BACK FILLING OF THE TRENCH IS COMPLETE.
8. NO GRAVITY SEWER DEFLECTION MAY EXCEED THE MAXIMUM PROVIDED IN THE TECHNICAL SPECIFICATIONS OR 5%, WHICHEVER IS LESS.
9. ALL GRAVITY SEWER MAINS SHALL BE TESTED WITH A MANDREL WITH A DIAMETER OF NOT LESS THAN 95% OF THE INSIDE PIPE DIAMETER. MANDREL TESTS MUST BE PERFORMED WITHOUT USE OF MECHANICAL DEVICES.

GENERAL IRRIGATION NOTES:

1. IRRIGATION MAINS SIZED AND DESIGNED BY OTHERS, PLACED IN REAR YARDS AND OPEN SPACE AREAS.
2. IRRIGATION SHALL UTILIZE A CENTRALIZED IRRIGATION SYSTEM THAT DRAWS SOURCE WATER FROM EXISTING LAKE. THE CENTRALIZED IRRIGATION SYSTEM MUST COMPLY WITH LEE COUNTY ORDINANCE NO. 05-10, AS AMENDED. (LEE COUNTY WATER CONSERVATION ORDINANCE).
3. ALL COMPONENTS OF THE IRRIGATION WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE IRRIGATION WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS AND SHALL MEET ALL MINIMUM AND MAXIMUM MANUFACTURER'S STANDARDS.

FIRE FLOW REQUIREMENTS - RESIDENTIAL LOTS

SINGLE FAMILY DETACHED = 2,250 GPM AT 20 PSI (PER NFPA SECTION 18.4.5.1.1)

NOTE: SEE SHEET 19.0 FOR FIRE FLOW TEST RESULTS

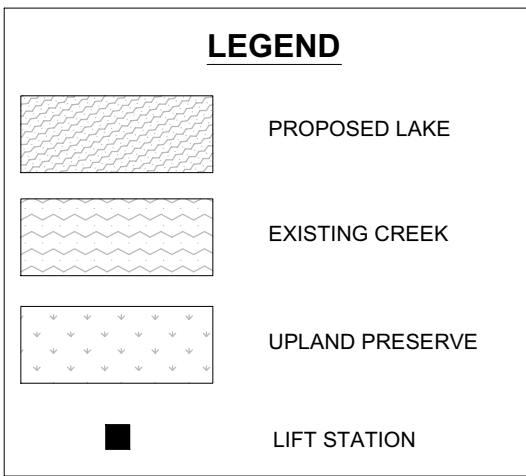
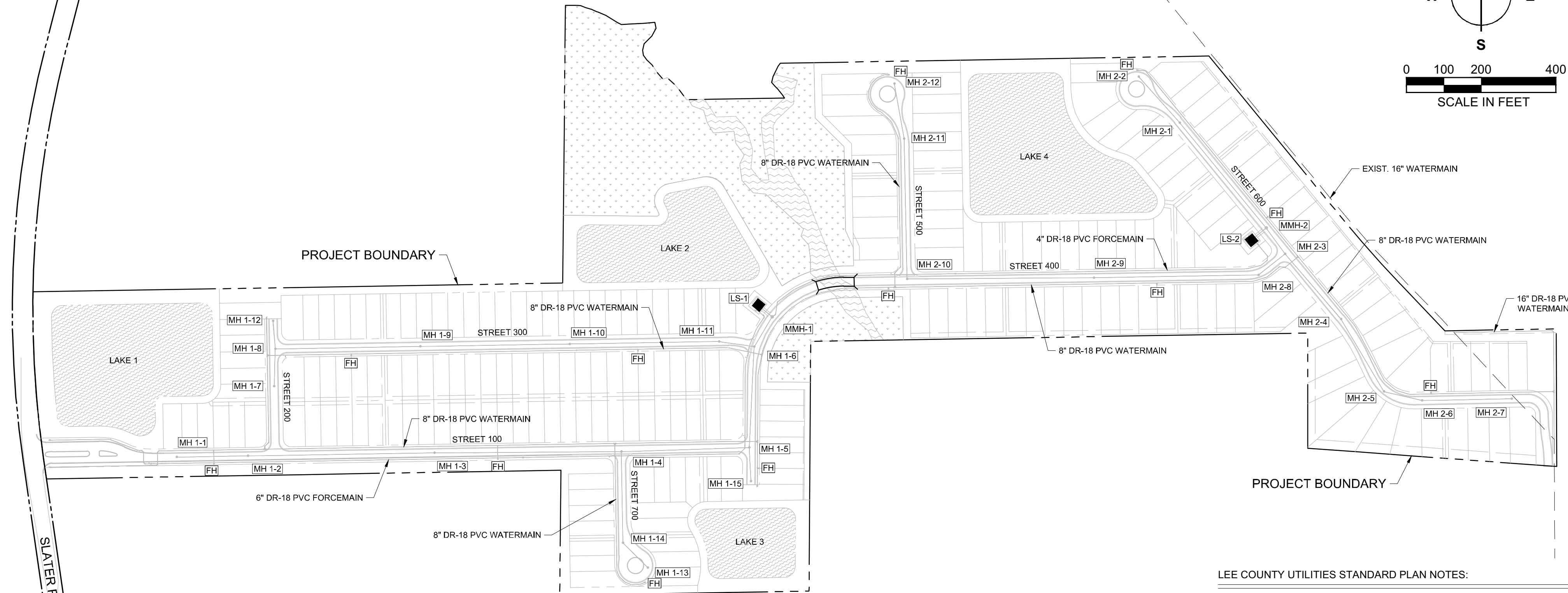
PIPE LENGTHS:

SOLENA		
WATERMAIN		LENGTH
8" D.I.P.		270 L.F.
8" DR-18 PVC		7,841 L.F.
SANITARY		LENGTH
4" SDR-26		5,650 L.F.
8" C-900		1,195 L.F.
MANHOLE TOTAL		29 E.A.
FORCEMAIN		LENGTH
4" DR-18 PVC		1,288 L.F.
4" DR-14 PVC		155 L.F.
6" DR-18 PVC		2,210 L.F.
6" DR-14 PVC		91 L.F.

NOTE: REFERENCE "WATERLINE NOTES" AND "SANITARY SEWER NOTES" FOR PIPE MATERIALS

UTILITIES PROVIDING SERVICE:

POTABLE WATER	FIRE CONTROL DISTRICT	TELEPHONE	GARBAGE COLLECTION
LEE COUNTY UTILITIES 1500 MONROE STREET FORT MYERS, FLORIDA 33901 PHONE (239) 533-8845	NORTH FT. MYERS FIRE DEPT. 2900 TRAIL DAIRY CIRCLE NORTH FT. MYERS, FLORIDA 33918 PHONE (239) 731-1931	CENTURYLINK 2820 CARGO STREET FORT MYERS, FLORIDA 33916 PHONE (239) 336-2020	WASTE PRO P.O. BOX 80717 FORT MYERS, FLORIDA 33906 PHONE (239) 337-0800
SANITARY SEWER	CABLE TELEVISION	ELECTRIC	IRRIGATION
FLORIDA GOVERNMENTAL UTILITY AUTHORITY GOVERNMENT SERVICES GROUP, INC. 280 WEKIVA SPRINGS RD., STE. 2070 LONGWOOD, FL 32779 PHONE (877) 552-3482	COMCAST 26880 OLD US 41 RD. BONITA SPRINGS, FL 34135 PHONE (239) 732-3819	LEE COUNTY ELECTRIC COOP. P.O. BOX 3455 NORTH FORT MYERS, FL 33918 PHONE (239) 656-2300	PRIVATE ON SITE SYSTEM



LEE COUNTY UTILITIES STANDARD PLAN NOTES:

1. ALL WORK SHALL CONFORM TO THE LATEST REVISION OF THE LEE COUNTY UTILITIES (LCU) DESIGN MANUAL WHICH IS AVAILABLE ON THEIR WEB-PAGE VIA THE FOLLOWING LINK: [HTTPS://WWW.LEE.GOV.COM/UTILITIES/DESIGN-MANUAL](https://www.lee.gov.com/utilities/design-manual)
2. THE CONTRACTOR SHALL COMPLY WITH ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS.
3. ALL CONSTRUCTION PERFORMED MUST BE DONE BY A CONTRACTOR PROPERLY LICENSED IN THE STATE OF FLORIDA.
4. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. REQUIRED ATTENDEES INCLUDE, BUT ARE NOT LIMITED TO, THE ENGINEER OF RECORD OR THEIR DESIGNEE, THE UNDERGROUND CONTRACTOR, AND THE LCU INSPECTOR ASSIGNED TO THE PROJECT. LCU IS TO BE NOTIFIED A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
5. ONE COPY OF THE LEE COUNTY UTILITIES APPROVED/STAMPED CONSTRUCTION PLANS MUST BE MAINTAINED BY THE CONTRACTOR AT THE SITE AT ALL TIMES.
6. ANY AND ALL WORK AND MATERIALS INSTALLED BY THE CONTRACTOR THAT ARE INTENDED FOR OWNERSHIP AND MAINTENANCE BY LCU, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS AND WHICH DO NOT HAVE PRIOR LCU WRITTEN APPROVAL, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT CONTRACTORS' EXPENSE.
7. ANY WORK PERFORMED ON INFRASTRUCTURE INTENDED FOR OWNERSHIP AND MAINTENANCE BY LCU WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL, AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
8. LCU INSPECTION STAFF IS TO BE PRESENT FOR ALL HOT TAPS, PRESSURE TESTS, LIFT STATION START-UPS, AND FOR ANY NECESSARY INSPECTION. THE CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO SCHEDULING ANY OF THE ABOVE WITH THE EXCEPTION OF THE LIFT STATION START-UP WHICH REQUIRES A MINIMUM OF TWO-WEEKS' NOTICE.
9. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LCU UTILITY BEFORE ATTEMPTING AN LCU CONNECTION TO VERIFY HORIZONTAL AND VERTICAL LOCATION AS WELL AS PIPE DIAMETER AND MATERIAL PRIOR TO SCHEDULING CONNECTION WITH LCU.
10. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND PROVIDE A MINIMUM OF AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND LCU IMMEDIATELY TO REPORT ANY CONFLICT WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.
12. ALL FRAMES, COVERS, VALVE BOXES, METER BOXES, AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE PADS SHALL BE POURED IN PLACE. NO PRE-CAST VALVE PADS WILL BE ACCEPTED.
13. LCU REQUIRES 30" MINIMUM OF COVER FOR ALL UNDERGROUND PIPING EXCEPT UNDER PAVEMENT, WHICH REQUIRES 36" MINIMUM COVER. IF LCU REQUIRED COVER CANNOT BE MAINTAINED, ALTERNATE METHODS OF CONSTRUCTION OR PIPE PROTECTION MUST BE APPROVED BY LCU AND THE ENGINEER, AT NO ADDITIONAL COST TO THE COUNTY. IF STATE AGENCIES REQUIRE ADDITIONAL COVER, MEETING THE REQUIREMENTS SHALL BE DONE AT NO ADDITIONAL COST TO THE COUNTY.
14. LCU REQUIRES THERE TO BE A MINIMUM OF TEN (10) FEET HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS. LCU ALSO REQUIRES MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION BETWEEN OTHER PUBLIC AND/OR PRIVATE UTILITIES, STRUCTURES, BUILDINGS, WALLS, FOUNTAINS, FENCES, AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU.
15. LCU REQUIRES THERE TO BE A MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND DRAINAGE INFRASTRUCTURE: MITERED END SECTIONS, INLETS, ETC. LCU ALSO REQUIRES MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND NEW LIGHT POLE FOUNDATIONS.
16. THE TRUNK OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE TRUNK OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE/INFRASTRUCTURE.
17. AS THE WORK PROGRESSES THE CONTRACTOR SHALL PROVIDE FOR ALL CHANGES AND DEVIATIONS FROM THE LCU STAMPED/APPROVED CONSTRUCTION PLANS TO BE RECORDED. THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT SHALL BE RECORDED WITH X, Y, AND Z COORDINATES WITH RESPECT TO NAVD 1988 STATE PLANE FLORIDA WEST COORDINATE SYSTEM, AS WELL AS ANY OTHER RECORD INFORMATION REQUESTED BY THE LCU DESIGN MANUAL.

LAST REVISED: 4-5-2021

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

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Homes inspired by You

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PROJECT DESCRIPTION

SOLENA

PART OF SECTION 19,
TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, JR., P.E. FOR THE FIRM
FLORIDA P.E. NO. 81259 - CARLJR@BARRACO.NET

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FILE NAME: 24031A12.DWG

LOCATION: J:\24031\DWG\DO\

PLOT DATE: WED. 5-11-2022 - 5:36 AM

PLOT BY: JOHN HAHN

CROSS REFERENCED DRAWINGS

BASEPLAN = 24031A00.DWG

PLAT = 24031P00.DWG

SURVEY = 21797S00.DWG

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION
2022-05-10

**MASTER
UTILITY
PLAN**

PROJECT / FILE NO.

24031

SHEET NUMBER

6.0