

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

WHEREAS, WMG Development filed an application on behalf of the property owner, Jes Family, LLC and Lee Sunniland, LLC, to change the schedule of uses, property development regulations, provide restoration to abate violations, and revise the Master Concept Plan (MCP) in reference to Sunniland Town Center CPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on April 25, 2024. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before May 10, 2024; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2023-00010 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on June 5, 2024 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 change the schedule of uses, property development regulations, provide restoration to abate violations, and revise the MCP.

The application pursues two development options.

Option One: 265,000 square feet of commercial floor area and 100,000 square feet of Mini Warehouse uses.

Option Two: 100,000 square feet of commercial floor area, 100,000 square feet of Mini Warehouse, and 300 residential dwelling units.

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

SECTION B. CONDITIONS

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

1. Master Concept Plan (MCP). Development must be consistent with one-page MCP entitled "Sunniland" last revised May 1, 2024, except where modified by conditions below.

Lee Plan and LDC. Development must comply with the Lee Plan and LDC. Changes to the MCP, conditions or deviations may require further development approvals.

Approved Development Parameters

Option One: 265,000 square feet commercial floor area and 100,000 square feet Mini Warehouse, or

Option Two: 100,000 square feet commercial uses, 100,000 square feet of Mini Warehouse and 300 dwelling units (only on Parcel 2).

2. Permitted Uses and Property Development Regulations

- a. Schedule of Uses

Accessory uses, buildings, and structures
Administrative Offices
Amusement Parks
Animal Clinic or Kennel
Auto Parts Store
ATM (Automatic Teller Machine)
Automobile Repair & Service, Group I
Automobile Service Station
Bait & Tackle Shop
Banks and Financial Establishments, Groups I, II
Bar and Cocktail Lounge
Boat Parts Store
Broadcast Studio, Commercial Radio & Television
Building Materials Sales
Business Services, Groups I, II
Car Wash
Cleaning & Maintenance Services (no repairs)
Clothing Stores, General
Clubs: Commercial, Fraternal, and Private
Continuing Care Facilities
Consumption on Premises (limited to outparcels along Lee Boulevard)
Contractors & Builders, Groups I & II
Convenience Food and Beverage Store limited to one with a maximum 24 self-service fuel pumps
Cultural Facilities
Department Store
Day Care Center, Child or Adult
Drive-through Facility for any permitted use
Drugstore, Pharmacy
Dwelling Units, Multi-Family (Parcel 2 only)
EMS, Fire, or Sheriff's Station
Essential Services
Entrance Gates and Gatehouse (Parcel 2 only)

Excavation, Water Retention
Fences and Walls
Food Stores, Groups I, II
Food and Beverage Service, Limited
Funeral Home (without a crematory)
Gift and Souvenir Shop
Hardware Store
Health Care Facilities, All Groups
Hobby, Toy, and Game Shops
Home Occupation
Household and Office Furnishings, All Groups
Insurance Companies
Laundromat
Laundry or Dry Cleaning, Group I
Lawn and Garden Supply Stores
Library
Medical Office
Motion Picture Production Studio
Nightclubs
Non-store Retailers
Package Store – limited to two for entire CPD
Paint, Glass and Wallpaper
Parking Lot, Accessory
Personal Services, Groups I, II, & III
Pet Services
Pet Shops
Pharmacy
Place of Worship
Post Office
Printing and Publishing
Real Estate Sales Office
Recreation Facilities, Private on-site (for Parcel 2 only, in conjunction with multi-family use)
Recreation Facilities, Commercial, Group I
Religious Facilities
Rental and Leasing Establishment, Groups I, II
Repair Shops, Groups I, II
Research and Development Laboratories, Group II
Restaurants, Groups I, II, & III
Restaurants, Fast Food
Schools, Commercial and Noncommercial
Signs
Specialty Retail Shops, All Groups
Social Services, Group I
Storage, Indoor
Transportation Services, Group II
Theater, Indoor
Used Merchandise Stores, Groups I
Variety Store
Vehicle & Equipment Dealers, Groups II
Warehouse, Mini-Warehouse

b. Site Development Regulations

Anchor Parcels

Minimum lot size:	2.5 acres
Minimum lot width:	200 feet
Minimum lot depth:	200 feet

Outparcels

Minimum lot size	10,000 square feet
Minimum lot width	100 feet
Minimum lot depth	100 feet

<u>Maximum Lot Coverage</u>	45 percent
-----------------------------	------------

Maximum Building Height

Residential	45 feet
Commercial	35 feet

Minimum Building Separation	20 feet
-----------------------------	---------

Setbacks

Development Perimeter	25 feet
Street	25 feet
Side	20 feet
Rear	20 feet
Waterbody	25 feet
Preserve	20 feet (30 feet for fire dependent indigenous plant communities)

<u>Minimum Open Space</u>	20 percent
---------------------------	------------

3. Sidewalk Improvements

Developer must install a five-foot sidewalk along Sunniland Boulevard prior to issuance of a Certificate of Completion for any development order approved following the Limited Development Order issued to address outstanding code violations on Parcels 1 and 2.

The sidewalk must extend along the project's entire frontage on Sunniland Boulevard. This site-related improvement is not eligible for Road impact fee credits.

4. Open Space

Development order landscape plans must depict 7.0 acres of open space with 3.5 acres comprised of restored and preserved indigenous open space.

5. Abatement of Code Violations

The condition below codifies actions required to abate violations VIO2021-06268 and VIO2021-06269. If the conditions are not met, LDC Chapter 14 restoration criteria will apply and monitored consistent with 5.b.

- a. Prior to the issuance of development order(s) for properties subject to code violations, landscape plans for each violation must depict:
 - i. New abatement plantings consisting of 215 Cabbage Palms, 49 Live Oaks, and four South Florida slash pines. Live Oaks and South Florida slash pines must be Florida No. 1 or better per amended Grades and Standards for Nursery Plants, Parts I and II. The trees must be a minimum six feet in height with a minimum trunk diameter of one inch measured at three feet above the ground and a minimum canopy diameter of two feet at installation.
 - ii. Nine Live Oaks specified at 20 feet in height with a minimum of four-inch caliper and a minimum eight-foot canopy installed to replace the removed heritage trees.
 - iii. An above-ground irrigation system in restoration areas. The irrigation system may be removed one year after issuance of a Certificate of Compliance.
- b. Development Orders must include a five-year monitoring plan for restoration areas with monitoring reports describing the conditions of the restored areas to be submitted annually for five years.

6. Gopher Tortoises

Machines are prohibited within the 1.2-acre preservation area.

7. Buffers

- a. Parcel 1. Development order plans for Parcel 1 must depict the following:
 - i. North Property Line. A ten-foot-wide Type B buffer with five trees per 100 linear feet and double hedge row; and
 - ii. West Property Line. A 25-foot-wide buffer with seven trees and 33 groundcovers per 100 linear feet and a double hedge row. Palms are limited to a maximum of 25 percent of the buffer tree requirement. Hedges must be 48 inches in height at installation and maintained at 72 inches in height. Groundcovers must be a minimum one-gallon container size at planting.
- b. Parcel 2. Development order plans for Parcel 2 must depict:
 - i. North Property Line Buffer. A ten-foot-wide Type B buffer with five trees per 100 linear feet and a double hedge row; and
 - ii. East Property Line Buffer. A five-foot-wide buffer with five trees per 100 linear feet.

8. Transportation Conditions

The first development order for vertical construction must include design for a traffic signal including required turn lands at the intersection of Sunniland and Lee Boulevards. For the purposes of this condition, vertical construction includes buildings/structures generating traffic.

Concurrent with development order review, Developer and County will enter into a Signalization Agreement that includes turn lane designs or, a development order stipulation specifying the respective proportionate share contributions/obligations of the County and Developer for the design and construction of a traffic signal and required turn lanes. The Signalization Agreement must be executed by all parties prior to issuance of a Certificate of Occupancy on the first dwelling unit or a Certificate of Completion on vertical commercial construction.

9. 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.

If the State does not approve wetland impacts or if State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then developer must amend County development permit approvals to be consistent with state wetland permits and applicable Lee Plan and LDC regulations regarding development within wetlands.

SECTION C. DEVIATIONS

1. Open Space – Indigenous Vegetation and Trees

Deviation (1) seeks relief from the LDC § 10-415(b), which requires large developments with existing indigenous native vegetation communities to devote 50 percent of required open space to preservation of onsite indigenous vegetation, to allow this requirement to be satisfied with a combination of onsite indigenous native vegetation and areas restored to create indigenous vegetation. This deviation is APPROVED SUBJECT TO Condition 5.

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. The requested amendment to the Sunniland CPD is consistent with the Lee Plan. Lee Plan Goals 2, 4, 5, 6, 11, 25, 77, 95, 158, Objectives 2.1, 2.2, 4.1, 5.1, 6.1, 11.2, 25.6, 25.8, 77.2, 126.2, 158.2, 160.1, and Policies 1.1.3, 2.1.1, 2.1.2, 2.1.3, 2.2.1, 2.2.2, 5.1.2, 5.1.3, 5.1.5, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 11.1.2, 11.2.1, 11.2.5, 11.2.7, 25.6.1, 39.1.3, 135.9.6, 158.2.1, 160.1.3, Lee Plan Maps 1-A, 1-B, 1-C, 2-A, 2-B, 3-C, 3-D, Table 1(a), 1(b).
2. As conditioned, the CPD amendment:
 - a. Is consistent with the LDC or qualifies for deviations. LDC Chapters 2, 10, 33, and 34.
 - b. Is compatible with existing or planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, 11.1, 11.2, and Policies 1.1.3, 5.1.3, 5.1.5, 5.1.6, 6.1.4, 11.1.1, 11.2.1, 25.6.1, 135.9.5, 135.9.6; LDC §§ 34-411, 34-413.
 - c. Provides sufficient road access to support proposed development intensity. Lee Plan Objective 25.8, Policies 6.1.5, 25.8.1, 39.6.4, 43.1.1, 158.3.1.
 - d. Expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. Lee Plan Objectives 11.2, 39.1, Policies 38.1.1, 39.1.3, 39.2.1, 43.1.1, 43.1.3, 158.3.1; LDC §§ 2-261, *et seq.*, 34-411.
 - e. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 60, 61, 77, Objectives 25.10, 60.2, 60.3, 77.2, 77.3, 126.2, Policies 6.1.6, 25.10.1, 25.10.4, 60.4.1, 60.4.2, 123.8.1, 125.1.2, 126.1.4, 126.2.1, Standard 4.1.4; and
 - f. Public services and infrastructure will be available to serve the development. Goals 2, 4, 6, 25, 95, Objectives 2.1, 2.2, 4.1, Policies 2.2.1, 6.1.4, 25.9.1, 25.9.2, 39.1.3, Standards 4.1.1, 4.1.2.
3. The proposed uses are appropriate at the location. Lee Plan Goals 2, 4, 6, 11, 25; Objectives 2.1, 2.2, 11.1, 11.2, Policies 1.1.3, 2.1.1, 2.1.2, 5.1.2, 5.1.3, 5.1.6, 6.1.7, 6.1.8, 11.2.1, 25.6.1, 25.9.2, 135.9.5, 135.9.6, 158.2.1, 160.1.3.
4. The County regulations and recommended conditions provide sufficient safeguards to protect the public interest and relate to impacts expected from the proposed development. Lee Plan Objectives 77.2, 126.2, Policies 5.1.5, 6.1.4, 53.1.5, 56.1.4, 135.9.5, 135.9.6; LDC §§ 34-377(a)(3), 34-411 and 34-932(c).
5. Deviations recommended for approval enhance the planned development and preserve public health, safety, and welfare. LDC §§ 34-373(a)(9), 34-377(a)(4).

SECTION F. SCRIVENER'S ERRORS

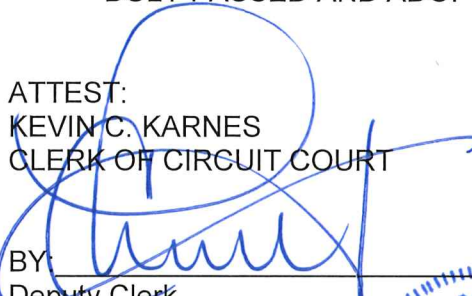
The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

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

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

DULY PASSED AND ADOPTED this 5th day of June 2024.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

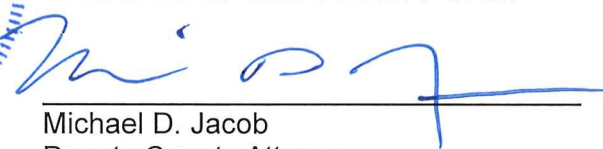
BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
~~Mike Greenwell, Chair~~ *Kevin Ruane*
Vice Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


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

RECEIVED
MINUTES OFFICE
2024 JUN 12 AM 3:36

Exhibit A



Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 26, TOWNSHIP 44 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 26 EAST, BEING PORTIONS OF THE VACATED REPLAT OF TRACT 4 UNIT 6, LEHIGH ACRES AS RECORDED IN PLAT BOOK 26, PAGE 155, VACATED PER OFFICIAL RECORDS BOOK 2710, PAGE 3442, OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LEE BOULEVARD (C.R. 884 / S-82B – 106 FEET WIDE) AND THE WEST RIGHT OF WAY LINE OF SUNNILAND BOULEVARD (100 FEET WIDE); THENCE N 00°11'05" E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 1,027.48 FEET; THENCE N 05°50'38" W ALONG SAID WEST RIGHT-OF-WAY LINE FOR 164.56 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF A CANAL; THENCE N 89°55'09" W ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 384.98 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF A CANAL; THENCE S 00°11'05" W ALONG SAID EAST RIGHT-OF-WAY LINE FOR 1,196.06 FEET TO AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF LEE BOULEVARD; THENCE N 89°23'01" E ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 402.30 FEET TO THE **POINT OF BEGINNING**.

AND

PARCEL 2

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LEE BOULEVARD (C.R. 884 / S-82B – 106 FEET WIDE) AND THE EAST RIGHT-OF-WAY LINE OF SUNNILAND BOULEVARD (100 FEET WIDE); THENCE N 00°11'05" E ALONG SAID EAST RIGHT-OF-WAY LINE FOR 1,031.38 FEET; THENCE N 05°50'38" W ALONG SAID EAST RIGHT-OF-WAY LINE FOR 159.42 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF A CANAL; THENCE S 89°55'09" E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 835.96 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF A CANAL; THENCE S 00°09'42" W ALONG SAID WEST RIGHT-OF-WAY LINE FOR 1,179.97 FEET TO AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF LEE BOULEVARD; THENCE S 89°23'01" W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 819.77 FEET TO THE **POINT OF BEGINNING**.

SUBJECT PARCEL CONTAINS: 33.31 ACRES, MORE OR LESS.

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

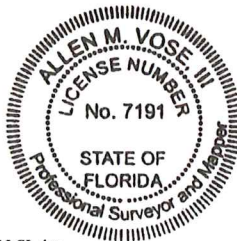
BEARINGS AND DISTANCES, UNLESS OTHERWISE NOTED, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE NORTH RIGHT-OF-WAY LINE OF LEE BOULEVARD BEARS N 89°23'01" E. THE SCALE FACTOR IS 0.99994666.

DESCRIPTION PREPARED: 05-10-2023
DESCRIPTION REVISED: 01-09-2024

Digitally signed by Allen M Vose III
Date: 2024.01.09 12:00:01 -05'00'

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191
DATE SIGNED 01-09-2024

S:\Jobs\88xx\8844\Surveying\Descriptions\8844 Sunniland REV LGL.doc
S:\Jobs\88xx\8844\Surveying\Descriptions\8844 Sunniland REV SKT.dwg



REVIEWED
DCI2023-00010
Rick Burris, Principal
Planner
Lee County DCD/Planning
2/5/2024

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

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239)939-5490 FAX (239)939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

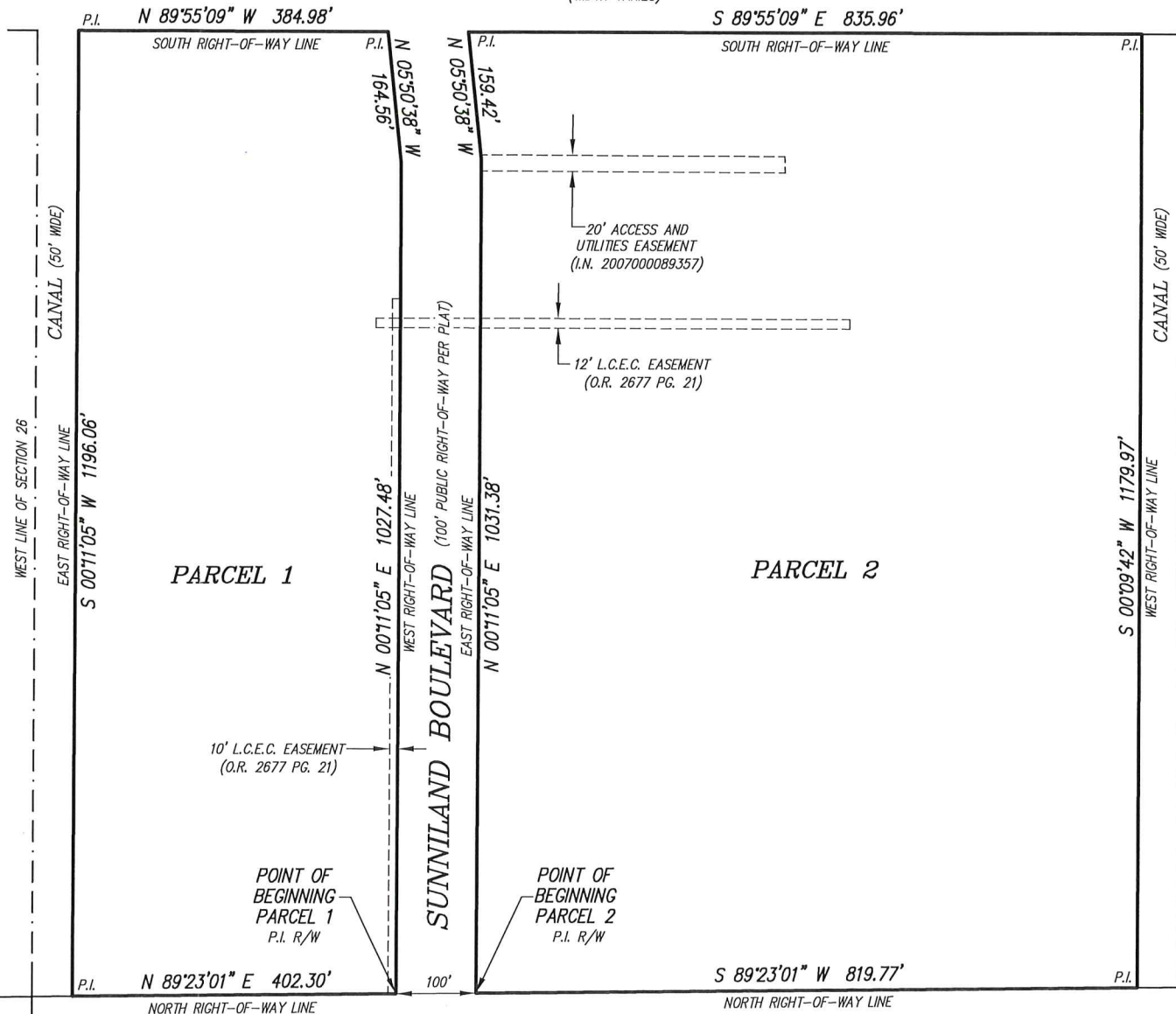
WWW.BANKSENG.COM

EAST-WEST QUARTER LINE OF SECTION 26

CANAL
(WIDTH VARIES)



1" = 200'



LEE COUNTY DISTRICT SCHOOL BOARD
(O.R. 1750, PAGE 3761)

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 26, TOWNSHIP 44 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS AND DISTANCES, UNLESS OTHERWISE NOTED, ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS), WHEREIN THE NORTH RIGHT-OF-WAY LINE OF LEE BOULEVARD BEARS N 89°23'01" E. THE SCALE FACTOR IS 0.99994666.
- 3.) ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 4.) SUBJECT PARCEL CONTAINS: 33.31 ACRES, MORE OR LESS.

LEGEND:

PG. INDICATES PAGE
C.R. INDICATES COUNTY ROAD
R/W INDICATES RIGHT-OF-WAY
C.R. INDICATES COUNTRY ROAD
O.R. INDICATES OFFICIAL RECORDS
LB INDICATES LICENSED BUSINESS
I.N. INDICATES INSTRUMENT NUMBER
P.I. INDICATES POINT OF INTERSECTION
L.C.E.C. INDICATES LEE COUNTY ELECTRIC CO-OPERATIVE
P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER
CORS INDICATES CONTINUOUSLY OPERATING REFERENCE STATION

REVIEWED
DCI2023-00010
Rick Burris, Principal
Planner
Lee County DCD/Planning
2/5/2024

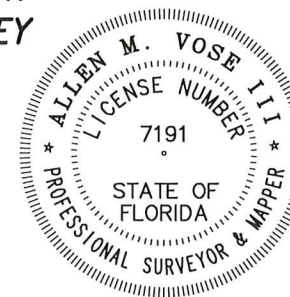
SEE SHEET 1 OF 2 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.

**THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY**

Digitally signed by Allen M Vose III
Date: 2024.01.09 12:00:21 -05'00'

ALLEN M. VOSE III, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 7191

- DATE SIGNED: 01-09-2024
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF
A FLORIDA LICENSED SURVEYOR AND MAPPER.

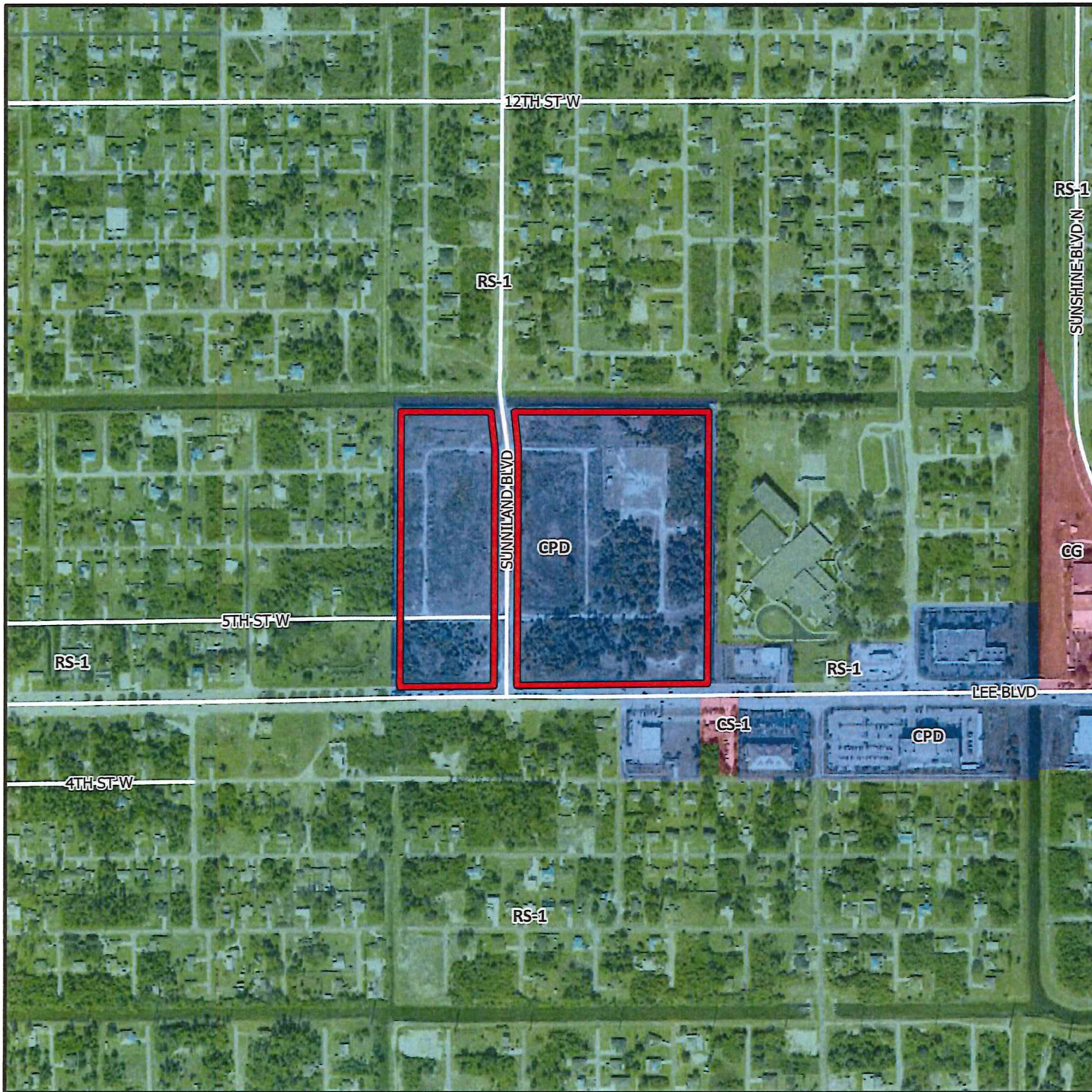


S: \JOBS\88XX\8844\SURVEYING\DESCRIPTIONS\8844 SUNNILAND REV LGL.DOC
S: \JOBS\88XX\8844\SURVEYING\DESCRIPTIONS\8844 SUNNILAND REV SKT.DWG

LEE BOULEVARD (C.R. 884)

(S-82-B - 106' WIDE PER R/W MAP)

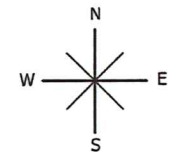
PREPARED 05-10-2023
REVISED 01-09-2024
SHEET 2 OF 2



DCI2023-00010

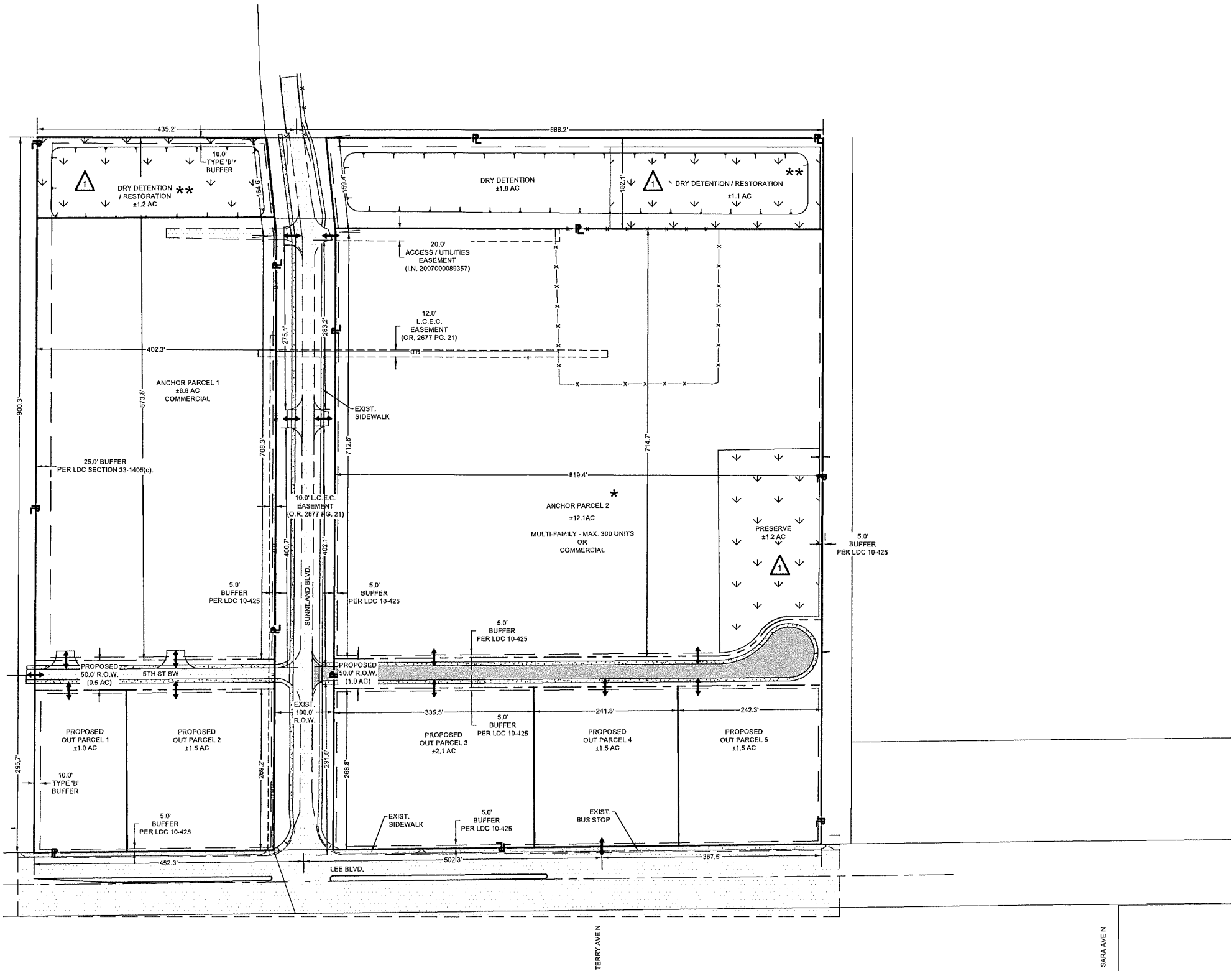
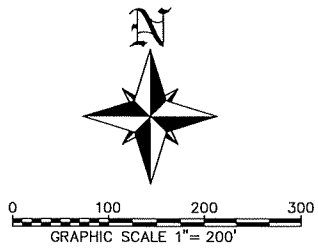
Zoning

 Subject Property



0 250 500 750 1,000
Feet





LEGEND	
	PRESERVE
	DEVIATION
	ACCESS POINT

PROJECT SIZE	±33.3 AC
PRESERVE/RESTORATION:	±3.5 AC
DRY DETENTION:	±1.8 AC
R.O.W. AREA	±1.5 AC
COMMERCIAL AREA	±14.4 AC
COMMERCIAL DENSITY	25,000 SQ. FT.
RESIDENTIAL AREA	±12.1 AC
RESIDENTIAL DENSITY:	300 UNITS

REQUIRED OPEN SPACE
MIX USE OVERLAY: 20% OF 33.3 AC = 6.7 AC

REQUIRED INDIGENOUS PRESERVE
50% OF 6.7 AC = 3.4 AC

PROVIDED OPEN SPACE	
COMMERCIAL PARCELS	10% 15.8 AC = 1.58 AC
RESIDENTIAL AREA	10% 16.2 AC = 1.62 AC
BUFFERS	1.2 AC
PRESERVE/RESTORATION	3.5 AC

TOTAL 7.88 AC

NOTE

* ANCHOR PARCEL 2 MAY BE DEVELOPED WITH EITHER 300 DWELLING UNITS OR COMMERCIAL.

** RESTORATION AREAS SATISFY ABATEMENT FOR VIO2021-06268 AND VIO2021-06269

EXHIBIT C

PREPARED FOR:

WMG DEVELOPMENT

1200 NETWORK CENTRE DRIVE, SUITE 3
EFFINGHAM, IL 62401

NO.	DATE	REVISION DESCRIPTION	BY
02	14-30-2024	REVISED PER HEX	KG
01	5-5-2023	REVISED PER COUNTY COMMENTS	KG

BANKS
ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

MASTER CONCEPT PLAN
SUNNILAND
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
1/6/2023	8844	_MCP		KG		AS SHOWN	01