

ADMINISTRATIVE APPROVAL (PD) ADD2024-00060

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Mark Ebelini, in reference to Siesta V, filed an application seeking an administrative amendment to Resolution Z-02-049 for changes requested in accordance with a pending settlement of an administrative challenge to the issuance of a permit by the Florida Department of Environmental Protection (FDEP). The request includes a revised Master Concept Plan depicting the following changes:

1. Elimination of the 11-slip multi-family docking facility in Pelican Bay.
2. Elimination of four lots and two shared docks along the shore of Pelican Bay.
3. A reduction in project density from 41 single-family dwelling units to 36 single-family dwelling units.
4. Elimination of the roadway and utility infrastructure serving the eliminated lots, two docks, and 11 slip docking facility formerly known as "Northern Harbor Lane."
5. Addition of 4.06 acres of conservation land, including the formerly proposed upland lots and the privately-owned submerged lands where the 11-slip docking facility and the single-family docks would have been located.
6. Planting of +/-250 lineal feet of mangroves along the east side of the road in front of single-family Lots 15-18 in accordance with the FDEP requirements for planting and monitoring in the Environmental Resource Permit.
7. Removal of Condition 4 of Resolution Z-02-049, which required an elevated roadway/bridge of 100+/- lineal feet and the relocation of 3 of the 4 lots along Pelican Bay to the bridge location.

WHEREAS, the applicant has provided a legal description of the subject property which is attached as Exhibit "A"; and

WHEREAS, the subject property is zoned Residential Planned Development (RPD) and is in the Suburban and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, an application for approval of an administrative variance has been filed pursuant to LDC Section 34-174(i); and

WHEREAS, the applicant must amend Resolution Z-02-049 per a settlement

agreement between a property owner and the Department and Environmental Protection (FDEP); and

WHEREAS, the applicant is requesting to revise the MCP approved by Resolution Z-02-049 to remove the 11-slip multi-docking facility, four lots, two shared docks associated with the four lots, and the roads and utilities serving the single-family dwelling units; and

WHEREAS, the applicant is reducing the project density from 41 single-family dwelling units to 36 single-family dwelling units; and

WHEREAS, 41 boats slips are permitted, and each residential lot is allowed one boat slip; and

WHEREAS, boat slips, fishing/observation piers or docks are prohibited for Lots 24-36 and along the natural waterway buffer of Lot 23; and

WHEREAS, the applicant is adding +/- 4.06 acres of land where the four lots and multi-slip docking facility were located to the recorded conservation easement (Exhibit "B"); and

WHEREAS, the applicant is proposing to move the four lots to an area on the Master Concept Plan that was required per Condition 4 to have an elevated roadway/bridge that provided a tidal flushing connection between San Carlos Bay and Pelican Bay; and

WHEREAS, the applicant submitted a Tidal Flushing Analysis demonstrating that the tidal flushing area has ground elevations that are measured at mean high water indicating that there are no areas where the water connects to Pelican Bay or San Carlos Bay at high tide (Exhibit "D"); and

WHEREAS, the land between either bay has a ridge that is approximately three feet high and has *Sabal palmetto* (Cabbage Palm), *Pithecellobium unguis-cati* (cat's claw), and *Coccoloba uvifera* (sea grape), which are indicator species of an upland habitat; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of an amendment to the Residential Planned Development to revise certain conditions and the Master Concept Plan approved by Resolution Z-02-049 is **APPROVED, subject to the following conditions:**

- 1. The development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Siesta V", dated 08/13/2024 and attached hereto as Exhibit "B."**
- 2. This administrative amendment supersedes Resolution Z-02-049 (Exhibit "C") and ADD2023-00123 (Exhibit "G") and codifies all conditions and deviations into the conditions and deviations attached hereto as Exhibit "C."**

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 11/4/2024

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

List of Exhibits

Exhibit A: Legal Description

Exhibit B: Master Concept Plan entitled "Siesta V" received 08/13/2024
Site plan approved per ADD2023-00123

Exhibit C: Conditions

Exhibit D: Tidal Flushing Analysis

Exhibit E: Request

Exhibit F: Resolution Z-02-049

Exhibit G: ADD2023-00123

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

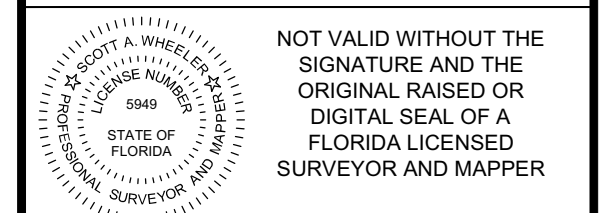
SIESTA V
LAND TRUST

PROJECT DESCRIPTION

SIESTA V

PARCEL IN
SECTIONS 12 & 13
TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

PROJECT SURVEYOR



FILE NAME	21352S01_EXHBIT FOR TIE.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21352\21352 PRIOR TO 2005-12-05\DWG\SL
PLOT DATE	WED. 9-11-2024 - 1:01 PM
PLOT BY	PETER OLSEN

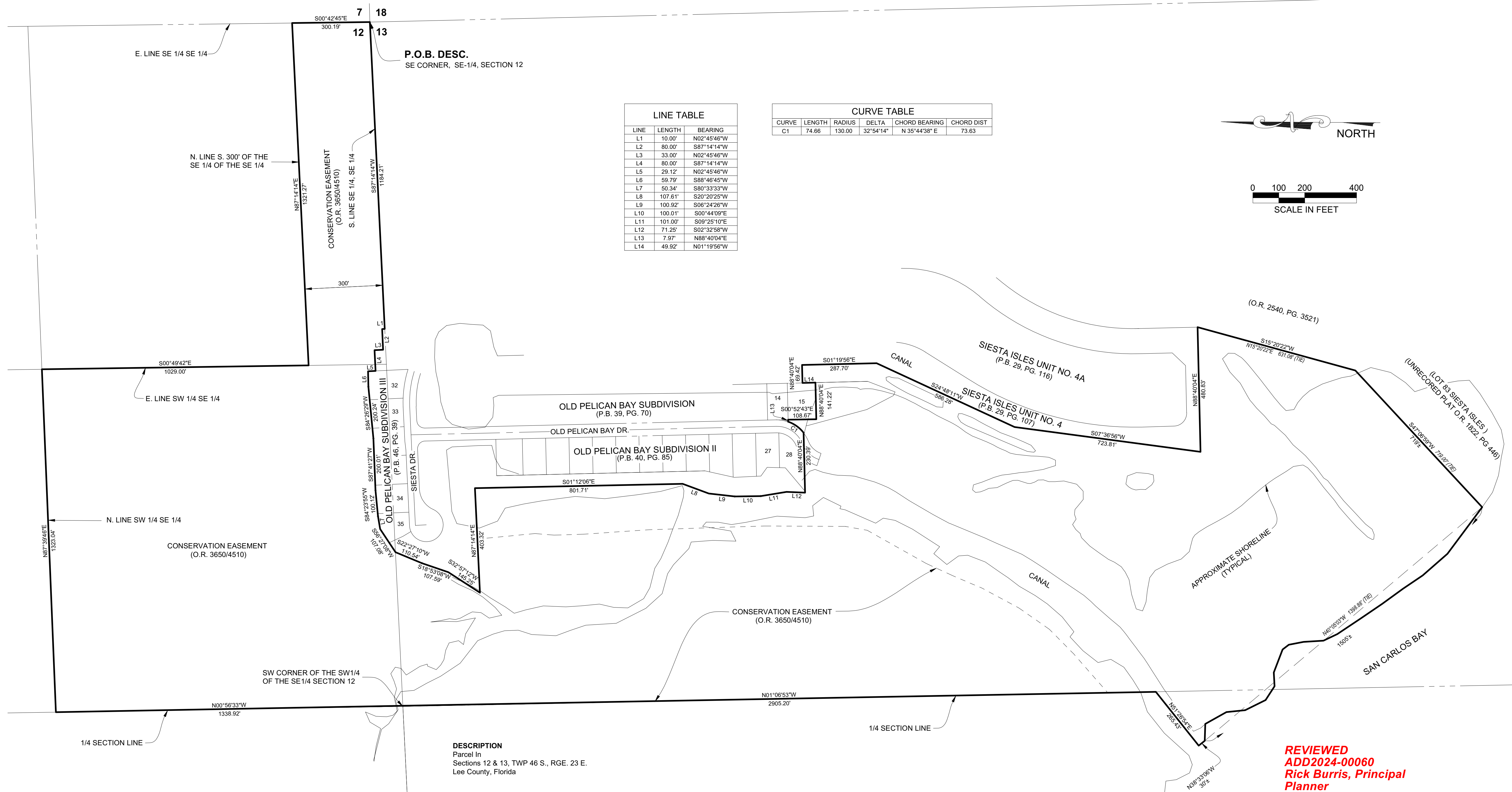
DRAWING DATA	
SURVEY DATE	09-26-02
DRAWN BY	SER
CHECKED BY	SAW
SCALE	AS NOTED
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
21352 12-13-46-23	1 OF 1



REVIEWED
ADD2024-00060
Rick Burris, Principal
Planner
Lee County DCD/Planning
9/12/2024

NOTES

1. THIS SKETCH IS BASED ON INFORMATION OBTAINED IN RECORD PLATS "OLD PELICAN BAY SUBDIVISION" AS RECORDED IN PLAT BOOK 39, PAGE 70, L.C.R., "OLD PELICAN BAY SUBDIVISION II" AS RECORDED IN PLAT BOOK 40, PAGE 85, L.C.R., "OLD PELICAN BAY SUBDIVISION III" AS RECORDED IN PLAT BOOK 46, PAGE 39, L.C.R., A SPECIAL PURPOSE SURVEY BY JEFFERY C. COONER AND ASSOCIATES INC. AS RECORDED IN OFFICIAL RECORD BOOK 3650, PAGE 4510, L.C.R. AND A BOUNDARY SURVEY BY AGNOLI, BARBER & BRUNDAGE INC. DATED SEPTEMBER 10, 1997.
2. ALL DISTANCES GROUND USING AN AVERAGE SCALE FACTOR OF 0.99994138.
3. THE BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83/90 ADJUSTMENT AND ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12 TO BEAR S87°14'14"W PER CERTIFIED CORNER RECORD COORDINATES FOR THE SOUTHEAST CORNER OF SECTION 12 AND THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12.

THIS IS NOT A SURVEY

Digitally signed
by Scott A
Wheeler
Date: 2024.09.12
'08:29:41 -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.

DESCRIPTION

Sections 12 & 13, TWP 46 S., RGE. 23 E.
Lee County, Florida

A tract or parcel of land lying in Sections 12 and 13, Township 46 South, Range 23 East, Lee County, Florida. Said tract or parcel being more particularly described as follows:

BEGINNING at the southeast corner of the southeast quarter (SE1/4) of said Section 12, run S87°14'14"W along the south line of said fraction for 1,184.21 feet; then run N02°45'46"W for 10.00 feet; then run S87°14'14"W for 80.00 feet; then run N02°45'46"W for 33.00 feet; then run S87°14'14"W for 80.00 feet to an intersection with the east line of Lot 32 OLD PELICAN BAY SUBDIVISION II as recorded in Plat Book 46, Page 39, Lee County Records; then run N02°45'46"W along the east line of said Lot 32 for 29.12 feet to the north line of said Plat; then run along said north line for the following courses: S88°46'45"W for 59.79 feet; S84°26'29"W for 200.24 feet; S87°41'27"W for 200.01 feet; S84°23'55"W for 100.12 feet; S80°33'33"W for 53.34 feet; then run S56°27'08"W for 107.08 feet to an intersection with the south line of the southeast quarter (SE1/4) of said Section 12; then run S22°27'10"W for 110.54 feet; then run S18°53'08"W for 107.59 feet; then run S32°57'12"W for 145.25 feet; then run N87°14'14"E for 403.32 feet; then run S01°12'06"E for 801.71 feet; then run S02°20'25"W for 107.61 feet; then run S06°24'26"W for 100.92 feet; then run S00°44'09"E for 100.01 feet; then run S09°25'10"E for 101.00 feet; then run S02°32'58"W for 71.25 feet to an intersection with the westerly extension of the south line of Lot 28 OLD PELICAN BAY SUBDIVISION II as recorded in Plat Book 40, Page 85, Lee County Records; then run N88°40'04"E along said south line for 100.00 feet to an intersection with the south line of Old Pelican Bay Drive as shown on the record plat of OLD PELICAN BAY SUBDIVISION as recorded in Plat Book 39, Page 7, Lee County Records said intersection being a point on a non tangent curve; then run northeasterly along said right-of-way line and the arc of said curve to the left of said 130.00 feet of delta 32°54'14" (chord bearing N35°44'38"E (chord 73.63 feet) for 74.66 feet to the northwest corner of Lot 15 of said OLD PELICAN BAY SUBDIVISION II; then run N88°40'04"E along the north line of said Lot 15 for 7.97 feet; then run S00°52'43"E for 108.67 feet; then run N88°40'04"E for 141.22 feet to the westmost corner of said Lot 15; then run N01°19'56"W along the east line of said Lot 15 for 49.92 feet; then run N88°40'04"E for 69.42 feet to an intersection with the east line of SIESTA ISLES UNIT NO. 4 as recorded in Plat Book 29, Page 107, Lee County Records; then run along said west line for the following courses: S01°19'56"E for 287.70 feet; S24°48'11"W for 586.28 feet; S07°36'56"W for 723.81 feet to the southwest corner of said Plat; then run N88°40'04"E along the south line of said Plat for 480.83 feet to the southeast corner of said Plat; then run S15°20'22"W for 631.08 feet; then run S47°06'59"W for 719 feet, more or less to the mean high water line of San Carlos Bay; then run northeasterly along said mean high waterline for 1,505 feet more or less to an intersection with the centerline of the waters of a dredged canal; then run N38°33'06"W for 30 feet, more or less to an intersection with a line bearing S51°26'54"W; then run N51°26'54"E for 265.43 feet to an intersection with the west line of the East Half (E-1/2) of Section 13, Township 46 South, Range 23 East; then run N01°06'53"W along said west line for 265.43 feet to the southeast corner of the southeast quarter (SW1/4) of the southeast quarter (SE1/4) of said Section 13; then run N05°56'33"W along the west line of said fraction for 338.92 feet to the northwest corner of said fraction; then run N87°39'46"E along the north line of said fraction for 1,323.04 feet to the northeast corner of said fraction; then run S00°49'42"E along the east line of said fraction for 1,029.00 feet; then run N87°14'14"E along a line 300.00 feet north of and parallel with the south line of the southeast quarter of said Section 12 for 1,321.27 feet to an intersection with the east line of said fraction; then run S00°42'45"E along said east line for 300.19 feet to the POINT OF BEGINNING.

Containing 137.79 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD 1983/90 adjustment) and are based on the south line of the southeast quarter (SE 1/4) of Section 12, Township 46 South, Range 23 East, Lee County Florida to bear N87°14'14"E per Certified Corner Record coordinates for the southeast corner of said Section 12 and the southwest corner of the southeast corner of (SE 1/4) of said Section 12.

PROJECT DESCRIPTION	PROJECT NUMBER	PROJECT DATE	PROJECT STATUS	PROJECT LOCATION	PROJECT CONTACT
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±137 ACRES IN
SECTIONS 12 & 13
TOWNSHIP 48 S., RANGE 23 E.
LEE COUNTY, FLORIDA

STRAP NO. 13-48-23-00-00003.0010
STRAP NO. 13-48-23-00-00004.1010
STRAP NO. 12-46-23-00-00009.0010
STRAP NO. 12-46-23-00-00009.0020
STRAP NO. 12-46-23-00-00009.0030
STRAP NO. 13-48-23-00-00004.1000
STRAP NO. 13-48-23-00-00003.0010
STRAP NO. 13-48-23-00-00004.2080

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE, AND DATE
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FILE NAME	21052-202-2024.DWG
LOCATION	J-121352.DWG\ZONING\
PLOT DATE	TUE, 0-13-2024 - 4:17 PM
PLOT BY	ALYSSA FONTAINE

GROSS REFERENCED DRAWINGS

PLAN REVISIONS

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PLAN STATUS

MASTER

CONCEPT

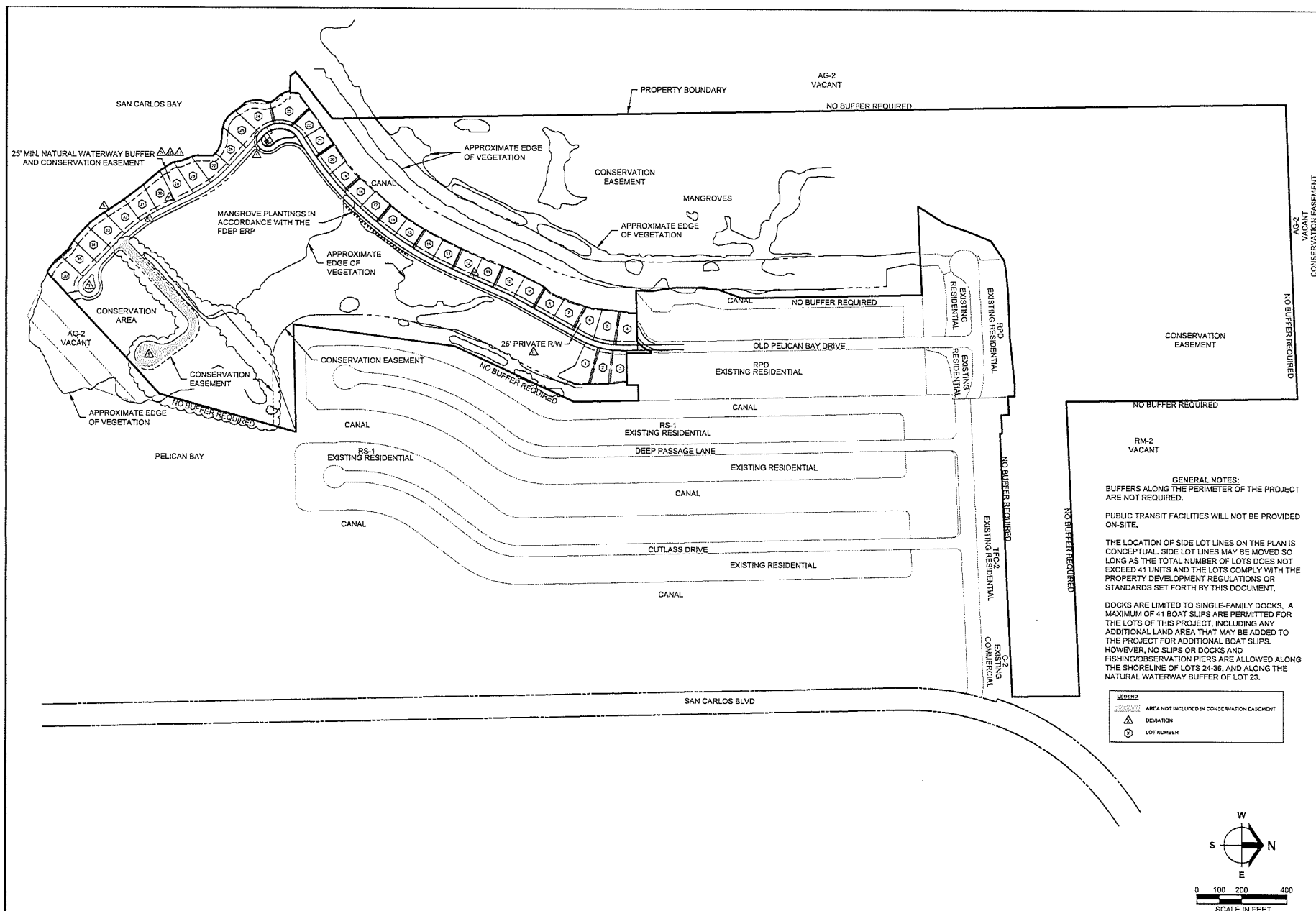
PLAN

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PROJECT / FILE NO.	SHEET NUMBER
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FAX (239) 491-3189
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**SIESTA V
LAND TRUST**

PROJECT DESCRIPTION

SIESTA V

142.318 ACRES IN
SECTIONS 12 & 13
TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 35009 - CARL@BARRACO.NET
Digitally signed
by Carl A.
Barraco, P.E.
Date: 2023.07.26
09:49:20 -04'00'

This document has been digitally signed and sealed by
Carl A. Barraco on the date indicated in the seal.
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FILE NAME 21332001.DWG

LOCATION 21332001.DWG

PLOT DATE THU 12/29/2022 - 6:48 PM

PLOT BY DWG.PAULY

CROSS-REFERENCED DRAWINGS

MASTER - BAL COVER-1.DWG

PLAN REVISIONS

NO.	DESCRIPTION

PLAN STATUS

APPROVAL SUBMITTAL PLANS
12/29/2022

**COVER SHEET
AND
LOCATION MAP**

PROJECT FILE NO.	SHEET NUMBER
213352	1

Exhibit D

SITE DEVELOPMENT PLANS

FOR

SIESTA V

PART OF SECTION 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS		PROJECT DATUM	
18251 OLD PELICAN BAY DRIVE FORT MYERS BEACH, FLORIDA 33931		STATE PLANE FLORIDA WEST ZONE NAD 1983 (NARS 2007) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929	
ZONING		RECORD PLAT	
RPD		PENDING	
FLOOD ZONE		STRAP NUMBERS	
ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12071C0522F & 12071C0554F, EFFECTIVE DATE: AUGUST 28, 2020, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONES "AE" (ELEV. 12' NAVD 1988), "XAE" (ELEV. 12' NAVD 1988) & "VE" (ELEV. 10' NAVD 1988)		13-46-23-00-00003.0010 12-46-23-00-00009.0020 13-46-23-00-00004.1000 12-46-23-00-00009.0020 13-46-23-11-00003.0000 13-46-23-11-00003.0000 12-46-23-00-00009.0010 13-46-23-00-00004.2080 13-46-23-11-00000.015A	
PERMIT REQUIREMENTS			
AGENCY	STATUS	NOTES	
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION ERP	APPROVED	35-0157404-008	
LEE COUNTY DEVELOPMENT ORDER	APPROVED	PERMIT NO. DO02097-00008	
L.C.D.H. POTABLE WATER PERMIT	PENDING	-	
F.D.E.P. WASTEWATER PERMIT	PENDING	-	
F.D.O.T. CONNECTION PERMIT	N/A	-	
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-	
F.D.O.T. UTILITY PERMIT	N/A	-	
ARMY CORPS OF ENGINEERS	APPROVED	SAJ-1997-05099-(SP-RMT)	
F.D.E.P. NOTICE OF INTENT	PENDING	-	

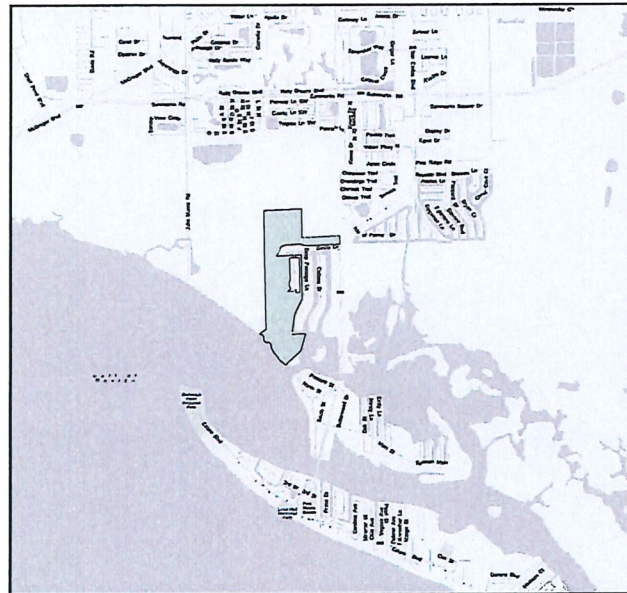
NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

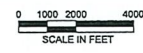
PROJECT ENGINEER		PROJECT MANAGEMENT	
CARL A. BARRACO, P.E.		JEFFREY L. WASKO, P.E.	
DESIGN ENGINEER		PROJECT SURVEYOR	
JEFFREY L. WASKO, P.E.		SCOTT A. WHEELER, PSM	
LEAD DESIGN TECHNICIAN		SITE PLANNING	
CHRISTOPHER PAULY		JENNIFER SAFEN, AICP	
DESIGN STAFF		LANDSCAPE DESIGN	
-		DAVID M. JONES AND ASSOCIATES, INC.	
QUALITY CONTROL		RECORD DRAWINGS	
STEVE COLEMAN		PENDING	

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

ALL DIMENSIONS ARE IN FEET.

PROJECT
LOCATION

LOCATION MAP



INDEX OF DRAWINGS

SHEET	DRAWING NAME	XREF	FILE NAME
1	COVER SHEET AND LOCATION MAP	A	21332001.DWG
4A	STANDARD NOTES, LEGEND, AND ABBREVIATIONS	-	21332001.DWG
2	KEY SHEET	D.C.	21332001.DWG
3	DRAINAGE-STRUCTURE AND AERIAL PHOTOGRAPHY	D.C.	21332001.DWG
4	WATER CLEARING PLAN	D.C.	21332001.DWG
7	BEST MANAGEMENT PRACTICES AND PROTECTIVE PLAN	D.C.	21332001.DWG
8	MASTER DRAINAGE PLAN	B.C.	21332011.DWG
9	WATER UTILITY PLAN	D.C.	21332011.DWG
9	PLAN AND PROFILE OLD PELICAN BAY DR STA: 100+00 TO 107+83	B.C.	21332030A.DWG
9	PLAN AND PROFILE OLD PELICAN BAY DR STA: 107+83 TO 113+80	B.C.	21332030A.DWG
10	PLAN AND PROFILE OLD PELICAN BAY DR STA: 113+80 TO 121+45	B.C.	21332030A.DWG
11	PLAN AND PROFILE OLD PELICAN BAY DR STA: 121+45 TO 127+90	B.C.	21332030A.DWG
12	PLAN AND PROFILE OLD PELICAN BAY DR STA: 127+90 TO 132+54	B.C.	21332030A.DWG
13	PLAN AND PROFILE NORTHERN HARBOR LN STA: 300+00 TO 304+50	B.C.	21332030B.DWG
14	PLAN AND PROFILE NORTHERN HARBOR LN STA: 304+50 TO 308+16	B.C.	21332030B.DWG
15	TYPICAL SECTIONS AND GENERAL DETAILS	-	21332031.DWG
16	TYPICAL SECTIONS AND GENERAL DETAILS	-	21332031.DWG
4B	DRAINAGE STRUCTURE ELEVATION AND VIEW DETAILS	-	21332010.DWG
12A-31E	DETAILED DRAINAGE, GRADING, AND DRAINAGE PLANS	-	21332020.DWG
18-21	LEE COUNTY UTILITY DETAILS	-	21332020.DWG
22	LIFT STATION DETAILS	-	21332070.DWG
24	STONE SEWER SYSTEMS DETAILS	-	21332070.DWG
26	CRITICAL CONTROL DETAILS	-	21332080.DWG
28	STORMWATER POLLUTION PREVENTION PLAN	B.C.	21332083.DWG

SUPPLEMENTS:

SHEET DESCRIPTION

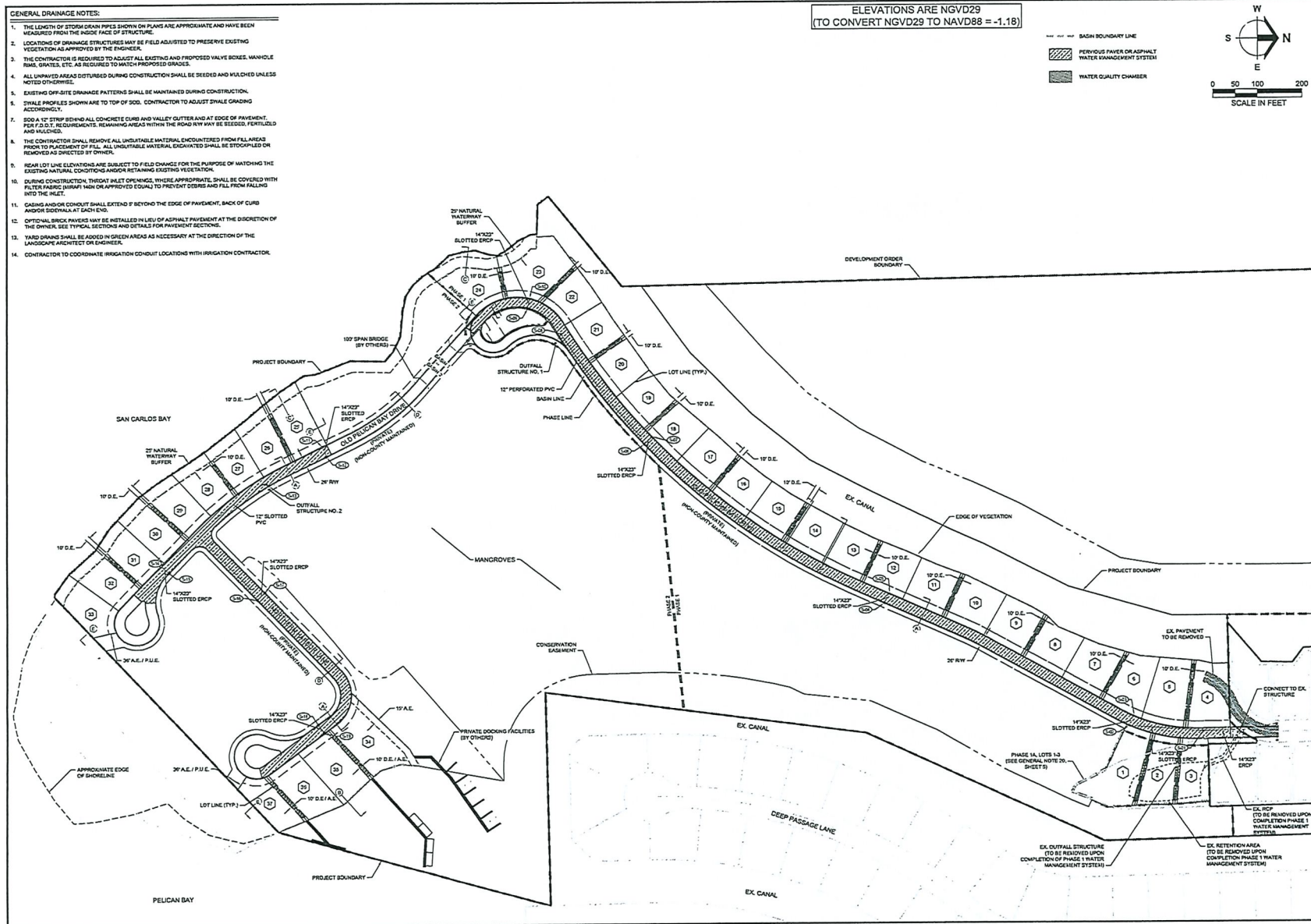
1-10 STANDARD 480V 3PH PUMP STATION DETAILS (PREPARED BY LEE COUNTY UTILITIES)

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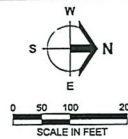
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A	VICINITY MAP - LEE COUNTY T46S, R23E	21332 LOCATION MAP.JPG
B	BASE LINEWORK PLAN	21332000.DWG
C	SURVEY BASE	21332500.DWG

PLAN STATUS

APPROVAL SUBMITTAL PLANS
12/29/2022



ELEVATIONS ARE NGVD29
(TO CONVERT NGVD29 TO NAVD88 = -1.18)



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ENGINEERING 7995 - SURVEYING LB-6540

PREPARED FOR

SIESTA V LAND TRUST

PROJECT DESCRIPTION	
---------------------	--

SIESTA V

142.31± ACRES IN
SECTIONS 12 & 13
TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

ENGINEER OF RECORD
CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

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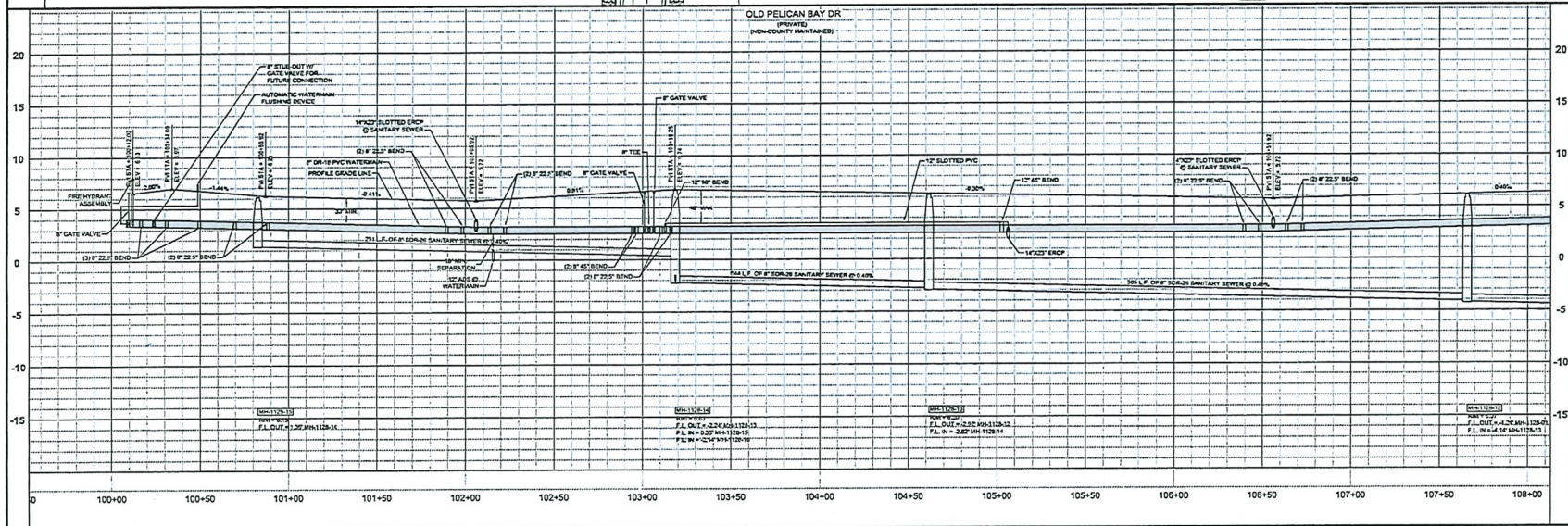
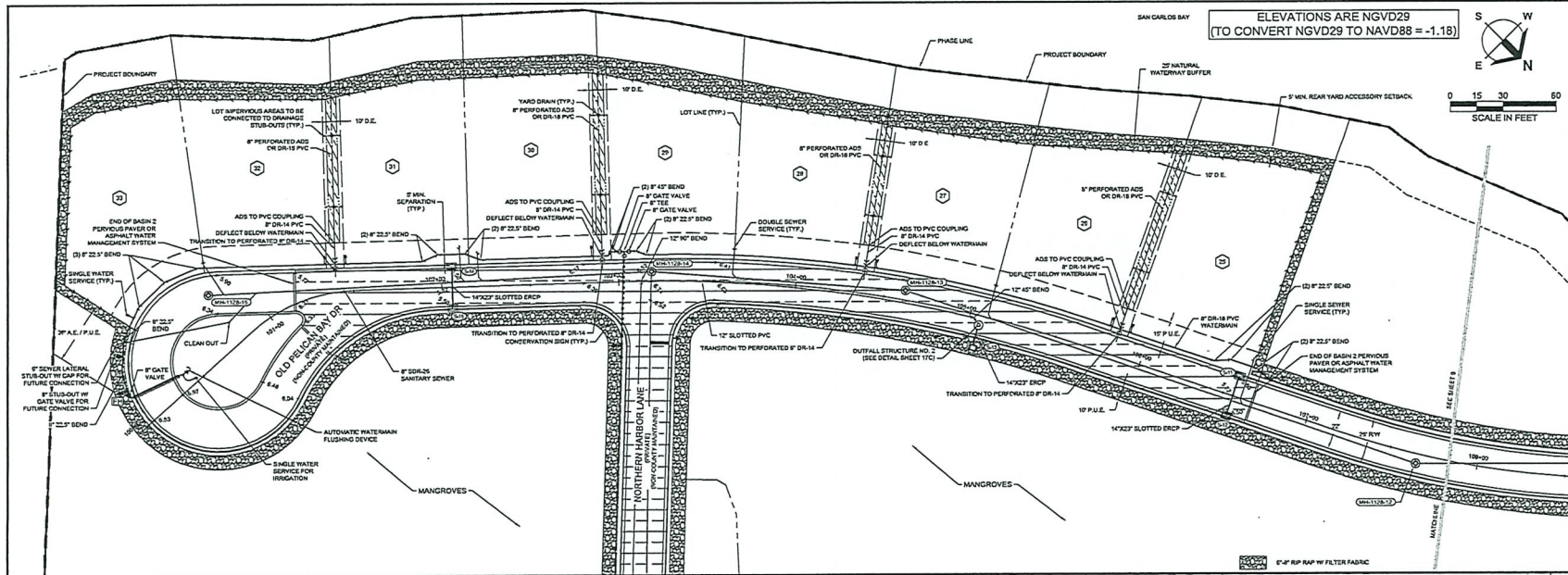
PLAN REVISIONS	
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PLAN STATUS
APPROVAL SUBMITTAL PLANS

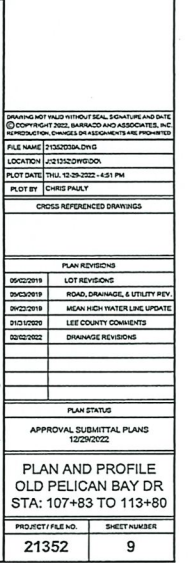
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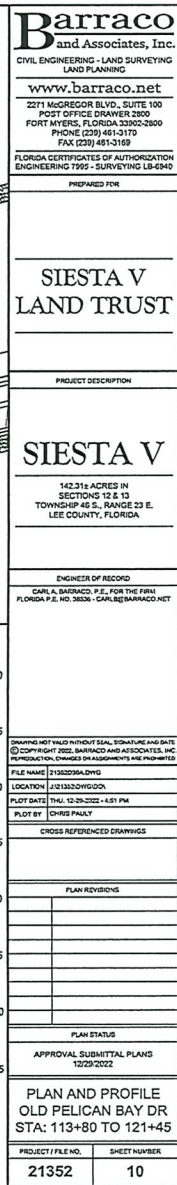
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PLAN

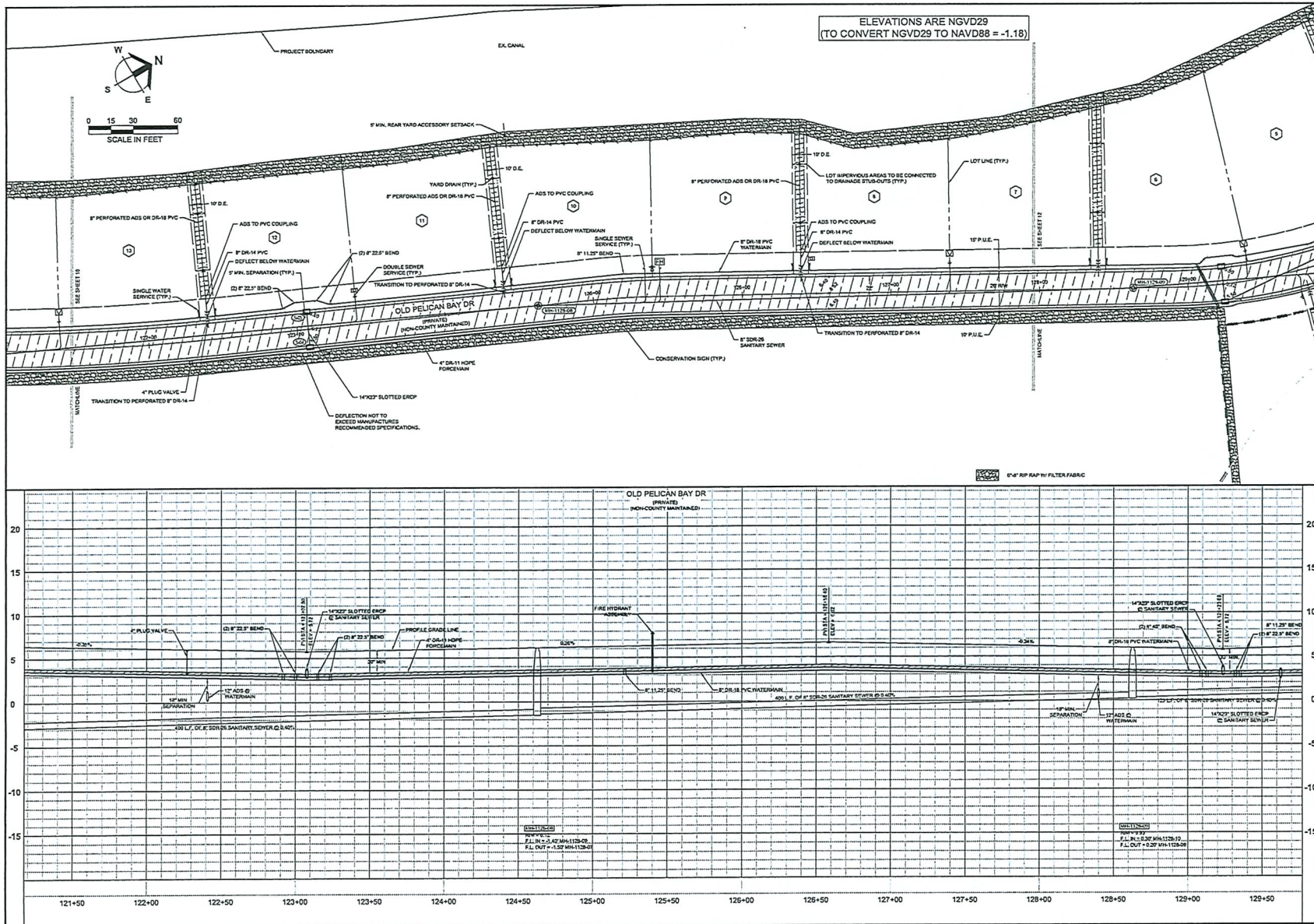
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ENGINEERING 7995 - SURVEYING LB-6940
PREPARED FOR
SIESTA V LAND TRUST
PROJECT DESCRIPTION
SIESTA V
142.311 ACRES IN
SECTIONS 12 & 13
TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA
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CROSS REFERENCED DRAWINGS
PLAN REVISIONS
PLAN STATUS
APPROVAL SUBMITTAL PLANS
12/29/2023
PLAN AND PROFILE
OLD PELICAN BAY DR
STA: 100+00 TO 107+83
PROJECT/FILE NO. 21352
SHEET NUMBER 8







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ENGINEERING 7995 - SURVEYING LB-6940
PREPARED FOR

**SIESTA V
LAND TRUST**

PROJECT DESCRIPTION

SIESTA V
142.516 ACRES IN
SECTIONS 12 & 13
TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

ENGINEER OF RECORD
CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 28335 - CARL@BARRACO.NET

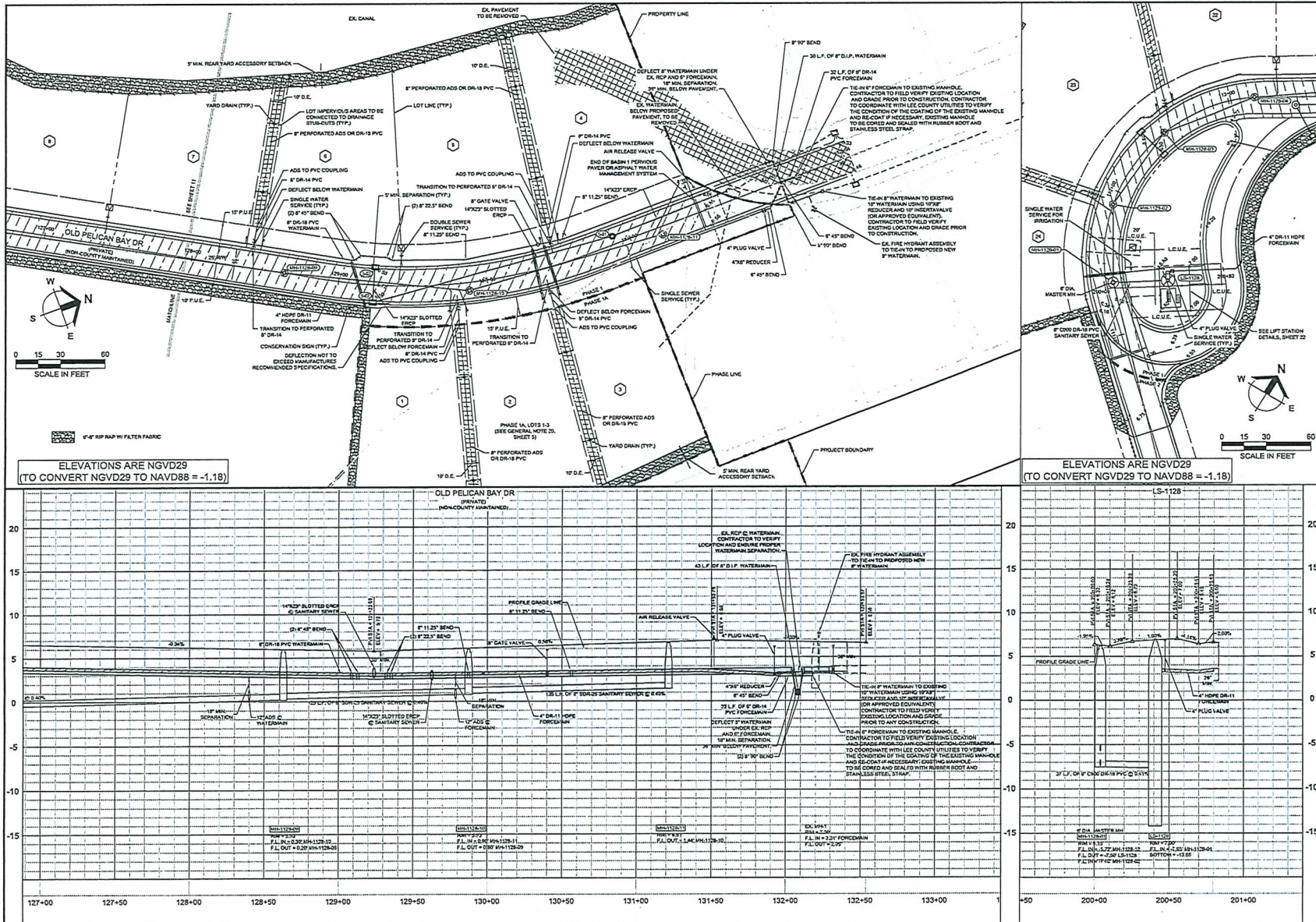
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PLAN REVISIONS

PLAN STATUS
APPROVAL SUBMITTAL PLANS
12/29/2022

PLAN AND PROFILE
OLD PELICAN BAY DR
STA: 121+45 TO 127+90

PROJECT / FILE NO. 21352
SHEET NUMBER 11



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ENGINEERING 7995 - SURVEYING LB-8940

PREPARED FOR

**SIESTA V
LAND TRUST**

PROJECT DESCRIPTION

SIESTA V
142.314 ACRES IN
SECTIONS 12 & 13
TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

ENGINEER OF RECORD
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CROSS REFERENCED DRAWINGS

PLAN REVISIONS

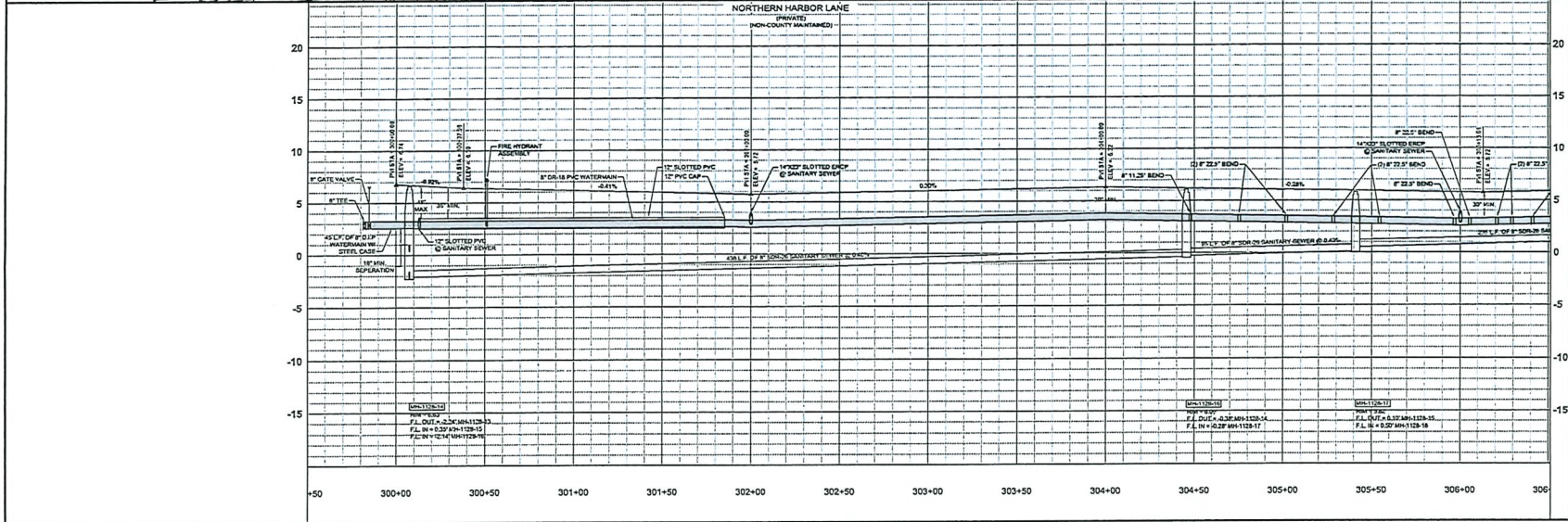
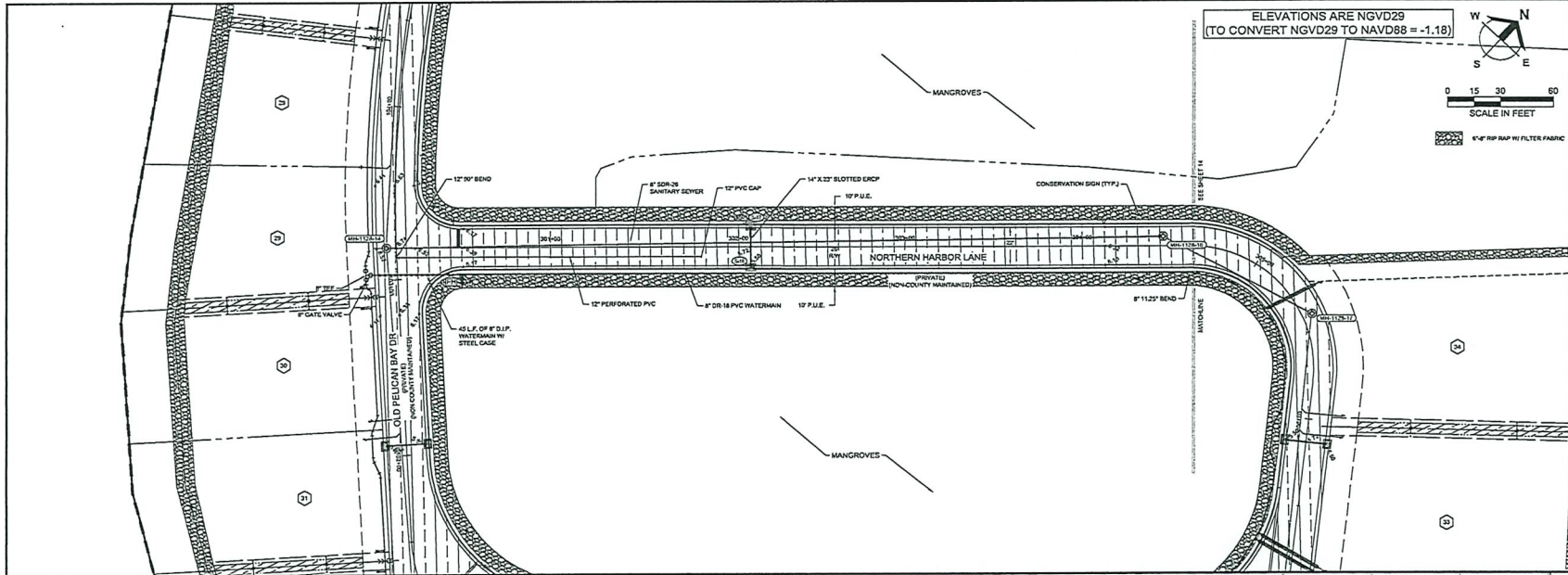
PLAN STATUS

APPROVAL SUBMITTAL PLANS
12/29/2022

PLAN AND PROFILE
OLD PELICAN BAY DR
STA: 127+90 TO 132+54
& LIFT STATION 1128

PROJECT/FILE NO.
21352

SHEET NUMBER
12



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ENGINEERING T995 - SURVEYING LB-8940
PREPARED FOR

**SIESTA V
LAND TRUST**

PROJECT DESCRIPTION

SIESTA V
142.316 ACRES IN
SECTIONS 12 & 13
TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

ENGINEER OF RECORD
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FLORIDA P.E. NO. 38238 - CARLB@BARRACO.NET

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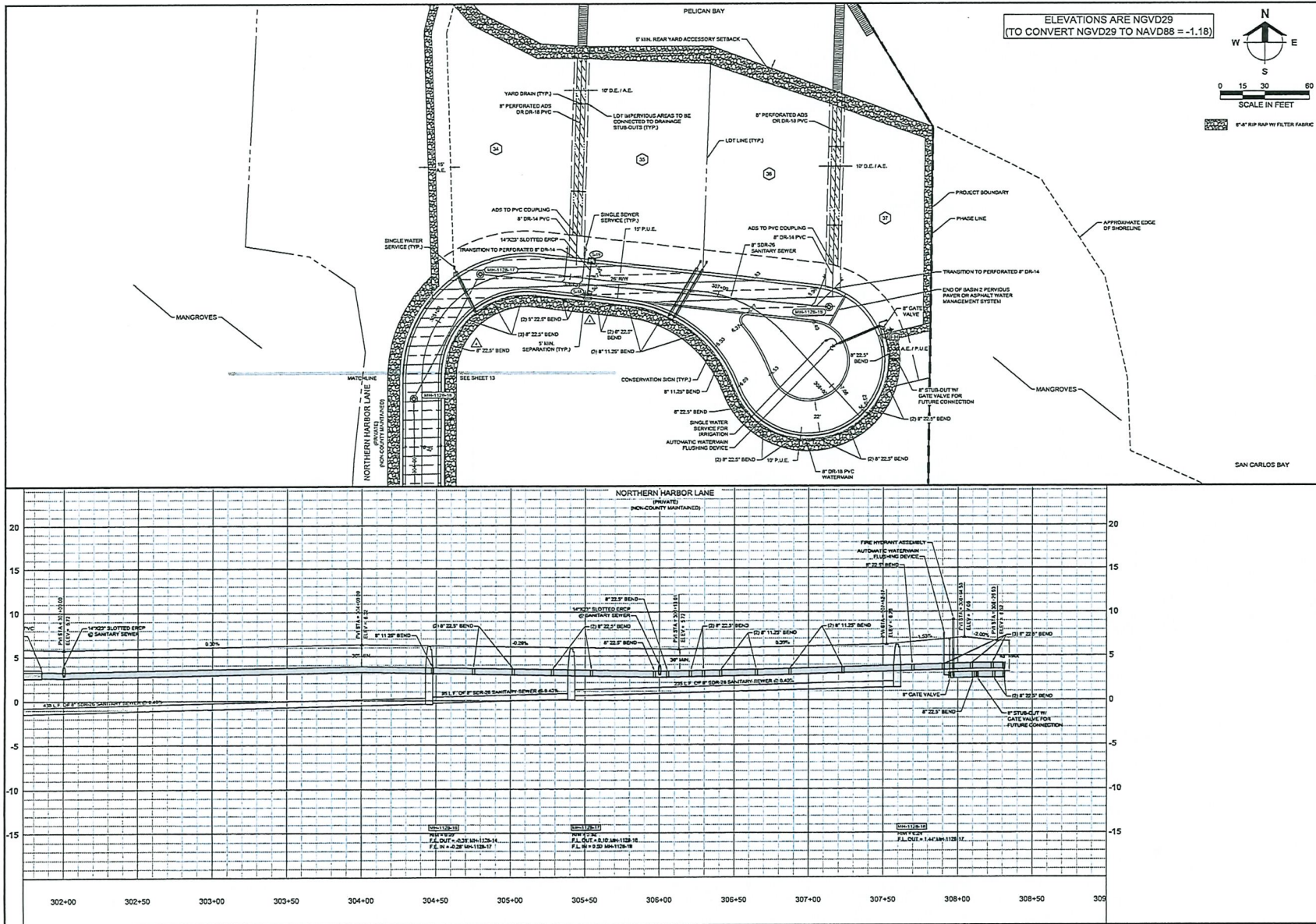
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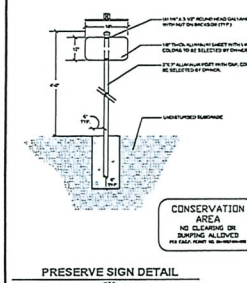
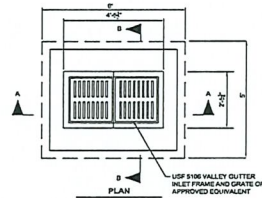
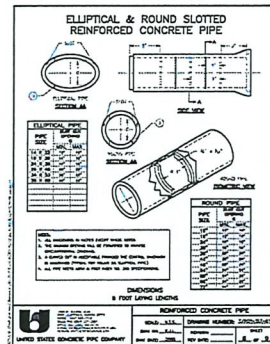
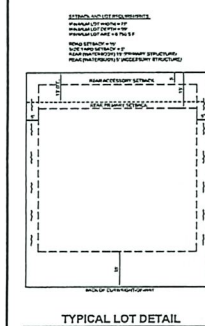
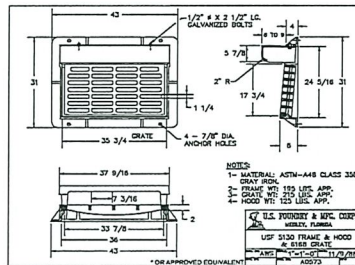
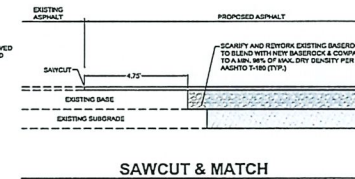
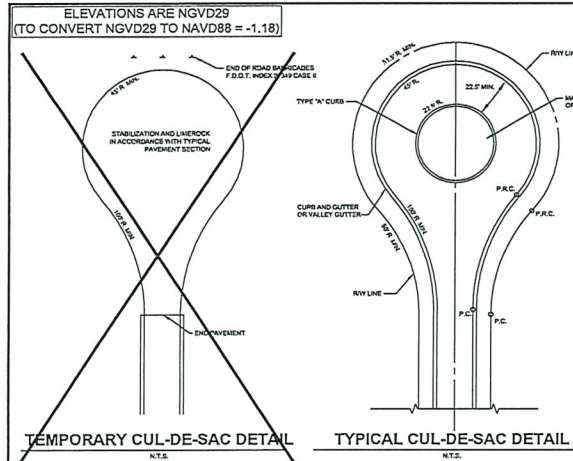
PLAN REVISIONS

PLAN STATUS
APPROVAL SUBMITTAL PLANS
12/29/2022

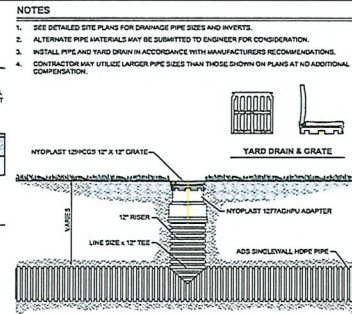
PLAN AND PROFILE
NORTHERN HARBOR LN
STA: 300+00 TO 304+50

PROJECT/FILE NO.	SHEET NUMBER
21352	13



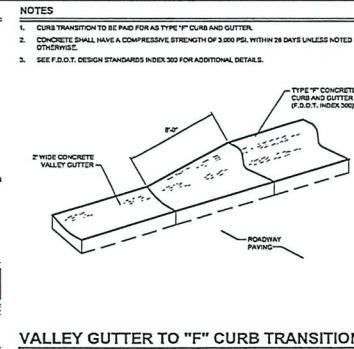


VALLEY GUTTER INLET

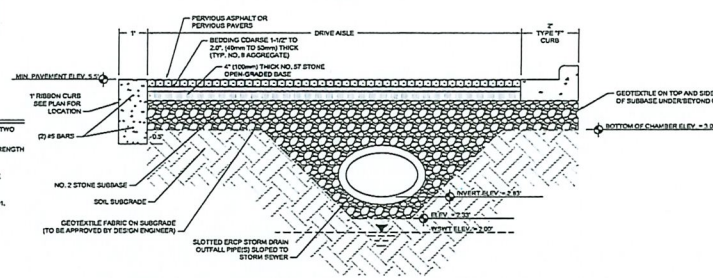
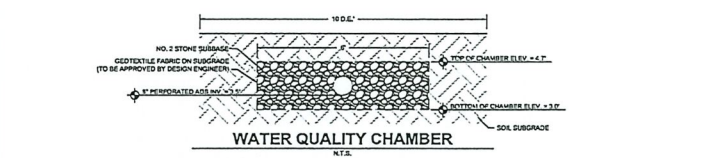


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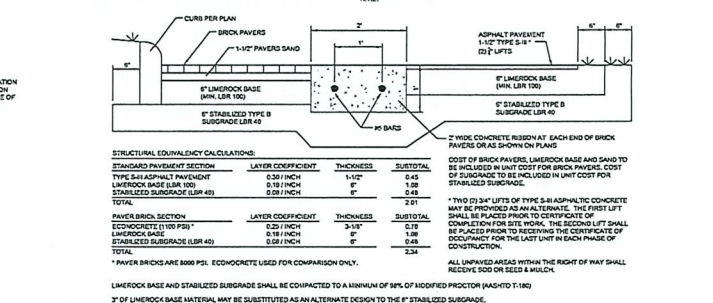
N.T.S.



VALLEY GUTTER TO "F" CURB TRANSITION



PERVIOUS PAVER OR ASPHALT WATER MANAGEMENT SYSTEM



TYPICAL PAVEMENT SECTION

Barraco and Associates, Inc. CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING www.barraco.net 2271 MCGREGOR BLVD., SUITE 100 POST OFFICE DRAWING 2800 FORT MYERS, FLORIDA 33902-2800 PHONE (239) 481-3170 FAX (239) 481-3169 FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7795 - SURVEYING LB-6540
PREPARED FOR
SIESTA V LAND TRUST
PROJECT DESCRIPTION
SIESTA V 142.31+ ACRES IN SECTIONS 12 & 13 TOWNSHIP 46 S., RANGE 22 E. LEE COUNTY, FLORIDA
ENGINEER OF RECORD
CARL A. BARRACO, P.E. FLORIDA P.E. NO. 3604 - CARL@BARRACO.NET
DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE © COPYRIGHT 2002, BARRACO AND ASSOCIATES, INC. REPRODUCTION, CHANGE OR ALIGNMENT ARE PROHIBITED FILE NAME J:\2135201.DWG LOCATION J:\213520.DWG PLOT DATE FRI, 03-06-2003 - 1:50 PM PLOT BY CHRIS PHAY
CROSS REFERENCED DRAWINGS
PLAN REVISIONS
PLAN SUBMIT
APPROVAL SUBMITTAL PLANS 12/26/2002
TYPICAL SECTIONS AND GENERAL DETAILS
PROJECT / FILE NO. 21352 SHEET NUMBER 16

Exhibit C

Siesta V (ADD2024-00060)

Exhibit C – Conditions and Deviations

Section A. - Conditions

1. The development of this project must be consistent with one-page Master Concept Plan (MCP) entitled “Siesta V”, prepared by Barraco and Associates, Inc. dated 08/13/2024, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at the time of local development order, except as may be granted by deviation as part of this planned development. If changes to the MCP or conditions or deviations are subsequently pursued, appropriate approvals will be necessary.

This project is limited to a maximum of 36 dwelling units and 41 residential boat slips with each lot limited to one boat slip subject to the conditions enumerated herein.

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

a. Schedule of Uses

Residential Uses

Accessory uses, buildings, and structures

Accessory Apartments (only by Special Exception)

Dwelling unit: Single-family Detached (maximum of 36 units)

Essential services

Essential service facilities: Group I

Home Occupation, no outside help

Models (by Administrative Approval Only)

Residential Accessory Uses

Recreational Facilities

Signs

Temporary Uses limited to one contractor's office and equipment storage shed to be located on Lot 1 or Lots 6 through 13, and on-site real estate sales

Wetland Uses

Water Retention

All uses permitted in the Environmentally Critical Zoning District (LDC Section 34-983) EXCEPT Single-Family Uses

b. Site Development Regulations

Lot Area and Dimension:

Minimum Width: 75 feet

Minimum Depth: 90 feet

Minimum Area: 6,750 square feet

Building Height

Maximum Height: 35 feet

Building Setbacks

Private Street (Local)	15 feet
Side	5 feet
Rear (Waterbody)	15 feet
Rear (Accessory Waterbody)	5 feet from 25-foot natural waterway buffer
Minimum Building Separation	20 feet
Natural Waterway	50 feet
Waterbody	20 feet
Lot Coverage	Maximum 70 percent including pools and accessory structures

3. Prior to local development order approval, a draft copy of the amended Conservation Easement dedicated to the Department of Environmental Protection and Lee County for the approximately 44.96-acre mangrove preserve, including mangrove trimming limitations must be submitted for review by the County Attorney's office. Prior to the issuance of a Certificate of Compliance for the subdivision/infrastructure development, a copy of the amended and recorded Conservation Easement must be submitted.
4. The development order plans must depict +250 lineal feet of mangroves abutting Lots 15-18 pursuant to the Department of Environmental Protection requirements for planting and monitoring in the Environmental Protection Resource Permit.
5. Mangrove trimming limitations must be included in the Deed Restrictions. Prior to plat or replat approval, a copy of the Deed Restrictions must be submitted for the Development Services Environmental Sciences staff to review for consistency with the mangrove trimming limitations detailed in Deviation 5 and the 28.02-foot-wide natural waterway buffer as detailed in Deviation 11.
6. A maximum of 41 residential boat slips are permitted. Residential lots are limited to one boat slip per dock, except for Lots 24 through 36 and the natural waterway buffer of Lot 23 where boat slips, docks, or fishing/observation piers are prohibited.
7. Prior to issuance of a Vegetation Removal Permit, the developer must coordinate an on-site inspection of the clearing limits with Development Services Environmental Sciences staff and the Florida Department of Environmental Protection staff.
8. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
9. All agricultural uses and their accessory uses are prohibited.
10. Prop guards or equivalent must be used on all motorized watercraft with motors of 25 HP or greater.
11. The development order plans must be in substantial compliance with the site development plan prepared by Barraco & Associates, Inc. attached hereto as Exhibit "B".

Section B. – Deviations

1. **Deviation (1)** seeks relief from Lee County Land Development Code (LDC) Section 10-296(k)(1)b., which requires the diameter of the right-of-way for curb and gutter sections to be 110 feet, to allow 103-foot-wide right-of-way diameter.

Deviation 1 is **APPROVED**.

2. **Deviation (2) – WITHDRAWN.**

3. **Deviation (3) – WITHDRAWN.**

4. **Deviation (4) – WITHDRAWN.**

5. **Deviation (5)** seeks relief from LDC Section 10-416(9), which requires the retention of existing vegetation within the natural waterway buffer, to allow trimming of lateral branches and no topping of mangroves within 50 percent of the buffer, and to allow trimming of lateral branches and topping of mangroves to a height of no less than 10-feet in the remaining 50 percent of the buffer.

Deviation 5 is **APPROVED, SUBJECT TO** Conditions 3 and 5.

6. **Deviation (6)** seeks relief from LDC Section 10-296(b)Table 2, establishing a 40-foot-wide minimum right-of-way standard for privately maintained roads and streets, to allow a minimum right-of-way width of 26 feet.

Deviation 6 is **APPROVED**.

7. **Deviation (7) – WITHDRAWN.**

8. **Deviation (8)** seeks relief from LDC Section 34-2192(a), which requires all buildings and structures be set back 20 feet from the edge of the right-of-way or street easement line, to allow a street setback of 15 feet.

Deviation 7 is **APPROVED**.

9. **Deviation (9) – WITHDRAWN.**

10. **Deviation (10)** seeks relief from LDC Section 10-416(d)(9), which requires a 50-foot-wide vegetative buffer landward of non-seawalled natural waterways as measured from the mean high-water line or top of bank, whichever is further landward, to allow a previously approved 25-foot-wide vegetative buffer along the non-seawalled shoreline of Lot 23 and Lots 24 through 36.

Deviation 10 is **APPROVED**.

11. **Deviation (11)** seeks relief from LDC Section 10-416(d)(9)a., which requires the vegetative buffer landward of non-seawalled natural waterways in residential subdivisions to be located within a common area or tract, and outside of all private property boundaries, to allow the 28.02-foot-wide vegetative buffer along the non-seawalled shoreline of Lot 23 and Lots 24 through 36, which is subject to a recorded conservation easement granted to

the Florida Department of Environmental Protection, and restricted as a conservation easement in the recorded Deed Restrictions, to be part of the private boundaries.

Deviation 11 is **APPROVED, SUBJECT TO** Condition 5.

12. **Deviation (12)** seeks relief from LDC Section 10-328(b), which requires a 15-foot-wide drainage easement for closed drainage, to allow ten-foot-wide easement for closed drainage.

Deviation 12 is **APPROVED, SUBJECT TO** Condition 12.

Exhibit D

Siesta V Administrative Amendment (ADD2024-00060)

July 11, 2024
Resubmission Package

TIDAL FLUSHING ANALYSIS

SIESTA V TIDAL FLUSHING ANALYSIS

Revised July 2024

INTRODUCTION

This document and attached exhibits summarize the tidal flushing analysis completed for the southern portion of Siesta V (Project) along San Carlos Bay, where the proposed road and lots are depicted on the Master Concept Plan. For this analysis, this area is referred to as the study area. The analysis was conducted to examine the tidal flushing to the mangroves landward of San Carlos Bay in this location on the Project site. This analysis includes information for the study area related to existing vegetation associations, topographic data, and tidal flows.

VEGETATION ASSOCIATIONS

Vegetation mapping for the study area was completed using 2023 Lee County rectified aerials. Groundtruthing to map the vegetative communities was conducted in September 2023 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (Florida Department of Transportation 1999). AutoCAD Map 3D 2024 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map. The FLUCFCS map is attached as Sheet 1.

An area of disturbed land (FLUCFCS Code 740) runs parallel to the shoreline of San Carlos Bay on this portion of the Project site. Based on historical aerials, this disturbed area was the historical road to Fort Myers Beach. This area is currently vegetated with seagrape (*Coccoloba uvifera*), cabbage palm (*Sabal palmetto*), catclaw blackbead (*Pithecellobium unguis-cati*), and Brazilian pepper (*Schinus terebinthifolia*). These vegetation species can typically be found on uplands along the coast. Surrounding vegetation includes buttonwood (*Conocarpus erectus*), Brazilian pepper (FLUCFCS Code 7401), and mangroves (FLUCFCS Code 612). These vegetation species are typically found growing at elevations from the Mean High Water (MHW) line and above.

TOPOGRAPHIC DATA

Barraco and Associates, Inc. surveyed ground elevations within the study area in August 2023 and February and June 2024. The surveyed elevations in National Geodetic Vertical Datum of 1929 (NGVD) are shown on Sheet 2 (attached). Cross sections of the ground elevations are also provided on Sheet 2 (attached). The cross sections include the MHW line, which in this location is 1.32 feet NGVD. Also, for reference, the Mean Low Water (MLW) elevation for this location is -0.48 feet NGVD.

The ground elevations in the study area range from 1.27 feet NGVD (right around MHW) up to 4.72 feet NGVD. Based on this topographic information, there is a “ridge” along the shoreline to

San Carlos Bay. See Sheets 3A through 3C (attached) showing cross sections of the elevations in this area. The higher elevations correspond to the disturbed land (FLUCFCS Code 740) that runs parallel to the shoreline, and the lower elevations correspond to the hydric disturbed land (FLUCFCS Code 7401) and mangroves (FLUCFCS Code 621).

TIDAL FLOWS

In order to support significant tidal flows, areas of open water with bottom elevations below MLW are required. Since the ground elevations within the study area are above MLW, significant tidal flushing is not occurring along this portion of the Project site. Tidal flows within this general area occur through Estero Pass to the southeast and then into the canal system within Siesta Isles. See Sheet 4 (attached). At the nearest point, the Siesta Isles canal system has a cross-sectional area of approximately 600 square feet below MLW, which provides significant tidal flows.

SUMMARY

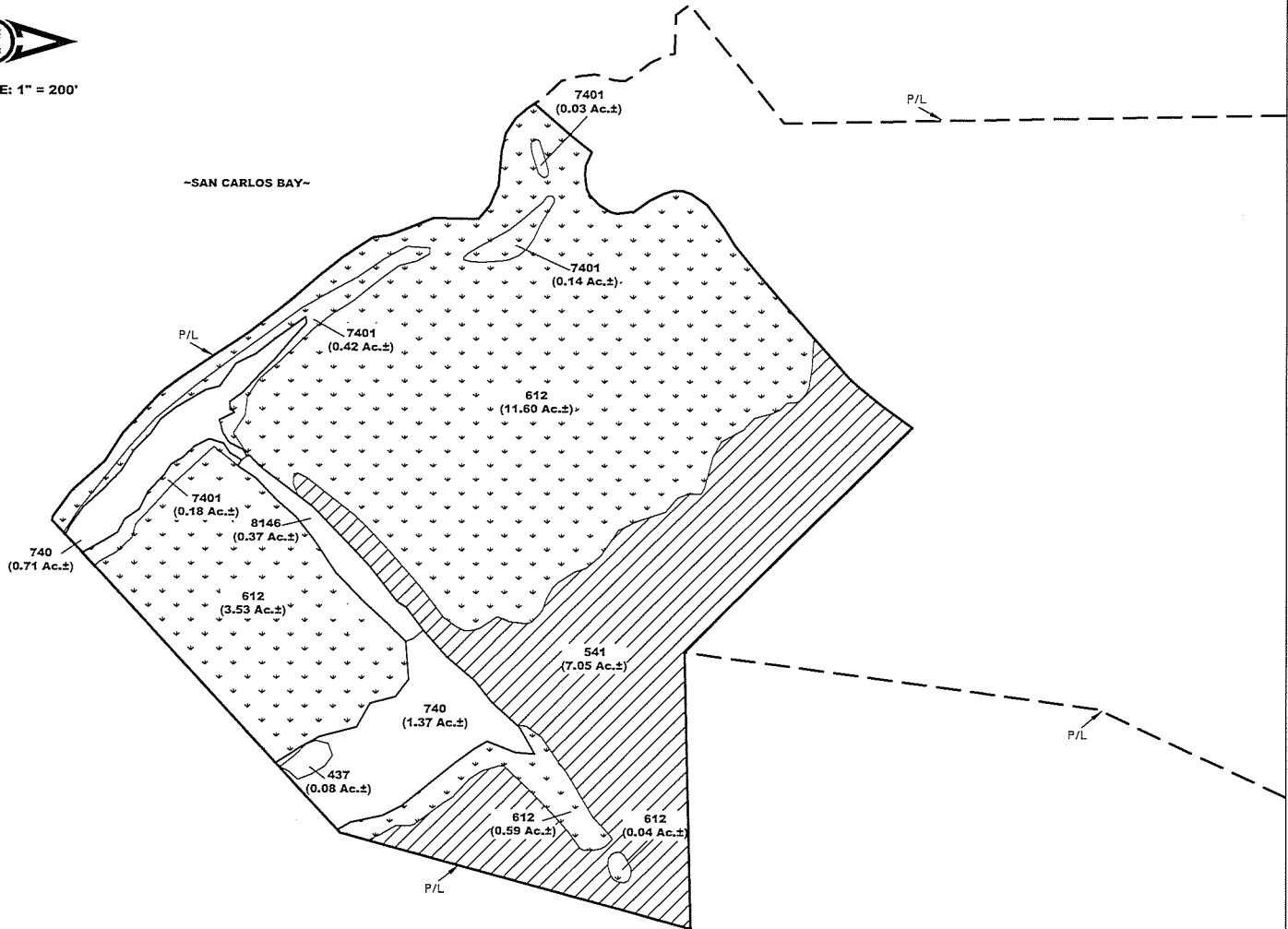
Based on the vegetation data, topography, and tidal flows, significant tidal flushing does not occur directly from San Carlos Bay to the mangroves in the southern portion of the Project site. As documented by the vegetation associations and topographic data, there is a ridge along the shoreline parallel to San Carlos Bay that blocks average daily tides from flowing into the mangroves in this location. Significant tidal flushing occurs through Estero Pass into the Siesta Isles canal system and then to the mangroves within the study area.

REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.



SCALE: 1" = 200'



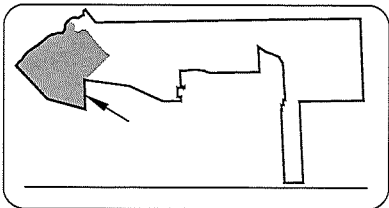
LEGEND:



WETLANDS



OTHER SURFACE WATERS



FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
437	AUSTRALIAN PINE	0.08 Ac.±	0.3%
541	EMBAYMENT	7.05 Ac.±	27.0%
612	MANGROVES	15.78 Ac.±	60.4%
740	DISTURBED LAND	2.08 Ac.±	8.0%
7401	DISTURBED LAND, HYDRIC	0.77 Ac.±	2.9%
8146	PRIMITIVE ROAD	0.37 Ac.±	1.4%
TOTAL		28.11 Ac.±	100.0%

NOTES:

PROPERTY BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. BOUNDARY FOR ZONING.dwg DATED SEPTEMBER 6, 2023.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1985).

STATE WETLAND LINES SHOWN AS SURVEY LOCATED BY AGNOLI, BARBER, BRUNDAGE, INC.

REVISIONS	DATE	DRAWN BY	DATE
		H.H.	05/28/24
		DESIGNED BY	DATE
		R.F.	05/28/24
		REVIEWED BY	DATE
		K.C.P.	05/28/24

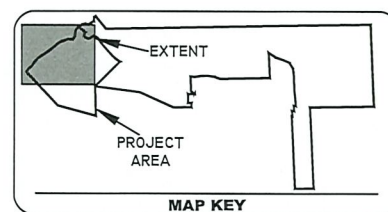
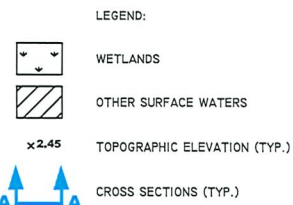
13620 Metropolis Avenue
Suite 200
Fr. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069



SIESTA V - SOUTH PORTION
FLUCFCS AND WETLANDS MAP

DRAWING No.	97MMP121
SHEET No.	SHEET 1

~SAN CARLOS BAY~



FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
437	AUSTRALIAN PINE	0.08 Ac.±	0.3%
541	EMBRYOS	7.05 Ac.±	27.0%
812	MANGROVES	15.78 Ac.±	60.4%
740	DISTURBED LAND	2.08 Ac.±	8.0%
7401	DISTURBED LAND, HYDRIC	0.77 Ac.±	2.9%
8146	PRIMITIVE ROAD	0.37 Ac.±	1.4%
	TOTAL	26.11 Ac.±	100.0%

NOTES:

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FLUCFCS LINES ESTIMATED FROM 1"=200'
AERIAL PHOTOGRAPHS AND LOCATIONS
APPROXIMATED.

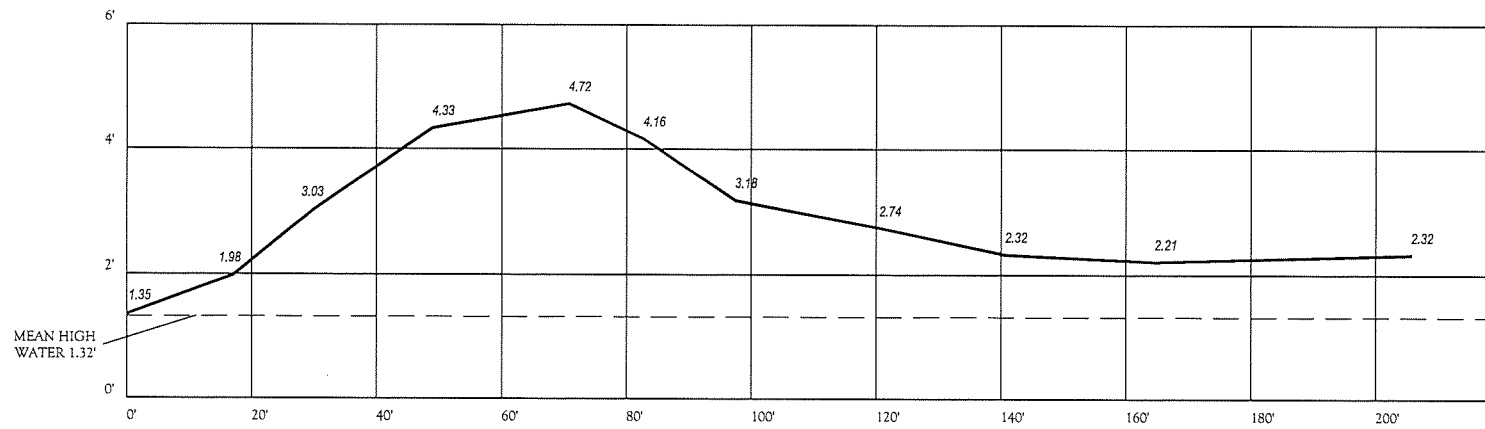
FLUCFCS PER FLORIDA LAND USE, COVER
AND FORMS CLASSIFICATION SYSTEM
(FLUCFCS) (FDOT 1985).

STATE WETLAND LINES SHOWN AS SURVEY
LOCATED BY AGNOLI, BARBER, BRUNDAGE, INC.

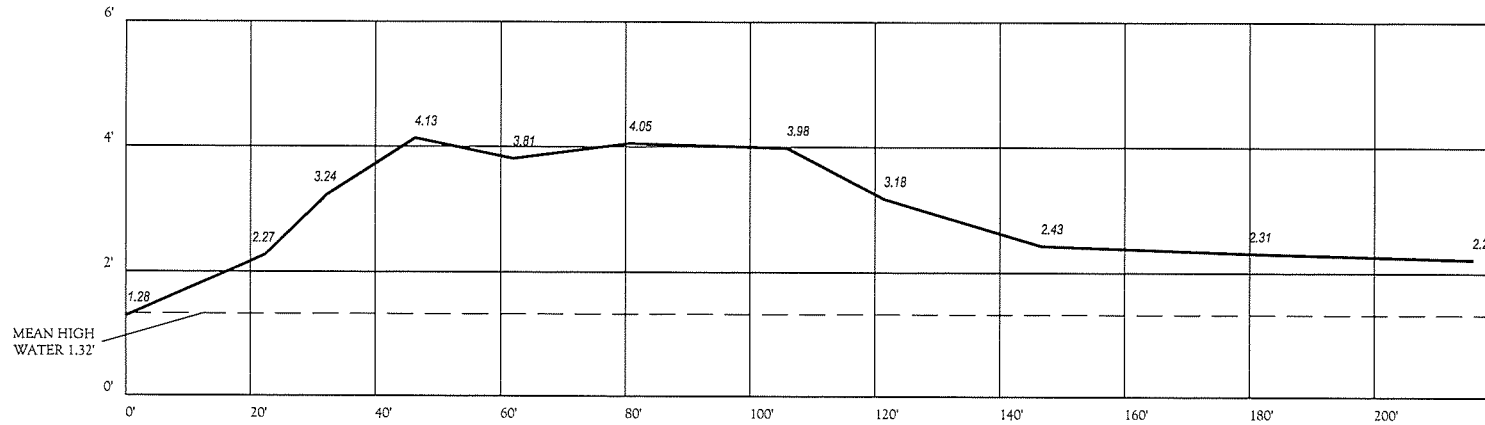
TOPOGRAPHIC ELEVATION READINGS PER
BARRACO AND ASSOCIATES, INC. DRAWING
No. 21352S00.dwg DATED JUNE 19, 2024.

ELEVATIONS SHOWN IN NGVD 1929.

DATE	REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069		SIESTA V - SOUTH PORTION FLUCFCS, WETLANDS, TOPOGRAPHIC ELEVATIONS AND CROSS SECTION LOCATIONS	DRAWING No.
			H.H.	05/28/24				97MMP121
			DESIGNED BY	DATE				
			R.F.	05/28/24				
			REVIEWED BY	DATE				SHEET No.
			K.C.P.	05/28/24				SHEET 2



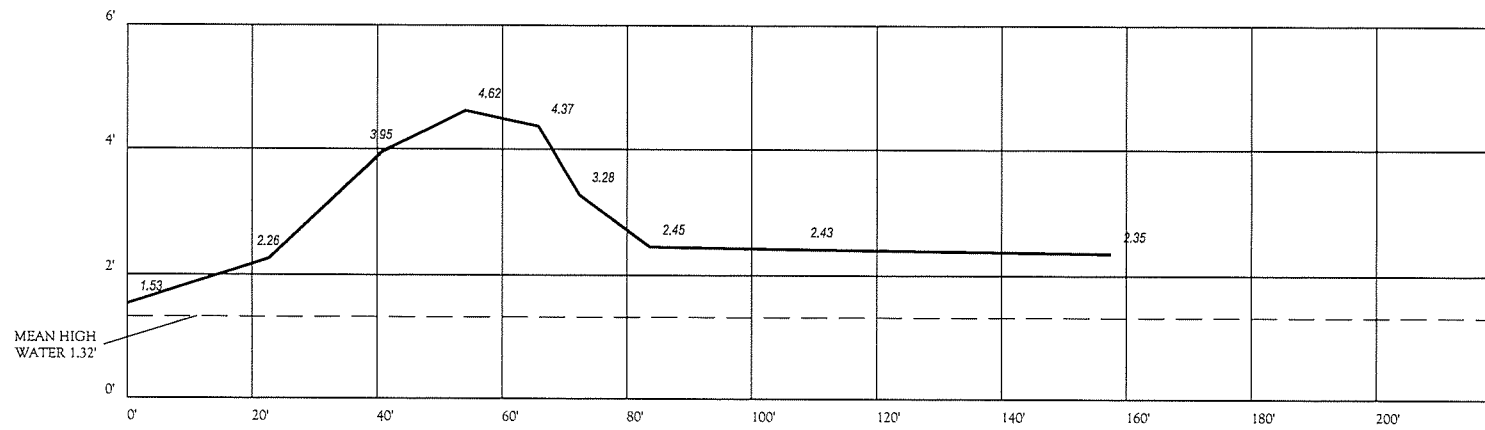
CROSS SECTION A-A



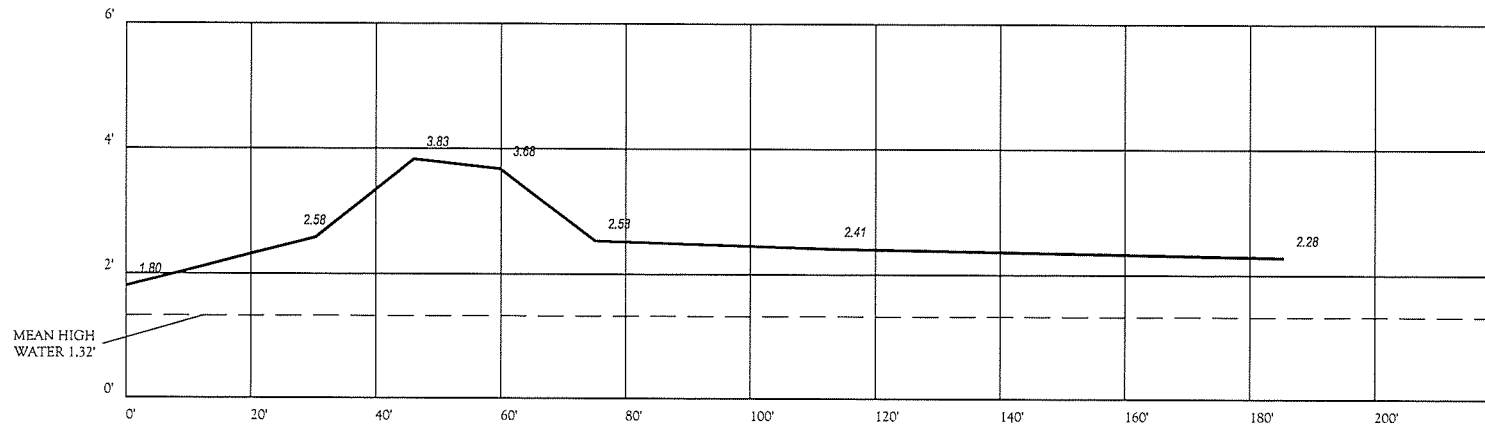
CROSS SECTION B-B

NOTES:
TOPOGRAPHIC ELEVATION READINGS PER
BARRACO AND ASSOCIATES, INC. DRAWING
No. 21352S00.DWG DATED JUNE 19, 2024.
ELEVATIONS SHOWN IN NGVD 1929.

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	 PASSARELLA & ASSOCIATES INC.	SIESTA V - SOUTH PORTION CROSS SECTIONS	DRAWING No.
		H.H.	05/28/24				97MMP121
		DESIGNED BY	DATE				SHEET No.
		R.F.	05/28/24				SHEET 3A
		REVIEWED BY	DATE				
		K.C.P.	05/28/24				



CROSS SECTION C-C



CROSS SECTION D-D

NOTES:

TOPOGRAPHIC ELEVATION READINGS PER BARRACO AND ASSOCIATES, INC. DRAWING No. 21352S00.DWG DATED JUNE 19, 2024.

ELEVATIONS SHOWN IN NGVD 1929.

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	 PASSARELLA & ASSOCIATES, INC.	SIESTA V - SOUTH PORTION CROSS SECTIONS	DRAWING No.
		H.H.	05/28/24				97MMP121
		DESIGNED BY	DATE				SHEET No.
		R.F.	05/28/24				SHEET 3B
REVIEWED BY	DATE	K.C.P.	05/28/24				



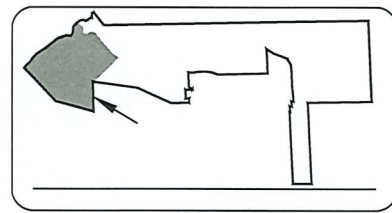
ELEVATIONS SHOWN IN NGVD 1929.

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	 PASSARELLA & ASSOCIATES INC.	SIESTA V - SOUTH PORTION CROSS SECTIONS	DRAWING No.
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		DESIGNED BY	DATE				
		R.F.	05/28/24				SHEET No.
		REVIEWED BY	DATE				SHEET 3C
		K.C.P.	05/28/24				



LEGEND:

Orange arrow symbol: TIDAL FLUSHING FLOW



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - MARCH 2024.
PROPERTY BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. BOUNDARY FOR ZONING.dwg DATED SEPTEMBER 6, 2023.

REVISIONS		DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	 PASSARELLA & ASSOCIATES	SIESTA V - SOUTH PORTION AERIAL WITH TIDAL FLUSHING DIRECTIONS		DRAWING No.			
			H.H.	05/28/24					97MMP121			
			DESIGNED BY	DATE					SHEET No.			
			R.F.	05/28/24					SHEET 4			
			REVIEWED BY	DATE								
			K.C.P.	05/28/24								

Exhibit E

Siesta V Administrative Amendment (ADD2024-00060)

July 11, 2024
Resubmission Package

REQUEST NARRATIVE

APPLICATION TO AMEND A PLANNED DEVELOPMENT

REQUEST NARRATIVE

(Revised July 11, 2024)

Siesta V is seeking an amendment to its RPD Resolution Z-02-049 and the associated Master Concept Plan (“MCP”) attached thereto as Exhibit C. These changes will make the project consistent with Florida Department of Environmental Protection (“DEP”) - approved modifications to its Environmental Resource Permit governing the project. The changes requested are in accordance with a pending settlement of an administrative challenge to a DEP Environmental Resource Permit modification by Petitioners John Boucher¹ and Terry Carlson, two landowners in the Siesta Isles peninsula east of the project.

The attached **Exhibit A** and the revised Master Concept Plan show the changes proposed to the Master Concept Plan attached to Resolution Z-02-049. The changes are summarized below:

1. Elimination of the 11-slip multi-family docking facility in Pelican Bay.
2. Elimination of 4 lots and two shared docks along the shore of Pelican Bay.
3. A reduction in project density from 41 single-family dwelling units to 36 single family dwelling units.
4. Elimination of roadway and utilities for the roadway serving the now-eliminated lots, two docks, and 11 slip docking facility, formerly known as “Northern Harbor Lane.”
5. Addition of 4.06 acres of conservation land (including the formerly proposed upland lots and the privately-owned submerged lands where the 11-slip docking facility and the single-family docks would have been located.

¹ Mr. Boucher recently sold his home.

6. Planting ± 250 lineal feet of mangroves along the waterfront of the road in front of the single family lots in the direct sight of the Petitioners' homes (Lots 15-18) in accordance with the Department of Environmental Protection's requirements for planting and monitoring in the Environmental Resource Permit.
7. Relocation of 3 of the 4 lots along Pelican Bay being eliminated to the waterfront of Estero Bay, in an area where an "elevated roadway/bridge of $100 \pm$ lineal feet" is required by Condition B. 4. of Resolution Z-02-049 and as shown on the present MCP. Attached as **Exhibit B** is an analysis showing there is no flushing occurring in this area, therefore a bridge would serve no purpose and its elimination is being requested. The bridge was never required in any version of FDEP permit for the project, dating back to 1998.

Building Height

We also request certain "clean-up" amendments and a clarification to the height restriction in Condition B.2.b. of the Zoning Resolution (see attached redline of resolution).

On the height condition, a review of the Hearing Examiner's recommendation on the RPD request (Case No. DCI2000-00004) shows Siesta V was proposing a building height of 35 feet described in its presentation as, "the same building height that is permitted in the RS-1 District and in the Old Pelican Bay RPD." (Page 10) Pam Houck, Director of Lee County Zoning, recommended a 25-foot height limitation, "measuring the 25-foot-height to the top of the wall, which doesn't take the massing of the roof into account." (Page 18)

In her discussion, the Hearing Examiner stated:

The Staff wanted to limit the homes to 25 feet in height and the Applicant wanted to be allowed to go to 35 feet. . . . Without any evidence to support the Staff's position, and taking note of the fact that the height limitations of the surrounding residential uses is also 35 feet, *it would be inequitable to hold the Applicant to a standard that is not required of the other dwelling units in the area.* Therefore, the Applicant's request for 35 feet is what is being recommended in the conditions.(Page 6)

Section III A.2.b, Conditions, the Hearing Examiner's Recommendation provided:

“Maximum 35 feet above minimum required flood elevation as **measured from lowest habitable floor to the top of exterior wall** with exclusion of roof structure.”

This is a building height higher than what was requested by the Applicant, as it mixes Pam Houck's concept of measuring the height only to the top of the exterior wall with Siesta V's request for 35 feet height as measured in the LDC. Ultimately, Resolution Z-02-049, in Section III.A.2.b., conditioned building height as simply “Maximum 35 feet above minimum required flood elevation,” requiring the clarification requested.

Lee County's Land Development Code provides a method for measurement of height of a building or structure. Section 34-2171(b), which was in place in 2002, applies in the Coastal Building Zone, which includes all of the Siesta V project area. This section states: “height of a building is the vertical distance measured from the lowest minimum habitable floor elevation for which a building permit may be issued to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of gable, hip, shed and gambrel roofs.”

In September of 2023, Lee County amended its height limitations via Section 34-2172(a), “Exceptions to height limitations for resiliency,” which provides:

- (a) Notwithstanding any other provision of this Code, buildings within a coastal high hazard area, as defined in Section 6-479 (“V Zones”), or within a “Coastal A Zone,” as defined by the Florida Building Code, may increase the height of the lowest minimum habitable floor for which a building permit may be issued by a maximum of four (4) feet and exceed the applicable height limitations established in this code proportionally without deviation or variance approval from to provide for increased resiliency and protection from natural disasters.

Therefore, we propose amending the height condition to read that the maximum building height of 35 feet would be measured in accordance with the present Land Development Code.

Building Height: Maximum 35 feet as measured by the Land Development Code.

ANALYSIS OF ADMINISTRATIVE AMENDMENT CRITERIA:

Section 34-174(i)(1) states that the Director of the Department of Community Development is authorized to administratively approve an amendment to a planned development. Upon findings that the request:

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

Response: The proposed amendment decreases the density of the development (intensity is a measurement of non-residential uses and thus, does not apply), and does not increase the height merely clarifying the measurement under the prior and current Lee County regulations.

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

Response: While the number of dwelling units is reduced from 41 to 36, there is no substantial underutilization of public infrastructure committed to the support of the development resulting from these changes.

- c. Does not result in a reduction of total open space provided on the Master Concept Plan by more than 10 percent;

Response: The proposed project results in an increase in open space by adding to the area designated as conservation area in favor of the Florida Department of Environmental Protection.

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

Response: There is an increase of 4.06 acres of conservation area as the result of this amendment and the deletion of building lots, docks and roadway infrastructure.

- 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;

Response: The only change to the buffer or landscaping areas being proposed is the additional planting of ±250 linear feet of mangroves where no mangroves exist.

- f. Does not adversely impact surrounding land uses; and

Response: The amendment favorably affects surrounding land uses by shifting the development away from the neighboring residential areas in the Siesta Isles subdivisions including adding the mangrove buffer per the settlement agreement with the Petitioners in the DEP administrative appeal.

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

Response: The proposed amendment is consistent with land development regulations and the Lee Plan. The project remains consistent with Lee Plan Policy 1.5.1 and Policy 101.1.2. as it increases the amount of wetland conservation area associated with the project, which will be perpetually protected, and decreases the amount of wetland impact by the project with the elimination of a road and building lots. The proposed amendment also furthers Objective 124.1 and Policy 124.1.1 for the same reasons. Incorporating the terms and conditions of the DEP permit by this amendment furthers Policy 124.1.2 (Paragraph 1.).

The request is also consistent with Lee Plan Policy 124.1.2 (Paragraph 4.) as clustering of the lots has resulted in an increase of 4.1 acres of conservation area that would otherwise have been affected by a road, four lots and a multi-slip docking facility.

Siesta V Administrative Amendment (ADD2024-00060)

July 11, 2024
Resubmission Package

AMENDMENT TO DEED OF CONSERVATION EASEMENT 4.06
ACRES PER SETTLEMENT AGREEMENT

Prepared by:

Mark A. Ebelini
Knott Ebelini Hart
1625 Hendry Street, Third Floor
Fort Myers, Florida 33901
239-334-2722

Return original or certified recorded document to:

Dept. of Environmental Protection
2295 Victoria Avenue
Suite 364
Fort Myers, FL 33901
239-344-5600

Amendment to Deed of Conservation Easement Standard With Passive Recreational Uses

THIS AMENDMENT TO DEED OF CONSERVATION EASEMENT (this "Amendment ") is given this _____ day of _____, 2024, by **Charles R. Meador, Jr., not individually, but as Trustee under the provisions of a Land Trust Agreement effective March 8, 1995, and known as the Siesta V Land Trust** ("Grantor") whose mailing address is c/o Mark A Ebelini, Knott Ebelini Hart, 1625 Hendry Street, Suite 301, Fort Myers FL 33901, to the **Florida Department of Environmental Protection** ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors, or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined); the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, on July 24, 2020, Grantor executed a "**Deed of Conservation Easement Standard With Passive Recreational Uses**" in favor of the Grantee, which was recorded as **Official Records Instrument No. 2020000204375**, Public Records of Lee County, Florida (the "Conservation Easement") ;

WHEREAS, Grantor has sought a modification to Permit No. 36-0157404 (the "Permit Modification") referenced in the Conservation Easement; and

WHEREAS, Grantor, in consideration of the consent granted by the Permit Modification, is agreeable to adding to the land to be held subject to the Conservation Easement by this Amendment; and

WHEREAS, by this Amendment, the Grantor, has agreed to subject an additional 4.06 ± acre parcel of its land located in Lee County, Florida, described and depicted on Exhibit "A" attached hereto, to the Conservation Easement ("**Tract IIIA**"), and

WHEREAS, Grantor grants this Amendment pursuant to the settlement agreement of a Petition for Formal Administrative Hearing, Division of Administrative Hearings Case Number 22-2096, and the Permit Modification; and

WHEREAS, all of the terms and conditions of the Conservation Easement shall apply to Tract IIIA.

NOW, THEREFORE, in consideration of the issuance of the Permit Modification, together with other good and valuable consideration provided to the Grantor the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual

Conservation Easement for and in favor of the Grantee upon Tract III described on Exhibit "A" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever. All terms and conditions of the Conservation Easement shall apply to Tract IIIA, the terms of which are hereby ratified herein by this reference.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions, and purposes imposed on Tract IIA shall be binding upon Grantor, and its successors and assigns, and shall continue as a servitude running in perpetuity with Tract IIIA.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of Tract IIIA in fee simple; that the Tract IIIA is free and clear of all encumbrances that are inconsistent with the terms of the Conservation Easement; that there are no mortgages or liens on Tract IIIA; that Grantor has good right and lawful authority to convey this conservation easement on Tract IIIA by this Amendment; and Grantor fully warrants and defends record title to Tract IIIA against the lawful claims of all persons whomsoever inconsistent with the terms of the conservation easement imposed hereby.

IN WITNESS WHEREOF, Charles R. Meador, Jr., not individually, but as Trustee under the provisions of a Land Trust Agreement effective March 8, 1995, and known as the Siesta V Land Trust ("Grantor") has hereunto set its authorized hand this _____ day of _____, 2024.

☐ A Florida corporation or ☒ Land Trust (choose one)

By: _____
(Signature)

Name: Charles R. Meador, Jr.

Title: Trustee

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

By: _____
(Signature)

Name: _____
(Print)

Name: _____
(Print)

STATE OF FLORIDA
COUNTY OF LEE

On this _____ day of _____, 2024, before me by means of _____ physical presence or by _____ online notarization, the undersigned notary public, personally appeared Charles R. Meador, Jr., the person who subscribed to the foregoing instrument, as the Trustee of Siesta V Land Trust ☐ (corporation), a Florida corporation, or ☒ Land Trust (choose one) and acknowledged that he executed the same on behalf of said ☐ corporation, or ☒ Land Trust (choose one) and that he/she was duly authorized to do so. He is personally known to me _____ or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

(Signature)

(Name)

My Commission Expires: _____

[ADDITIONAL CONSERVATION EASEMENT AREA – TRACT IIIA]

Barraco
and Associates, Inc.

www.barraco.net

Civil Engineers, Land Surveyors and Planners

**DESCRIPTION
(TRACT IIIA)**

Parcel in
Section 13, Township 46 South, Range 23 East
Lee County, Florida

A tract or parcel of land, lying in Section 13, Township 46 South, Range 23 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

COMMENCING at the Southwest corner of the record plat of "SIESTA ISLES UNIT NO. 4" as recorded in Plat Book 29, Page 107, Lee County Records, run N88°39'44"E along the Southerly line of said record plat for 197.00 feet; thence run S01°20'16"E for 97.75 feet to an intersection with the Southeasterly line of a Conservation Easement described in a deed recorded in Instrument No. 2020000173943, Lee County Records and the POINT OF BEGINNING.

From said Point of Beginning run N89°00'10"E for 254.11 feet; thence run S15°20'02"W for 527.47 feet to an intersection with Northwesternly line of lands described in deed recorded in Official Record Book 2781, Page 1575, Lee County records, also being known as Lots 83, 84, 85 and 86 of San Carlos Subdivision (Unrecorded); thence run S47°06'39"W along said Northwesternly line for 133.82 feet; thence run N56°48'46"W for 19.09 feet to a point on a non-tangent curve; thence run Northerly along an arc of a curve to the left of radius 66.50 feet (delta 65°16'07") (chord bearing N04°19'46"W) (chord 71.72 feet) for 75.75 feet to a point of tangency; thence run N36°57'50"W for 186.92 feet to a point of curvature; thence run Northwesternly along an arc of a curve to the left of radius 98.00 feet (delta 47°19'49") (chord bearing N60°37'44"W) (chord 78.67 feet) for 80.95 feet; thence run S44°42'49"W along a non-tangent line for 6.55 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 93.00 feet (delta 46°38'30") (chord bearing S69°50'37"W) (chord 73.63 feet) for 75.71 feet to a point of tangency; thence run S46°31'22"W for 335.15 feet to an intersection with said Southeasterly line of said Conservation Easement; thence run along said Southeasterly line the following courses: N43°54'21"W for 17.24 feet; N13°45'20"W for 5.90 feet; N25°37'30"E for 18.46 feet; N42°37'08"E for 59.00 feet; N49°28'49"E for 133.17 feet; N49°34'26"E for 65.89 feet; N52°12'21"E for 74.31 feet; N37°23'49"E for 44.12 feet; N08°59'07"W for 37.03 feet; N34°19'56"W for 43.53 feet and N49°14'19"E for 345.36 feet to the POINT OF BEGINNING.

Containing 4.06 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the Southerly line of said record plat of "SIESTA ISLES UNIT NO. 4" to bear N88°39'44"E.

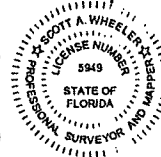
Digitally signed

by Scott A.

Wheeler, PSM

Date: 2023.08.25

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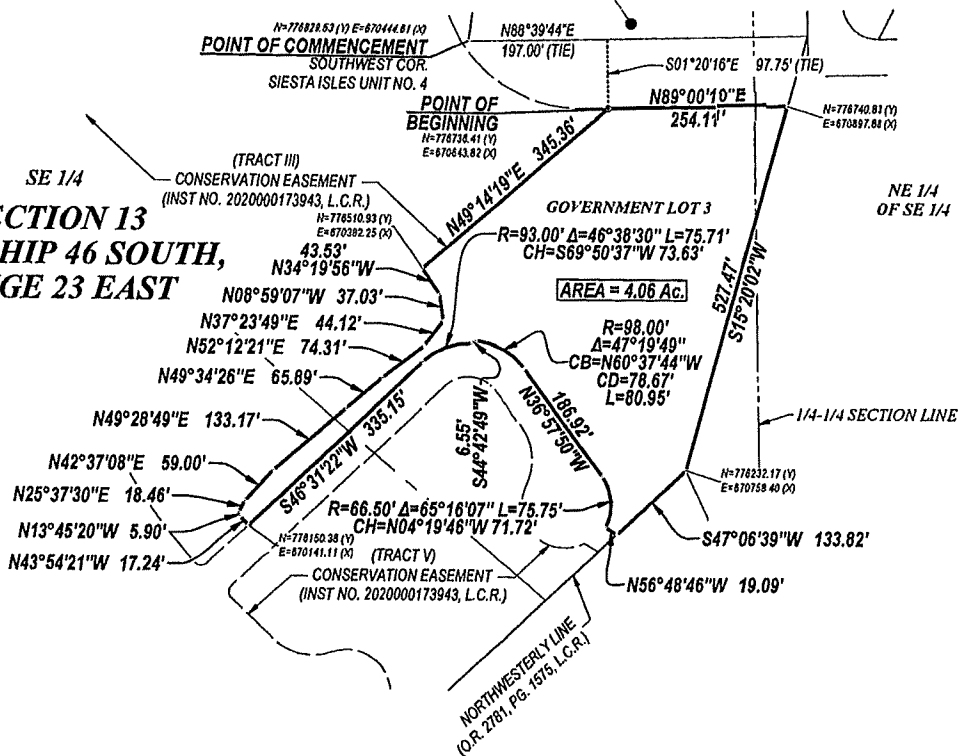
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\21352 - SIESTA V\DESCRIPTIONS\21352SK15.doc

TRACT IIIA

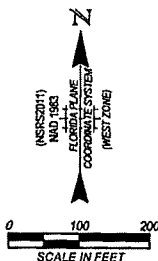
"SIESTA ISLES UNIT NO. 4"
(P.B. 29, PG. 107, L.C.R.)

SECTION 13 TOWNSHIP 46 SOUTH, RANGE 23 EAST



NOTES:

- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.999941 TO OBTAIN GRID DISTANCES.
- INST. NO. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
- O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
- (P) - DENOTES PLAT.
- P.B. - DENOTES PLAT BOOK.
- PG. - DENOTES PAGE.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE SOUTHERLY LINE OF THE RECORD PLAT OF SIESTA ISLES UNIT NO. 4, PLAT BOOK 4, PAGE 107, LEE COUNTY RECORDS, TO BEAR N83°39'44"E.
- DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

Digitally signed
by Scott A.
Wheeler, PSM
Date: 2023.08.25
13:11:48 -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 OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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

www.barraco.net
37171 GARDEN BLVD., SUITE 100
FORT MYERS, FLORIDA 33905-2800
PHONE (239) 88-5110
FAX (239) 88-5183

SIESTA V
LAND TRUST

A PARCEL OF LAND
IN SECTION 13,
TOWNSHIP 46 SOUTH,
RANGE 23 EAST
LEE COUNTY,
FLORIDA

PROJECT DESCRIPTION

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

DATE: 08/25/2023
LOCATION: LEE COUNTY, FLORIDA
PLAT DATE: 08/25/2023
PLAT BY: PETER GLENN
DRAWING DATE: 08/25/2023
DRAWN BY: P. GLENN
CHECKED BY: LHM
SCALE: 1"=50'
FIELD BOOK: 15-46-23

PLAT BY: GLENN

STRIP NUMBER

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT FILE NO. 15-46-23
SHEET NUMBER 2 OF 2

Exhibit F

RESOLUTION NUMBER Z-02-049

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

WHEREAS, an application was filed by the property owner, Charles R. Meador, Jr., to rezone a 136.68± acre parcel from Agricultural District (AG-2) to Residential Planned Development (RPD), in reference to Siesta V Land Trust; and,

WHEREAS, a public hearing was advertised and held on August 7, 2002, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2000-00004; and

WHEREAS, a second public hearing was advertised and held on November 4, 2002, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone 136.68± acres of land from AG-2 to RPD to allow a maximum of 47 single-family detached dwelling units, and a maximum of 30 boats slips to be located on certain lots and a 11-slip multi-slip docking facility. Buildings are not to exceed 35 feet in height above minimum floor elevation, within a maximum of two stories over parking. The property is located in the Suburban and Wetlands 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. The development of this project must be consistent with the one page Master Concept Plan (MCP) entitled "Siesta V" stamped "Received MAR 27, 2002 Zoning Counter," last revised 2-20-03, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
2. The following limits apply to the project and uses:
 - a. Schedule of Uses

RESIDENTIAL USES

Accessory Apartment (only by special exception)
 Dwelling Units, Single-family Detached (maximum 41 units)
 Essential Services
 Essential Service Facilities [LDC § 34-622(c)(13)]: Group 1
 Home Occupation, no outside help
 Models (by Administrative Approval Only)
 Residential Accessory Uses [LDC § 34-622(c)(42)]
 Recreation Facilities: Personal
 Signs in Accordance with LDC Chapter 30, Note (1)
 Speculative Homes
 Temporary Use limited to one contractor's office and equipment storage shed to be located on lot 3 or 6; and on-site real estate sales

WETLAND USES

Water Retention
 All uses permitted in the Environmentally Critical zoning district [LDC §34-983]
 EXCEPT Single-family Uses

b. Site Development Regulations

Lot Area and Dimension:

Lot Width:	Minimum	75-feet
Lot Depth:	Minimum	90-feet
Lot Area:	Minimum	6,750 square feet

Building Height:

Maximum 35 feet above minimum required flood elevation.

Maximum 2-stories above parking

Setbacks:

Private Local Road	15-feet
Side Yard	5-feet
Rear (Waterbody)	15-feet (primary structure)
Rear (Waterbody)	5-feet (pools & accessory structures when a rip-rap revetment is provided to stabilize the shoreline waterward of the mean high water line)

Lot Coverage: Maximum 70% including pools and accessory structures

3. Prior to local development order approval, a draft copy of a Conservation Easement for the approximately 40.9 acre mangrove preserve, including mangrove trimming limitations, must

be submitted for review by the County Attorney's office. The preserve must be dedicated to the State of Florida (if required by the Department of Environmental Protection) and Lee County. Prior to issuance of a Certificate of Compliance for the subdivision/infrastructure development order, a copy of the recorded Conservation Easement must be submitted.

4. Prior to local development order approval, the portion of the roadway labeled "elevated roadway / bridge +/- 100 lineal feet" on the Master Concept Plan, must be detailed on the development order plans as a bridge. Elevating this portion of the roadway may not be achieved through the use of culverts.
5. The mangrove trimming limitations must be included in the Deed Restrictions. Prior to plat approval, a copy of the Deed Restrictions must be submitted for the Division of Environmental Sciences staff review for consistency with the mangrove trimming limitations detailed in Deviation 5.
6. Docks are limited to single-family docks with one slip on lots 1-26, two shared docks with one slip for each lot 38-41 and the 11 slips at multi-slip facility with one slip for each lot numbered 27-37. Docks and fishing/observation piers are prohibited along lots 27-37.
7. Prior to issuance of a Vegetation Removal Permit, the developer must coordinate an on-site inspection of the clearing limits with Lee County Division of Environmental Sciences and Florida Department of Environmental Protection staff.
8. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
9. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well as all other Lee Plan provisions.
10. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
11. All agricultural uses and their accessory uses are prohibited.
12. Prop guards or equivalent must be used on all motorized water craft with motors of 25 HP or greater.

SECTION C. DEVIATIONS:

1. Deviation 1 seeks relief from the LDC §10-296(k)(1)b, requirement that the diameter of right-of-way for curb and gutter section of 110 feet, to allow a 103-foot-wide right-of-way diameter. This deviation is APPROVED.
2. Deviation 2 - Withdrawn.

3. Deviation 3 - Withdrawn.
4. Deviation 4 - Withdrawn.
5. Deviation 5 seeks relief from the LDC §10-416(9) requirement for the retention of existing vegetation within the natural waterway buffer, to allow trimming of lateral branches and no topping of mangroves within 50 percent of the buffer, and to allow trimming of lateral branches and topping of mangroves to a height of no less than 10-feet in the remaining 50 percent of the buffer. This deviation is APPROVED, SUBJECT TO Conditions 3 and 5.
6. Deviation 6 seeks relief from the LDC §10-296(b) Table 3, establishing a 35-foot-wide minimum right-of-way standard for privately maintained roads and streets, to allow a minimum right-of-way width of 26 feet. This deviation is APPROVED.
7. Deviation 7 - Withdrawn.
8. Deviation 8 seeks relief from the LDC Section 34-2192(a) requirement that all buildings and structures be set back 20 feet from the edge of the right-of-way or street easement line, to allow a street setback of 15 feet. This deviation is APPROVED.
9. Deviation 9 - Withdrawn.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

EXHIBIT A: The legal description of the property
EXHIBIT B: Zoning Map (subject parcel identified with shading)
EXHIBIT C: The Master Concept Plan

The applicant has indicated that the STRAP numbers for the subject property are:

13-46-23-00-00003.0010
13-46-23-00-00004.1000
13-46-23-00-00004.1010
13-46-23-11-0000B.0000
12-46-23-00-00009.0010
12-46-23-00-00009.0020
12-46-23-00-00009.0030

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:

- a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Douglas R. St. Cerny, seconded by Commissioner Andrew W. Coy and, upon being put to a vote, the result was as follows:

Robert P. Janes	Nay
Douglas R. St. Cerny	Aye
Ray Judah	Nay
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 4th day of November, 2002.

ATTEST:
CHARLIE GREEN, CLERK

By: Michelle A Cooper
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: [Signature]
Chairman

Approved as to form by:

[Signature]
County Attorney's Office



RECEIVED
MINUTES OFFICE
mge
2003 JUN -4 PM 12: 53

DESCRIPTION

Parcel In

Sections 12 & 13, TWP 46 S., RGE. 23 E.
Lee County, Florida

A tract or parcel of land lying in Sections 12 and 13, Township 46 South, Range 23 East, Lee County, Florida. Said tract or parcel being more particularly described as follows:

BEGINNING at the southeast corner of the southeast quarter (SE1/4) of said Section 12 run S87°14'14"W along the south line of said fraction for 1,184.21 feet; thence run N02°45'46"W for 10.00 feet; thence run S87°14'14"W for 80.00 feet; thence run N02°45'46"W for 33.00 feet; thence run S87°14'14"W for 80.00 feet to an intersection with the east line of Lot 32 OLD PELICAN BAY SUBDIVISION III as recorded in Plat Book 46, Page 39, Lee County Records; thence run N02°45'46"W along the east line of said Lot 32 for 29.12 feet to the north line of said Plat; thence run along said north line for the following courses: S88°46'45"W for 59.79 feet; S84°26'29"W for 200.24 feet; S87°41'27"W for 200.01 feet; S84°23'55"W for 100.12 feet; S80°33'33"W for 50.34 feet; thence run S56°27'08"W for 107.08 feet to an intersection with the south line of the southeast quarter (SE1/4) of said Section 12; thence run S22°27'10"W for 110.54 feet; thence run S18°53'08"W for 107.59 feet; thence run S32°57'12"W for 145.25 feet; thence run N87°14'14"E for 403.32 feet; thence run S01°12'06"E for 801.71 feet; thence run S20°20'25"W for 107.61 feet; thence run S06°24'26"W for 100.92 feet; thence run S00°44'09"E for 100.01 feet; thence run S09°25'10"E for 101.00 feet; thence run S02°32'58"W for 71.25 feet to an intersection with the westerly extension of the south line of Lot 28 OLD PELICAN BAY SUBDIVISION II as recorded in Plat Book 40, Page 85, Lee County Records; thence run N88°40'04"E along said south line for 230.39 feet to an intersection with the easterly right-of-way line of Old Pelican Bay Drive as shown on the record plat of OLD PELICAN BAY SUBDIVISION as recorded in Plat Book 39, Page 70, Lee County Records said intersection being a point on a non tangent curve; thence run northeasterly along said right-of-way line and the arc of said curve to the left of radius 130.00 feet (delta 32°54'14") (chord bearing N35°44'38"E) (chord 73.63 feet) for 74.66 feet to the northwest corner of Lot 15 of said OLD PELICAN BAY SUBDIVISION II; thence run N88°40'04"E along the north line of said Lot 15 for 7.97 feet; thence run S00°52'43"E for 108.67 feet; thence run N88°40'04"E for 141.22 feet to the southeast corner of said Lot 15; thence run N01°19'56"W along the east line of said Lot 15 for 49.92 feet; thence run N88°40'04"E for 69.42 feet to an intersection with the west line of SIESTA ISLES UNIT NO. 4 as recorded in Plat Book 29, Page 107, Lee County Records; thence run along said west line for the following courses: S01°19'56"E for 287.70 feet; S24°48'11"W for 586.28 feet; S07°36'56"W for 723.81 feet to the southwest corner of said Plat; thence run N88°40'04"E along the south line of said Plat for 480.83

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

EXHIBIT "A"

Page 1 of 3

feet to the southeast corner of said Plat; thence run S15°20'22"W for 631.08 feet; thence run S47°06'59"W for 719 feet, more or less to the mean high water line of San Carlos Bay; thence run northwesterly along said mean high waterline for 1,505 feet more or less to an intersection with the centerline of the waters of a dredged canal; thence run N38°33'06"W for 30 feet, more or less to an intersection with a line bearing S51°26'54"W; thence run N51°26'54"E for 265.43 feet to an intersection with the west line of the East Half (E-1/2) of Section 13, Township 46 South, Range 23 East; thence run N01°06'53"W along said west line for 2,905.20 feet to the southwest corner of the southwest quarter (SW1/4) of the southeast quarter (SE1/4) said Section 12; thence run N00°56'33"W along the west line of said fraction for 1,338.92 feet to the northwest corner of said fraction; thence run N87°39'46"E along the north line of said fraction for 1,323.04 feet to the northeast corner of said fraction; thence run S00°49'42"E along the east line of said fraction for 1,029.00 feet; thence run N87°14'14"E along a line 300.00 feet north of and parallel with the south line of the southeast quarter of said Section 12 for 1,321.27 feet to an intersection with the east line of said fraction; thence run S00°42'45"E along said east line for 300.19 feet to the POINT OF BEGINNING.

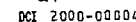
Containing 137.79 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD 1983/90 adjustment) and are based on the south line of the southeast quarter (SE 1/4) of Section 12, Township 46 South, Range 23 East, Lee County Florida to bear N87°14'14"E per Certified Corner Record coordinates for the southeast corner of said Section 12 and the southwest corner of the southeast corner of (SE 1/4) of said Section 12.

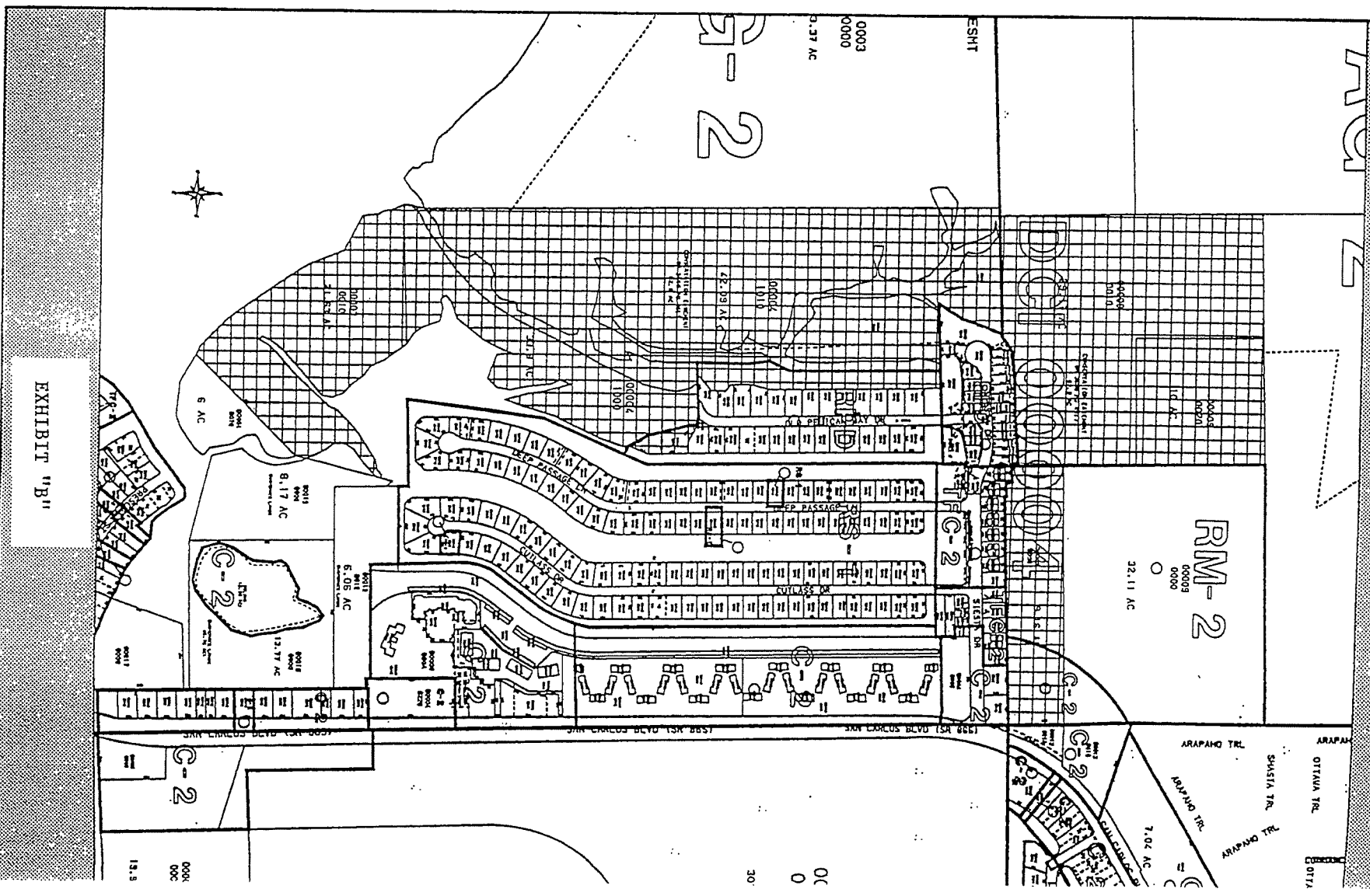
Scott A. Wheeler 11/13/02
 Scott A. Wheeler (For the Firm)
 Professional Surveyor and Mapper
 Florida Certificate No. 5949

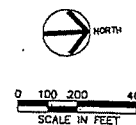
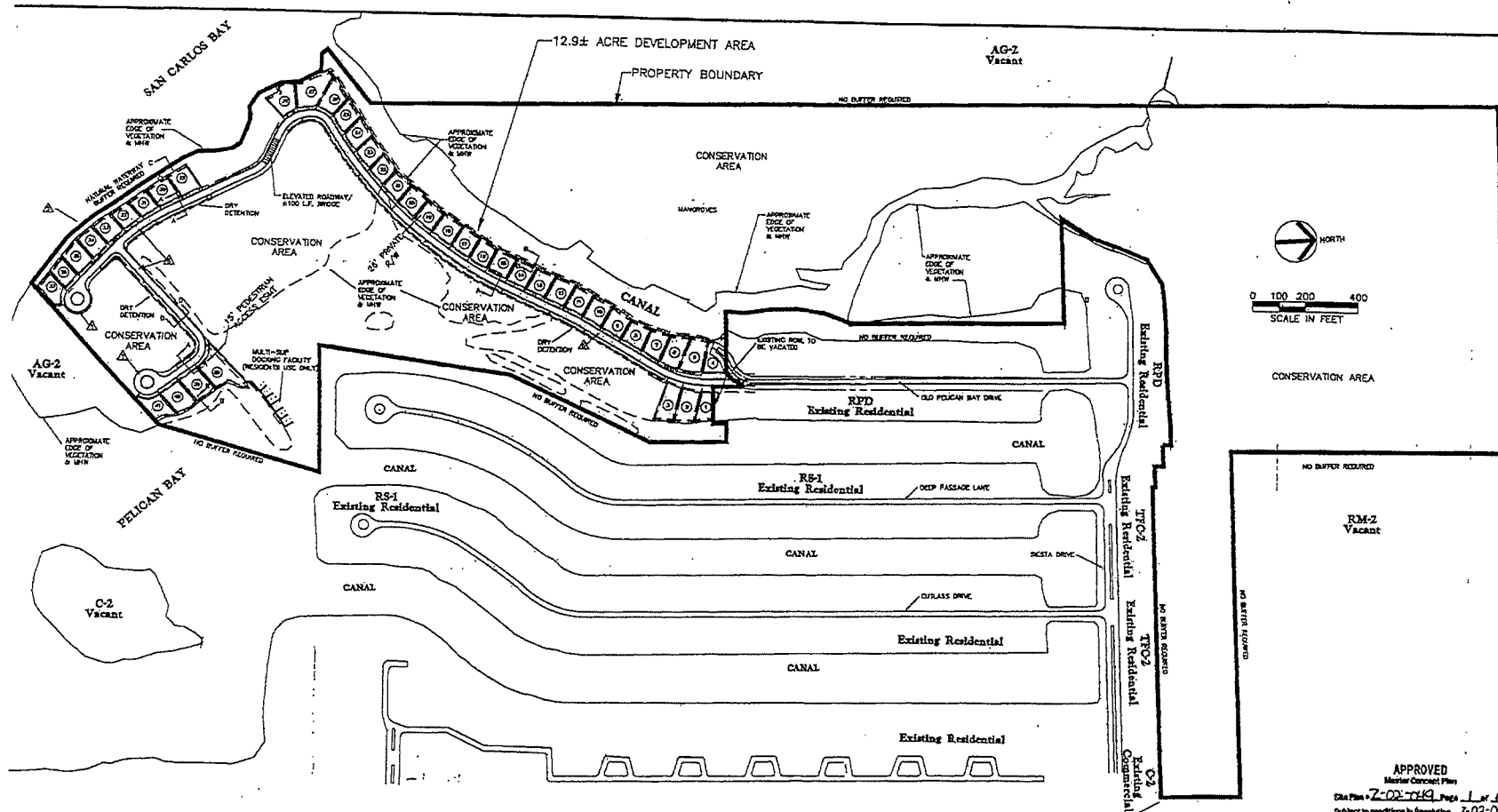
Applicant's Legal Checked
 by *AMM* 06/11/03

DCI 2000-00004



ZONING MAP





LEGEND

- ① LOT NUMBER
- △ DENSITY PER ZONING REGULATION
Z-02-049 : DC2000-00004

APPROVED
Master Concept Plan
Site Plan - Z-02-049, Prop. J of J
Subject to conditions to final plat - Z-02-049
Case - DC2000-00004

GENERAL NOTES:
BUTTER ALONG THE PERIMETER OF THE PROJECT ARE NOT REQUIRED.
PUBLIC TRAIL FENCES WILL NOT BE PROVIDED ON-SITE.
THE LOCATION OF SIDE LOT LINES ON THE PLAN IS CONCEPTUAL. SIDE LOT LINES MAY BE MOVED SO LONG AS THE TOTAL NUMBER OF LOTS DOES NOT EXCEED 48 LOTS AND THE LOTS COMPLY WITH THE PROPERTY DEVELOPMENT REGULATIONS OF 2 PARAGRAPHS SET FORTH IN THIS DOCUMENT.

DENSITY CALCS, MASTER
CONCEPT PLAN, SCHEDULE OF USES &
DEVIATIONS/JUSTIFICATIONS

Barraco
and Associates, Inc.
CIVIL ENGINEERS, LAND SURVEYORS
LAND PLANNERS AND CONSULTANTS
www.barraco.net
2201 MADISON BOULEVARD
PORT MYERS, FLORIDA 33903-2800
PHONE (888) 441-5170
FAX (888) 441-5108
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7346 - SURVEYING LB-6040

**SIESTA V
LAND TRUST**
CLEAT, L.L.C.
7401 ESTERO BOULEVARD
PORT MYERS BEACH, FL 33901
PHONE (239) 463-4127
FAX (239) 463-4128

SIESTA V
1,137 ACRES IN
SECTIONS 12 & 13
TOWNSHIP 40 N., RANGE 23 E.
LEE COUNTY, FLORIDA
STRAP NO. 13-46-23-00-0000L0010
STRAP NO. 13-46-23-00-0000L1000
STRAP NO. 13-46-23-00-0000L1010
STRAP NO. 13-46-23-00-0000L1010
STRAP NO. 13-46-23-00-0000L1020
STRAP NO. 13-46-23-00-0000L1020
STRAP NO. 13-46-23-11-0000L0001

PROJECT DESCRIPTION
DESIGNER OF RECORD
CARL A. BARRACO, P.E.
2201 MADISON BOULEVARD
PORT MYERS, FLORIDA 33903
FLORIDA P.E. NO. 3686

FILE NAME	DESCRIPTION
13-46-23-00-0000L0010	13-46-23-00-0000L0010
13-46-23-00-0000L1000	13-46-23-00-0000L1000
13-46-23-00-0000L1010	13-46-23-00-0000L1010
13-46-23-00-0000L1020	13-46-23-00-0000L1020
13-46-23-11-0000L0001	13-46-23-11-0000L0001

PLAN REVISIONS
7-30-2002 8-4-2008 COMMENTS
8-4-2008 8-4-2008 COMMENTS
8-4-2008 8-4-2008 COMMENTS
8-4-2008 8-4-2008 COMMENTS
8-4-2008 8-4-2008 COMMENTS
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8-4-2008 8-4-2008 COMMENTS
8-4-2008 8-4-2008 COMMENTS
8-4-2008 8-4-2008 COMMENTS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

EXHIBITS II-F-3
III-A-2, IV-C
IV-E, IV-G & IV-H

PROJECT/FILE NO.	SHEET NUMBER
2002 12-19-48-23	1

RECEIVED
MAR 27 2003

DCI 2000-00004

EXHIBIT "C"

Exhibit G

ADMINISTRATIVE AMENDMENT (PD) ADD2023-00123

ADMINISTRATIVE AMENDMENT LEE COUNTY, FLORIDA

WHEREAS, Barraco and Associates, Inc. filed an application for an administrative amendment to a Residential Planned Development known as Siesta V to allow a ten-foot-wide drainage easement for pipes that are 48 inches or less in size to be located along common side lot lines in the proposed residential subdivision; and

WHEREAS, the property is generally located south of Siesta Drive and West of San Carlos Boulevard as described per the legal description (Exhibit "A"); and

WHEREAS, the applicant has indicated the property's current STRAP number is 13-46-23-00-00004.1000; and

WHEREAS, the property was originally rezoned by Resolution Z-02-049 (Exhibit "B"); and

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

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

WHEREAS, the applicant is requesting a deviation from LDC Section 10-328(b) to allow a ten-foot-wide easement for a closed drainage easement instead of the required 15-foot-wide easement (Exhibit "C"); and

WHEREAS, development order DOS2007-00008 was approved with the storm water storage located along the rear yards of the residential lots; and

WHEREAS, the applicant is requesting to relocate the storm water storage to the common side lots of each residential lot; and

WHEREAS, the applicant has provided a site plan the depicts a non-essential eight-inch perforated pipe in a rock chamber within the confines of a ten-foot-wide drainage easement to provide additional conveyance; and

WHEREAS, development order DOS2007-00008 was approved with a seven-foot drainage easement with a 12-inch conveyance pipe along side lot lines within another phase of the residential development; and

WHEREAS, the applicant has provided a justification stating that the request will protect the health and safety of the public as this drainage easement is an additional conveyance easement to support the main infrastructure; and

WHEREAS, the request is designed to standards based on sound engineering practices which are demonstrated on the site plan submitted with the request (Exhibit "D"); 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 of an amendment to the Residential Planned Development to include a deviation from LDC Section 10-328(b), which requires closed drainage easements to be a minimum of 15 feet wide, to allow a ten-foot-wide easement along common side lot lines, **APPROVED, subject to the following conditions:**

1. **The development order plans must be in substantial compliance with the site development plan prepared by Barraco and Associates, Inc., attached hereto as Exhibit "D".**
2. **The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.**
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 2/7/2024

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

List of Exhibits

Exhibit A: Legal Description
Exhibit B: Resolution Z-02-049
Exhibit C: Applicant's Narrative
Exhibit D: Site Plan

DESCRIPTION

Parcel in
Sections 12 and 13, Township 46 South, Range 23 East
Lee County, Florida

A tract or parcel of land lying in Sections 12 and 13, Township 46 South, Range 23 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Northeast Corner of said Section 13 run S87°14'06"W along the North line of the Northeast Quarter (NE 1/4) of said Section 13 for 1,184.21 feet; thence run N02°45'54"W for 10.00 feet; thence run S87°14'06"W for 80.00 feet; thence run N02°45'54"W for 33.00 feet; thence run S87°14'06"W for 80.00 feet to an intersection with the East line of the Record Plat of Old Pelican Bay Subdivision III-A, as recorded in Plat Book 66, Page 62, Lee County Records; thence run N02°45'54"W along said East line for 29.02 feet to the Northeast Corner of said Plat; thence run the following nine courses along the Northerly and Westerly line of said record plat: S88°46'37"W for 59.79 feet; S84°26'21"W for 200.24 feet; S87°41'19"W for 200.01 feet; S84°23'47"W for 100.12 feet; S80°33'25"W for 50.34 feet; S56°27'00"W for 106.75 feet to an intersection with said North line of Northeast Quarter (NE 1/4); S22°32'28"W for 110.80 feet; S18°53'00"W for 107.59 feet and S32°57'04"W for 145.25 feet to the Southwest Corner of said record plat; thence run N87°14'06"E along the Southerly line of said record plat for 589.69 feet to an intersection with the West line of Tract "A", Old Pelican Bay Drive, (50' wide right of way) as shown on the Record Plat of Old Pelican Bay Subdivision, as recorded in Plat Book 39, Page 70, Lee County Records; thence run S01°20'16"E along said West line for 89.75 feet to the Northeast Corner of the Record Plat of Old Pelican Bay Subdivision II, as recorded in Plat Book 40, Page 85, Lee County Records; thence run S88°39'44"W along the North line of said record plat for 140.00 feet to the Northwest corner of said record plat; thence run the following six courses along the Westerly line of said record plat: S01°20'16"E for 803.90 feet; S12°31'53"W for 115.65 feet; S02°46'30"E for 103.11 feet; S54°16'47"E for 41.25 feet; S01°28'52"W for 70.20 feet and S49°55'08"W for 117.58 feet to the Southwest corner of said record plat; thence run N88°39'44"E along the South line of said record plat and the extension thereof for 224.65 feet to a point on a non-tangent curve and an intersection with the Easterly line of Tract "A", Old Pelican Bay Drive, (50' wide right of way) as shown on said Record Plat of Old Pelican Bay Subdivision; thence run northeasterly along said Easterly line and an along an arc of curve to the left of radius 130.00 feet (delta 32°54'12") (chord bearing N35°44'33"E) (chord 73.63 feet) for 74.66 feet to the Southwest corner of Lot 14 of said record plat; thence run N88°39'44"E along the South line of said Lot 14 for 7.97 feet; thence run S00°53'03"E along the Easterly line of lands described in deed recorded in Official Record Book 3290, Page 4404, Lee County records, and continuing along the Southerly extension thereof for 108.67 feet; thence run N88°39'44"E along the Westerly extension of the most Southerly line of Lot 15 of said Record Plat of Old Pelican Bay Subdivision II and continuing along said most Southerly line for 141.22 feet to the Southeast Corner of said Lot 15; thence run N01°20'16"W along the easterly line of said Lot 15 and continuing along the East line of said Record Plat of Old Pelican Bay Subdivision for 1,237.74 feet to the Northeast Corner of Lot 1 of said record plat; thence run S88°39'44"W along the North line of said Lot 1 for

DESCRIPTION(Cont.)

140.00 feet to the East line of Tract "A", Old Pelican Bay Drive, (50' wide right of way) as shown on said Record Plat of Old Pelican Bay Subdivision; thence run N01°20'16"W along said East line for 90.99 feet to an intersection with the South line of said Record Plat of Old Pelican Bay Subdivision III-A; thence run N87°14'06"E along said South line for 209.48 feet to an intersection with the Westerly line of the Record Plat of Siesta Isles, Unit No. 4, as recorded in Plat Book 29, Page 107, Lee County Records; thence run the following three course along said Westerly line: S01°20'16"E for 1,571.58 feet; S24°47'51"W for 586.28 feet and S07°36'36"W for 723.81 feet to the Southwest corner of said record plat; thence run N88°39'44"E along the South line of said record plat for 480.83 feet to the Southeast corner of said record plat; thence run S15°20'02"W for 631.08 feet to an intersection with Northwesterly line of lands described in deed recorded in Official Record Book 2781, Page 1575, Lee County records, also being known as Lots 83, 84, 85 and 86 of San Carlos Subdivision (Unrecorded); thence run S47°06'39"W along said Northwesterly line for 737 feet, more or less to an intersection with the Mean High Water line of San Carlos Bay; thence run Northwesterly along said Mean High Water line for 1,521 feet, more or less; thence run N38°33'26"W for 30.00 feet to an intersection with the center line of a canal; thence run N51°26'34"E along said center line for 264.97 feet to an intersection with the West line of the East Half (E 1/2) of said Section 13; thence run N01°06'49"W along said West line for 2,905.74 feet to the North Quarter Corner of said Section 13; thence run N00°56'39"W along the West line of the Southeast Quarter (SE 1/4) of said Section 12 for 1,339.02 feet to the Northwest Corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 12; thence run N87°39'42"E along the North line of said Fraction for 1,323.08 feet to the Northeast Corner of said Fraction; thence run S00°49'43"E along the East line of said Fraction for 1,029.07 feet to an intersection with the North line of the South 300 feet of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 12; thence run N87°14'06"E along said North line for 1,321.29 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 12; thence run S00°42'41"E along said East line for 300.19 feet to the POINT OF BEGINNING.

Containing 142.69 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/99 adjustment) and are based on the North line of the Northeast Quarter (NE 1/4) of said Section 13 to bear S87°14'06"W.

Digitally signed by
Scott A. Wheeler,

PSM

Date: 2024.01.16
'08:40:46 -05'00

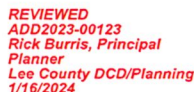


Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\21352 - SIESTA V\DESCRIPTIONS\21352SK16.doc

REVIEWED
ADD2023-00123
Rick Burris, Principal
Planner
Lee County DCD/Planning
1/16/2024

①	S87°14'06"W	80.00'	⑫	S54°16'47"E	41.25'
②	N02°45'54"W	29.02'	⑬	S01°28'52"W	70.20'
③	S80°33'25"W	50.34'	⑭	S49°55'08"W	117.58'
④	S56°27'00"W	106.75'	⑮	R=130.00' Δ=32°54'12" L=74.66'	
⑤	S22°32'28"W	110.80'		CH=N35°44'33"E 73.63'	
⑥	S18°53'00"W	107.59'	⑯	N88°39'44"E	7.97'
⑦	S32°57'04"W	145.25'	⑰	S00°53'03"E	108.67'
⑧	S01°20'16"E	89.75'	⑱	N88°39'44"E	141.22'
⑨	S88°39'44"W	140.00'	⑲	N01°20'16"W	1237.74'
⑩	S12°31'53"W	115.65'	⑳	S88°39'44"W	140.00'
⑪	S02°46'30"E	103.11'	㉑	N01°20'16"W	90.99'
			㉒	N87°14'06"E	209.48'



Digitally signed
by Scott A.
Wheeler, PSM
Date: 2024.01.16
'08:48:15 -05'00

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL 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 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	
SIESTA V LAND TRUST	
PROJECT DESCRIPTION	
<i>A PARCEL OF LAND IN SECTIONS 12 & 13, TOWNSHIP 46 SOUTH RANGE 23 EAST LEE COUNTY, FLORIDA</i>	
PROJECT SURVEYOR	
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
FILE NAME	21352SK16.DWG
LAYOUT	3
LOCATION	J2C1352DWG.SURVEYING1/SKETCH4
PLOT DATE	TUE, 1-16-2024 - 8:20 AM
PLOT BY	PIETER OLSEN
DRAWING DATA	
SURVEY DATE	01-10-2024
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=800'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	
SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO.	SHEET NUMBER
21352 13-46-23	3 OF 3

Exhibit B

RESOLUTION NUMBER Z-02-049

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

WHEREAS, an application was filed by the property owner, Charles R. Meador, Jr., to rezone a 136.68± acre parcel from Agricultural District (AG-2) to Residential Planned Development (RPD), in reference to Siesta V Land Trust; and,

WHEREAS, a public hearing was advertised and held on August 7, 2002, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2000-00004; and

WHEREAS, a second public hearing was advertised and held on November 4, 2002, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone 136.68± acres of land from AG-2 to RPD to allow a maximum of 47 single-family detached dwelling units, and a maximum of 30 boats slips to be located on certain lots and a 11-slip multi-slip docking facility. Buildings are not to exceed 35 feet in height above minimum floor elevation, within a maximum of two stories over parking. The property is located in the Suburban and Wetlands 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. The development of this project must be consistent with the one page Master Concept Plan (MCP) entitled "Siesta V" stamped "Received MAR 27, 2002 Zoning Counter," last revised 2-20-03, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
2. The following limits apply to the project and uses:
 - a. Schedule of Uses

RESIDENTIAL USES

Accessory Apartment (only by special exception)
Dwelling Units, Single-family Detached (maximum 41 units)
Essential Services
Essential Service Facilities [LDC § 34-622(c)(13)]: Group 1
Home Occupation, no outside help
Models (by Administrative Approval Only)
Residential Accessory Uses [LDC § 34-622(c)(42)]
Recreation Facilities: Personal
Signs in Accordance with LDC Chapter 30, Note (1)
Speculative Homes
Temporary Use limited to one contractor's office and equipment storage shed to be located on lot 3 or 6; and on-site real estate sales

WETLAND USES

Water Retention
All uses permitted in the Environmentally Critical zoning district [LDC §34-983]
EXCEPT Single-family Uses

b. Site Development Regulations

Lot Area and Dimension:

Lot Width:	Minimum	75-feet
Lot Depth:	Minimum	90-feet
Lot Area:	Minimum	6,750 square feet

Building Height:

Maximum 35 feet above minimum required flood elevation.

Maximum 2-stories above parking

Setbacks:

Private Local Road	15-feet
Side Yard	5-feet
Rear (Waterbody)	15-feet (primary structure)
Rear (Waterbody)	5-feet (pools & accessory structures when a rip-rap revetment is provided to stabilize the shoreline waterward of the mean high water line)

Lot Coverage: Maximum 70% including pools and accessory structures

3. Prior to local development order approval, a draft copy of a Conservation Easement for the approximately 40.9 acre mangrove preserve, including mangrove trimming limitations, must

- be submitted for review by the County Attorney's office. The preserve must be dedicated to the State of Florida (if required by the Department of Environmental Protection) and Lee County. Prior to issuance of a Certificate of Compliance for the subdivision/infrastructure development order, a copy of the recorded Conservation Easement must be submitted.
4. Prior to local development order approval, the portion of the roadway labeled "elevated roadway / bridge +/- 100 lineal feet" on the Master Concept Plan, must be detailed on the development order plans as a bridge. Elevating this portion of the roadway may not be achieved through the use of culverts.
 5. The mangrove trimming limitations must be included in the Deed Restrictions. Prior to plat approval, a copy of the Deed Restrictions must be submitted for the Division of Environmental Sciences staff review for consistency with the mangrove trimming limitations detailed in Deviation 5.
 6. Docks are limited to single-family docks with one slip on lots 1-26, two shared docks with one slip for each lot 38-41 and the 11 slips at multi-slip facility with one slip for each lot numbered 27-37. Docks and fishing/observation piers are prohibited along lots 27-37.
 7. Prior to issuance of a Vegetation Removal Permit, the developer must coordinate an on-site inspection of the clearing limits with Lee County Division of Environmental Sciences and Florida Department of Environmental Protection staff.
 8. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
 9. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well as all other Lee Plan provisions.
 10. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
 11. All agricultural uses and their accessory uses are prohibited.
 12. Prop guards or equivalent must be used on all motorized water craft with motors of 25 HP or greater.

SECTION C. DEVIATIONS:

1. Deviation 1 seeks relief from the LDC §10-296(k)(1)b, requirement that the diameter of right-of-way for curb and gutter section of 110 feet, to allow a 103-foot-wide right-of-way diameter. This deviation is APPROVED.
2. Deviation 2 - Withdrawn.

3. Deviation 3 - Withdrawn.
4. Deviation 4 - Withdrawn.
5. Deviation 5 seeks relief from the LDC §10-416(9) requirement for the retention of existing vegetation within the natural waterway buffer, to allow trimming of lateral branches and no topping of mangroves within 50 percent of the buffer, and to allow trimming of lateral branches and topping of mangroves to a height of no less than 10-feet in the remaining 50 percent of the buffer. This deviation is APPROVED, SUBJECT TO Conditions 3 and 5.
6. Deviation 6 seeks relief from the LDC §10-296(b) Table 3, establishing a 35-foot-wide minimum right-of-way standard for privately maintained roads and streets, to allow a minimum right-of-way width of 26 feet. This deviation is APPROVED.
7. Deviation 7 - Withdrawn.
8. Deviation 8 seeks relief from the LDC Section 34-2192(a) requirement that all buildings and structures be set back 20 feet from the edge of the right-of-way or street easement line, to allow a street setback of 15 feet. This deviation is APPROVED.
9. Deviation 9 - Withdrawn.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

- EXHIBIT A: The legal description of the property
EXHIBIT B: Zoning Map (subject parcel identified with shading)
EXHIBIT C: The Master Concept Plan

The applicant has indicated that the STRAP numbers for the subject property are:

13-46-23-00-00003.0010
13-46-23-00-00004.1000
13-46-23-00-00004.1010
13-46-23-11-0000B.0000
12-46-23-00-00009.0010
12-46-23-00-00009.0020
12-46-23-00-00009.0030

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:

- a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Douglas R. St. Cerny, seconded by Commissioner Andrew W. Coy and, upon being put to a vote, the result was as follows:

Robert P. Janes	Nay
Douglas R. St. Cerny	Aye
Ray Judah	Nay
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 4th day of November, 2002.

ATTEST:
CHARLIE GREEN, CLERK

By: Michelle A Cooper
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: [Signature]
Chairman

Approved as to form by:

[Signature]
County Attorney's Office



RECEIVED
MINUTES OFFICE
mgc
2003 JUN -4 PM 12: 53

Barraco
and Associates, Inc.

DCI 2000-00004

www.barraco.net

Civil Engineers, Land Surveyors and Consultants

DESCRIPTION

Parcel In

Sections 12 & 13, TWP 46 S., RGE. 23 E.
Lee County, Florida

A tract or parcel of land lying in Sections 12 and 13, Township 46 South, Range 23 East, Lee County, Florida. Said tract or parcel being more particularly described as follows:

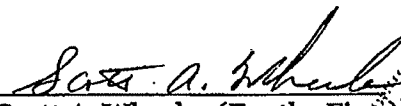
BEGINNING at the southeast corner of the southeast quarter (SE1/4) of said Section 12 run S87°14'14"W along the south line of said fraction for 1,184.21 feet; thence run N02°45'46"W for 10.00 feet; thence run S87°14'14"W for 80.00 feet; thence run N02°45'46"W for 33.00 feet; thence run S87°14'14"W for 80.00 feet to an intersection with the east line of Lot 32 OLD PELICAN BAY SUBDIVISION III as recorded in Plat Book 46, Page 39, Lee County Records; thence run N02°45'46"W along the east line of said Lot 32 for 29.12 feet to the north line of said Plat; thence run along said north line for the following courses: S88°46'45"W for 59.79 feet; S84°26'29"W for 200.24 feet; S87°41'27"W for 200.01 feet; S84°23'55"W for 100.12 feet; S80°33'33"W for 50.34 feet; thence run S56°27'08"W for 107.08 feet to an intersection with the south line of the southeast quarter (SE1/4) of said Section 12; thence run S22°27'10"W for 110.54 feet; thence run S18°53'08"W for 107.59 feet; thence run S32°57'12"W for 145.25 feet; thence run N87°14'14"E for 403.32 feet; thence run S01°12'06"E for 801.71 feet; thence run S20°20'25"W for 107.61 feet; thence run S06°24'26"W for 100.92 feet; thence run S00°44'09"E for 100.01 feet; thence run S09°25'10"E for 101.00 feet; thence run S02°32'58"W for 71.25 feet to an intersection with the westerly extension of the south line of Lot 28 OLD PELICAN BAY SUBDIVISION II as recorded in Plat Book 40, Page 85, Lee County Records; thence run N88°40'04"E along said south line for 230.39 feet to an intersection with the easterly right-of-way line of Old Pelican Bay Drive as shown on the record plat of OLD PELICAN BAY SUBDIVISION as recorded in Plat Book 39, Page 70, Lee County Records said intersection being a point on a non tangent curve; thence run northeasterly along said right-of-way line and the arc of said curve to the left of radius 130.00 feet (delta 32°54'14") (chord bearing N35°44'38"E) (chord 73.63 feet) for 74.66 feet to the northwest corner of Lot 15 of said OLD PELICAN BAY SUBDIVISION II; thence run N88°40'04"E along the north line of said Lot 15 for 7.97 feet; thence run S00°52'43"E for 108.67 feet; thence run N88°40'04"E for 141.22 feet to the southeast corner of said Lot 15; thence run N01°19'56"W along the east line of said Lot 15 for 49.92 feet; thence run N88°40'04"E for 69.42 feet to an intersection with the west line of SIESTA ISLES UNIT NO. 4 as recorded in Plat Book 29, Page 107, Lee County Records; thence run along said west line for the following courses: S01°19'56"E for 287.70 feet; S24°48'11"W for 586.28 feet; S07°36'56"W for 723.81 feet to the southwest corner of said Plat; thence run N88°40'04"E along the south line of said Plat for 480.83

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feet to the southeast corner of said Plat; thence run S15°20'22"W for 631.08 feet; thence run S47°06'59"W for 719 feet, more or less to the mean high water line of San Carlos Bay; thence run northwesterly along said mean high waterline for 1,505 feet more or less to an intersection with the centerline of the waters of a dredged canal; thence run N38°33'06"W for 30 feet, more or less to an intersection with a line bearing S51°26'54"W; thence run N51°26'54"E for 265.43 feet to an intersection with the west line of the East Half (E-1/2) of Section 13, Township 46 South, Range 23 East; thence run N01°06'53"W along said west line for 2,905.20 feet to the southwest corner of the southwest quarter (SW1/4) of the southeast quarter (SE1/4) said Section 12; thence run N00°56'33"W along the west line of said fraction for 1,338.92 feet to the northwest corner of said fraction; thence run N87°39'46"E along the north line of said fraction for 1,323.04 feet to the northeast corner of said fraction; thence run S00°49'42"E along the east line of said fraction for 1,029.00 feet; thence run N87°14'14"E along a line 300.00 feet north of and parallel with the south line of the southeast quarter of said Section 12 for 1,321.27 feet to an intersection with the east line of said fraction; thence run S00°42'45"E along said east line for 300.19 feet to the POINT OF BEGINNING.

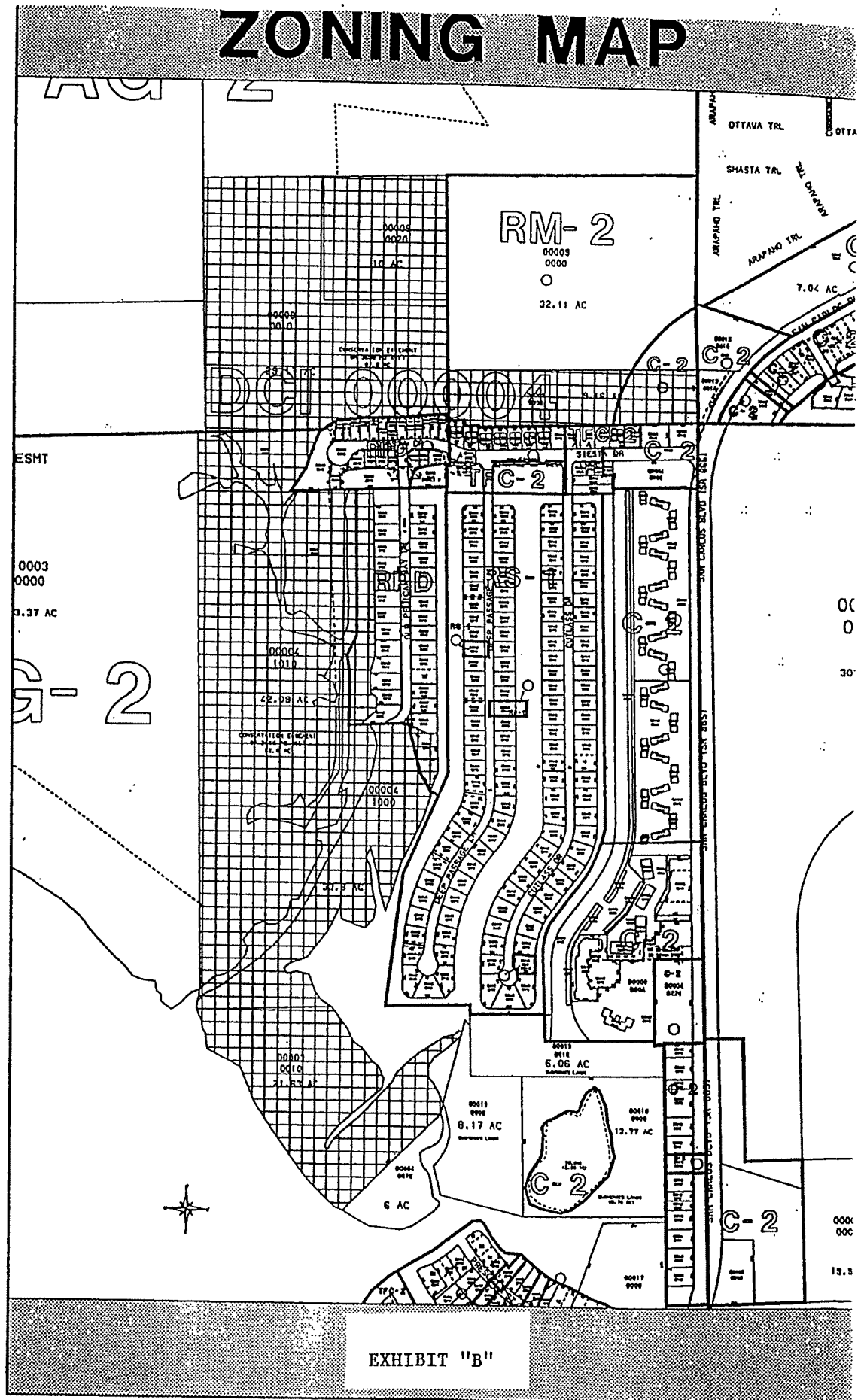
Containing 137.79 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD 1983/90 adjustment) and are based on the south line of the southeast quarter (SE 1/4) of Section 12, Township 46 South, Range 23 East, Lee County Florida to bear N87°14'14"E per Certified Corner Record coordinates for the southeast corner of said Section 12 and the southwest corner of the southeast corner of (SE 1/4) of said Section 12.


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


Applicant's Legal Checked
by  06/11/03

DCI 2000-00004



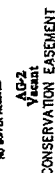


EXHIBIT "C"

DENSITY CALCS, MASTER
CONCEPT PLAN, SCHEDULE OF USES &
DEVIATIONS/JUSTIFICATIONS

RECEIVED
MAR 27 2003

DCI 2000-00004

Exhibit C

Barraco
and Associates, Inc.

www.barraco.net

Civil Engineers, Land Surveyors and Planners

SIESTA V

ADMINISTRATIVE AMENDMENT

RESIDENTIAL PLANNED DEVELOPMENT / DOS2007-00008-A02

Request Statement

The Administrative deviation is seeking relief from the following section of the Land Development Code (LDC):

- **Section 10-328(b):** Requires "Closed drainage easements. The width of closed drainage easements must be based upon sound engineering principles, including, but not limited to, depth of cut, size of drainage pipe, proximity of structures, etc. Closed drainage easements must be a minimum of 15' in width for pipes that are 48" or less in diameter." This deviation is a request to allow a ten-foot-wide drainage easement for pipes that are 48 inches or less in size. The width of closed drainage easements must be based upon sound engineering principles, including, but not limited to, depth of cut, size of drainage pipe, proximity of structures, etc. "Closed drainage easements must be a minimum of 10' in width for pipes that are 48" or less in diameter."

Overview

The subject parcel is +/- 136.68 acres located on the west side of San Carlos Boulevard. The Development Order DOS2007-00008 approved the development of 47 single-family detached dwelling units, and a maximum of 30 boat slips to be located on certain lots and an 11-slip multi-slip docking facility. Buildings are not to exceed 35 feet in height above minimum floor elevation, within a maximum of two storied over parking. Construction of Phase I is nearing completion. During construction, the design was revised to relocate storm water storage from surface rear yard storage to an equipment volume of storage in rear chamber (similar to the main system storage) to be relocated on common side lot. Development Order DOS2007-00008-A02 is pending to approve this plan revision.

Administrative Review Criteria

The Community Development Director is authorized to grant administrative deviation from a select group of technical standards provided that the alternative proposal is found to be based upon sound engineering and practice and is not detrimental to the safety and welfare of the public.

The requested modification may be approved administratively per the guidelines of LDC Section 10-104. Compliant with Section 10-104 of the LDC, the proposed request alternative proposed to the standards contained herein is based on sound engineering practices, the alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the *deviation* is being requested. Furthermore, the proposed amendment will be consistent with all applicable provisions of the Lee Plan and land development regulations in effect as of the date of this application.

a) The proposed request alternative proposed to the standards contained herein is based on sound engineering practices.

- Aspects of sound engineering practices include generally accepted standards for design professionals to utilize which provides the general public with a constructed product that is predictable and safe for use. The existing approved Development Order being that has been carefully evaluated, taking into account the relevant engineering considerations has approved a 7' proposed drainage easement (DE) for a 12" conveyance pipe on side lot line of the proposed residential subdivision. The pending plan features a non-essential 8" pipe within the rock chamber, intended to provide additional conveyance capacity beyond the essential requirements for adequate drainage. It is important to note that this pipe is not mandatory for conveyance purposes. Finally, the proposed rock chamber and associated 8" pipe are shallow and may adequately be maintained within the confines of a 10' drainage easement.

b) The alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested;

- The approval of this request is no less consistent with the health, safety and welfare of abutting landowners and the general public because it does not create an adverse impact. Existing approved Development Order includes a 7' proposed drainage easement (DE) for a 12" conveyance pipe in the same location. The pending plan pipe in the easement is not required, but is a non-essential drainage consideration, chosen by the design engineer, within rock chamber drainage system.

c) The granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners, any other ordinance or any Lee Plan provision;

- The approval of the deviation aligns harmoniously with all policy directives of the Board of County Commissioners, other relevant ordinances, and the provisions outlined in the Lee Plan and approval of the requested deviation will not change density or intensity and will not affect the land use or create environmental impacts, remaining consistent with the Lee Plan. The proposed request will not reduce open space, buffering, landscaping, and preservation areas or result in an underutilization of resources.

Exhibit D

ELEVATIONS ARE NGVD29
(TO CONVERT NGVD29 TO NAVD88 = -1.18)

SITE DEVELOPMENT PLANS
FOR
SIESTA V

PART OF SECTION 12 AND 13, TOWNSHIP 46 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS	PROJECT DATUM
18251 OLD PELICAN BAY DRIVE FORT MYERS BEACH, FLORIDA 33931	STATE PLANE FLORIDA WEST ZONE NAD 1983 (NSRS 2007) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929
ZONING	RECORD PLAT
RPD	PENDING
FLOOD ZONE	STRAP NUMBERS
ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12071C052F & 12071C054F, EFFECTIVE DATE AUGUST 26, 2009, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONES "AE" (ELEV. 12' NAVD 1988), "AE" (ELEV. 12' NAVD 1988) & "VE" (ELEV. 16' NAVD 1988)	13-46-23-00-00003.0010 12-46-23-00-00009.0020 13-46-23-00-00004.1000 12-46-23-00-00009.0030 13-46-23-00-00004.1010 13-46-23-11-00008.0000 13-46-23-00-00004.2000 13-46-23-11-00000.015A 13-46-23-00-00009.0010 13-46-23-11-00000.015A

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION ERP	APPROVED	36-0157404-008
LEE COUNTY DEVELOPMENT ORDER	APPROVED	PERMIT NO. D052307-00008
L.C.D.P. POTABLE WATER PERMIT	PENDING	-
F.D.E.P. WASTEWATER PERMIT	PENDING	-
F.D.O.T. CONNECTION PERMIT	N/A	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-
F.D.O.T. UTILITY PERMIT	N/A	-
ARMY CORPS OF ENGINEERS	APPROVED	SAJ-1997-05099-(SP-RMT)
F.D.E.P. NOTICE OF INTENT	PENDING	-

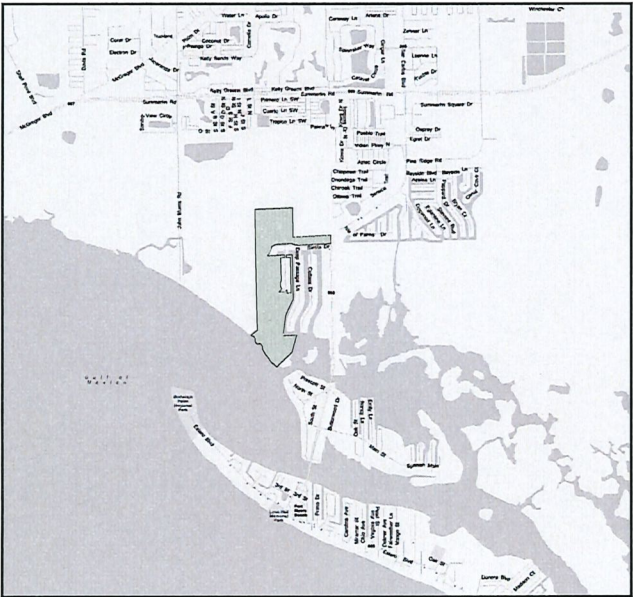
NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

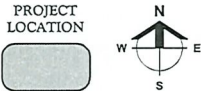
PROJECT ENGINEER	PROJECT MANAGEMENT
CARL A. BARRACO, P.E.	JEFFREY L. WASKO, P.E.
DESIGN ENGINEER	PROJECT SURVEYOR
JEFFREY L. WASKO, P.E.	SCOTT A. WHEELER, PSM
LEAD DESIGN TECHNICIAN	SITE PLANNING
CHRISTOPHER PAULY	JENNIFER SAPIEN, AICP
DESIGN STAFF	LANDSCAPE DESIGN
-	DAVID M. JONES AND ASSOCIATES, INC.
QUALITY CONTROL	RECORD DRAWINGS
STEVE COLEMAN	PENDING

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

ALL DIMENSIONS ARE IN FEET.



PROJECT
LOCATION



LOCATION MAP

SCALE IN FEET



INDEX OF DRAWINGS

SHEET	DRAWING NAME	XREF	FILE NAME
1	COVER SHEET AND LOCATION MAP	A	21352D01.DWG
2	STANDARD NOTES, LEGEND, AND ABBREVIATIONS	-	21352D02.DWG
3	KEY SHEET	D.C.	21352D03.DWG
4	ENGINEERING CONSTRUCTION AND AERIAL PHOTOGRAPHY	D.C.	21352D04.DWG
5	WATER CLEANSING PLAN	D.C.	21352D05.DWG
6	WATER CLEANSING AND DRAINAGE PLAN	D.C.	21352D06.DWG
7	MASTER DRAINAGE PLAN	B.C.	21352D11.DWG
8	WATER UTILITY PLAN	D.C.	21352D12.DWG
9	PLAN AND PROFILE OLD PELICAN BAY DR STA: 100+00 TO 107+83	B.C.	21352D30A.DWG
10	PLAN AND PROFILE OLD PELICAN BAY DR STA: 107+83 TO 113+40	B.C.	21352D30A.DWG
11	PLAN AND PROFILE OLD PELICAN BAY DR STA: 113+40 TO 121+45	B.C.	21352D30A.DWG
12	PLAN AND PROFILE OLD PELICAN BAY DR STA: 121+45 TO 127+00	B.C.	21352D30A.DWG
13	PLAN AND PROFILE OLD PELICAN BAY DR STA: 127+00 TO 132+54	B.C.	21352D30B.DWG
14	PLAN AND PROFILE NORTHERN HARBOR LN STA: 300+00 TO 304+50	B.C.	21352D30B.DWG
15	PLAN AND PROFILE NORTHERN HARBOR LN STA: 304+50 TO 308+16	B.C.	21352D30B.DWG
16	TYPICAL SECTIONS AND GENERAL DETAILS	-	21352D31.DWG
17	DRAINAGE STRUCTURE LIST AND WEIR DETAILS	-	21352D16B.DWG
18-21	DETAILED BAWING, GRADING, AND DRAINAGE PLANS	-	21352D32.DWG
22	LEE COUNTY UTILITY DETAILS	-	21352D33.DWG
23	LIFT STATION DETAILS	-	21352D70.DWG
24	ENGINE SEWER SYSTEMS DETAILS	-	21352D70.DWG
25	EROSION CONTROL DETAILS	-	21352D80.DWG
26	STORMWATER POLLUTION PREVENTION PLAN	B.C.	21352D80.DWG

SUPPLEMENTS:

- 1-10 STANDARD 480V 3PH PUMP STATION DETAILS (PREPARED BY LEE COUNTY UTILITIES)
- CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	VICINITY MAP - LEE COUNTY T46S, R23E	21352 LOCATION MAP.JPG
B	BASE LINEWORK PLAN	21352D00.DWG
C	SURVEY BASE	21352S00.DWG

PLAN STATUS

APPROVAL SUBMITTAL PLANS
12/29/2022

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LAND PLANNING
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2271 MCGREGOR BLVD., SUITE 100
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PHONE (239) 451-3170
FAX (239) 451-3169
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7596 - SURVEYING LB-6940

PREPARED FOR

SIESTA V
LAND TRUST

PROJECT DESCRIPTION

SIESTA V

142.31+ ACRES IN
SECTIONS 12 & 13
TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

ENGINEER OF RECORD

CARL A. BARRACO, P.E. FOR THE FIRM
FLORIDA P.E. NO. 38508 - CARLBARRACO.NET
Digitally signed
by Carl A.
Barraco, P.E.
Date:
2023.07.26
09:49:20 -0400

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PLAN REVISIONS

PLAN STATUS
APPROVAL SUBMITTAL PLANS
12/29/2022

COVER SHEET
AND
LOCATION MAP

PROJECT FILE NO.	SHEET NUMBER
21352	1

SIESTA V
LAND TRUST

PROJECT DESCRIPTION				
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SIESTA V

142.31± ACRES IN
SECTIONS 12 & 13
TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

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CARL A. BARRACO, P.E., FOR THE FIRM
FLORIDA P.E. NO. 38536 - CARLB@BARRACO.NET

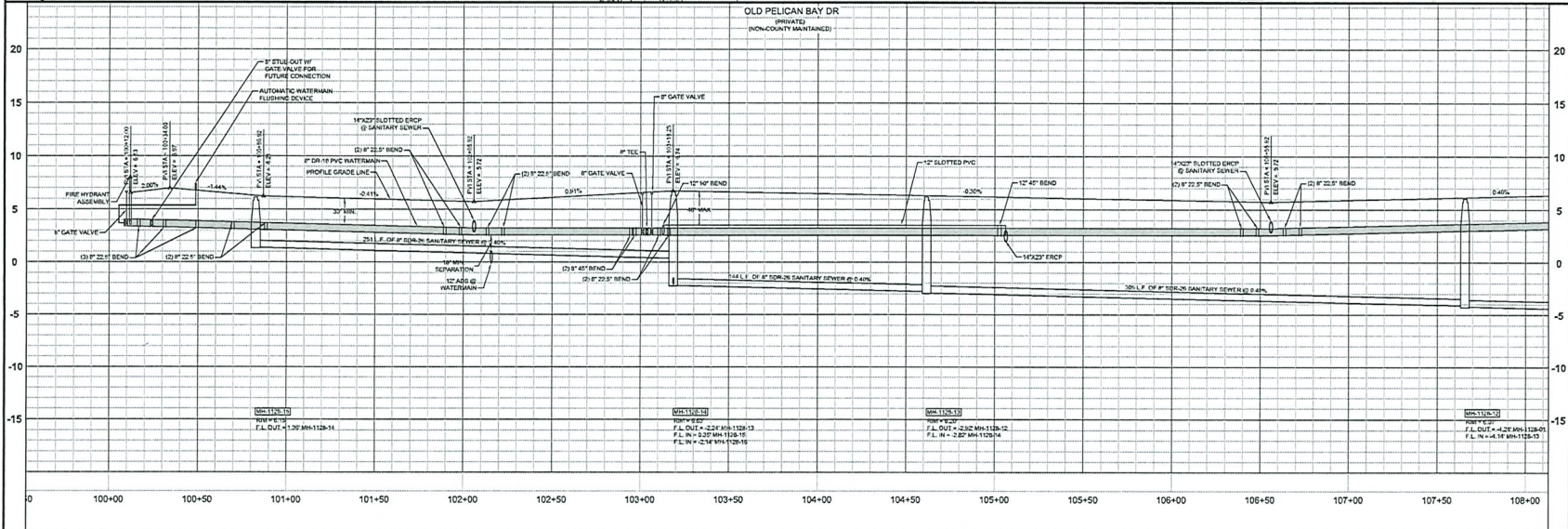
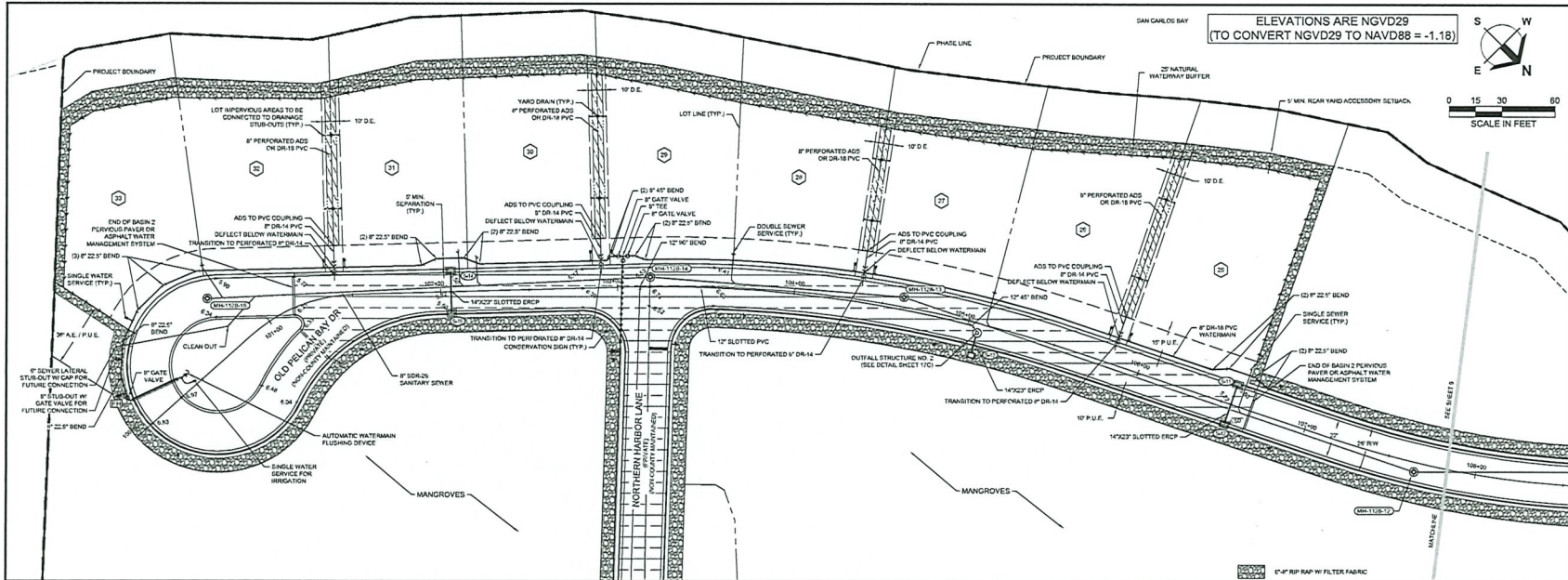
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PLAN STATUS
APPROVAL SUBMITTAL PLANS 12/29/2022

MASTER
DRAINAGE
PLAN

PROJECT / FILE NO.	SHEET NUMBER
21352	6



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FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7595 - SURVEYING LB-6540

PREPARED FOR:

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PROJECT DESCRIPTION

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TOWNSHIP 46 S., RANGE 23 E.
LEE COUNTY, FLORIDA

ENGINEER OF RECORD
CARL A. BARRACO, P.E., FOR THE FIRM
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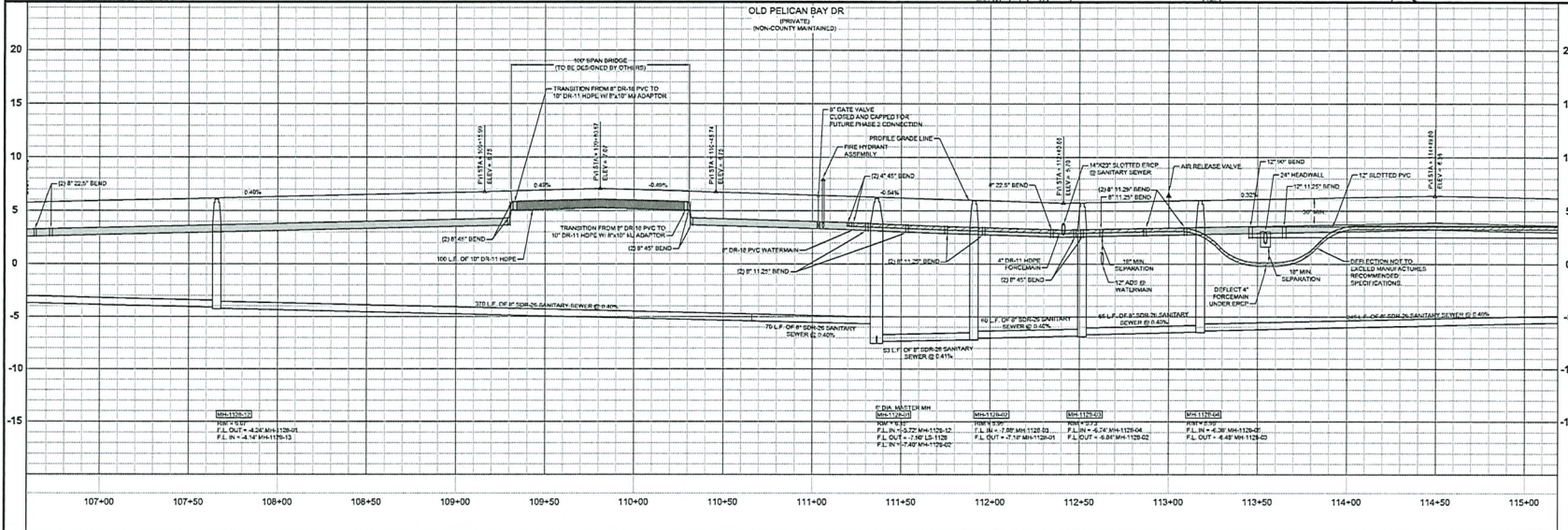
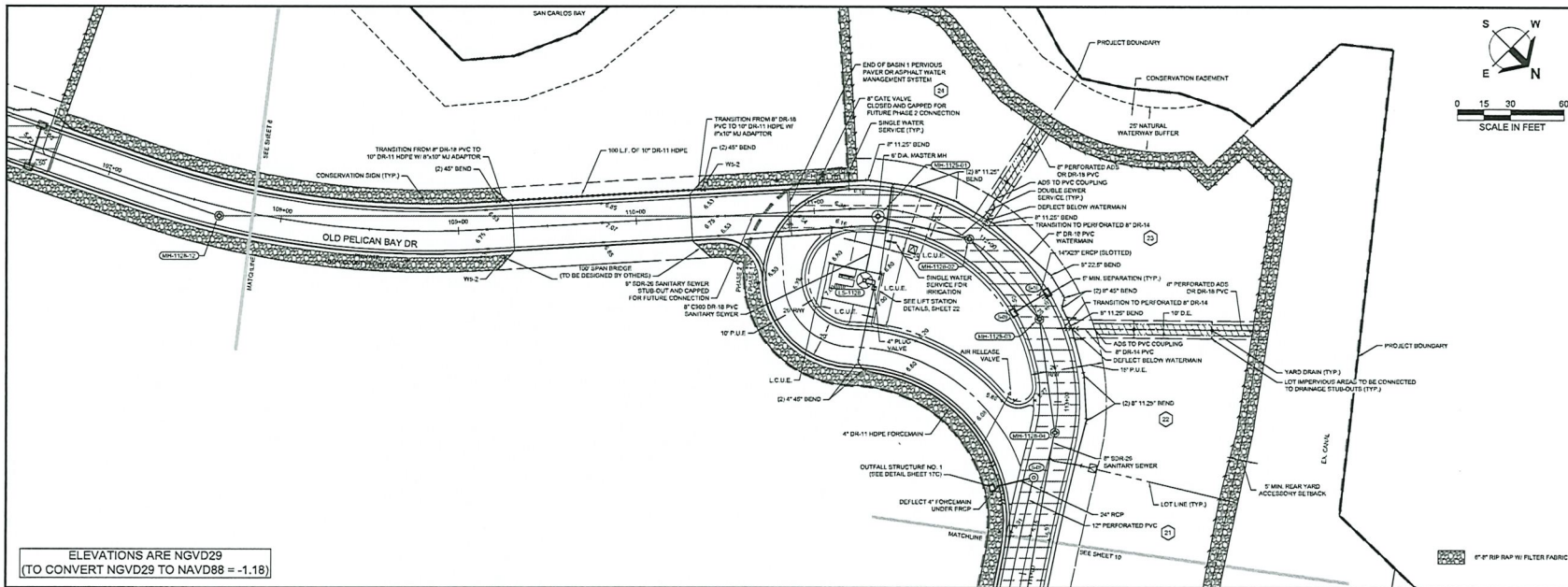
PLAN REVISIONS

PLAN STATUS
APPROVAL SUBMITTAL PLANS
12/29/2022

PLAN AND PROFILE
OLD PELICAN BAY DR
STA: 100+00 TO 107+83

PROJECT / FILE NO.
21352

SHEET NUMBER
8



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FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7555 - SURVEYING LB-6540

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LAND TRUST**

PROJECT DESCRIPTION:
SIESTA V
142.318 ACRES IN
SECTIONS 12 & 13
TOWNSHIP 36 S., RANGE 23 E.
LEE COUNTY, FLORIDA

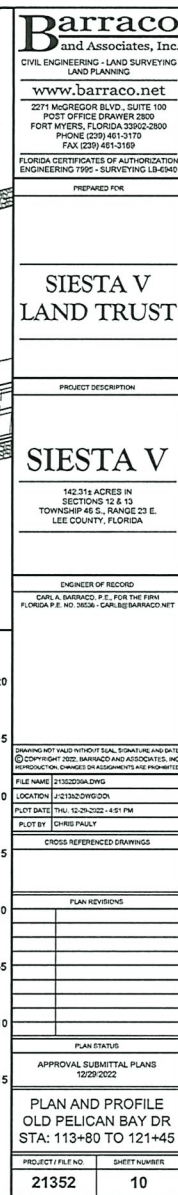
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FLORIDA P.E. NO. 30529 - CARL@BARRACO.NET

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3/26/2019 ROAD, DRAINAGE, & UTILITY REV.
10/29/2019 MOBILE HOME WATER LINE UPDATE
10/10/2019 LEE COUNTY COMMENTS
3/26/2022 DRAINAGE REVISIONS

PLAN STATUS:
APPROVAL SUBMITTAL PLANS
12/29/2022

PLAN AND PROFILE
OLD PELICAN BAY DR
STA: 107+83 TO 113+80
PROJECT FILE NO. SHEET NUMBER
21352 9





SIESTA V
LAND TRUST

1	PROJECT DESCRIPTION
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SIESTA V

142.31± ACRES IN
SECTIONS 12 & 13
TOWNSHIP 40 S., RANGE 23 E.
LEE COUNTY, FLORIDA

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PLAN STATUS
APPROVAL SUBMITTAL PLANS 12/29/2022

PLAN AND PROFILE
OLD PELICAN BAY DR
STA: 121+45 TO 127+90

PROJECT / FILE NO.	SHEET NUMBER
21352	11

