



March 10, 2025

VIA EMAIL (HEX@LEEGOV.COM)

Office of the Lee County Hearing Examiner
1500 Monroe Street
P.O. Box 398
Fort Myers, Florida 33902-0298

**RE: DCI2023-00047 | HOME FRONT HEROES MINOR CPD
HEARING DATE: MARCH 13, 2025
APPLICANT'S 48-HOUR NOTICE AND EXHIBIT/WITNESS LISTS**

Madam Hearing Examiner:

The Applicant has reviewed the Staff Report and attachments received February 26, 2025, and has identified no unresolved issues. We believe that Staff and Applicant are in agreement with the attached revised conditions of approval. The Applicant submits the following clarifications/corrections and supplemental information which have been coordinated with Staff and no objections have been received to date.

Please find the following supplemental documents attached as described in further detail below:

1. *LDO2019-00170 approved plans depicting existing buffer along the north property line and northern portion of the western property line as noted on the MCP.*
2. *Applicant's Proposed Revisions to Staff Report Attachment E: Development Regulations and Conditions (redline strike-through/underline version)*
3. *Applicant's Proposed Revisions to Staff Report Attachment E: Development Regulations and Conditions (clean version)*
4. *Manatee Protection Plan Response with Dock Drawings stamped received May 20, 2024*
5. *Conceptual Open Space Exhibit stamped received February 6, 2025 to replace last page of Staff Report Attachment F, Protected Species Survey (PSS) Exhibit F*
6. *ADD2012-00058 – Administrative setback variance for entry sign on Hancock Bridge Pkwy*
7. *ADD2014-00053 – Administrative deviation to allow portion of required maintenance easement to be within residential Tracts A & G*
8. *ADD2017-00148 – Amend schedule of uses to add variety store*
9. *ADD2020-00019 – Administrative deviation from minimum building separations in Tracts A & B for Carriage Homes III Buildings 12 through 15 & Coach Homes V Buildings 14, 16 and 17*
10. *Updated Resume for Stacy Ellis Hewitt, AICP*

The Applicant submits the following minor clarifications/corrections to the Staff Report and Attachments:



Staff Report

1. Page 1, 3rd paragraph, 1st line correction: subject property is located east instead of south of Moody Road
2. Page 2, last paragraph, 3rd line correction: Property to the west is within Suburban and Wetlands Future Land Use Categories (FLUC)
3. Page 5, Review Criteria Analysis, 1st paragraph, 5th line correction: multifamily development to the north and west instead of east
4. Page 6, 2nd paragraph, 4th line clarification: Moody Road is to the west not east
5. Page 6, 4th paragraph, lines 7-11 clarification: The Eagle Technical Advisory Committee (ETAC) and Staff are recommending approval of buffer deviation 17 and associated conditions 34.b, 34c, and 34.d. The parcel to the south is zoned AG-2 and the parcel to the east is the eastern portion of Tract M, zoned RPD. Staff and Applicant agree that the modified buffer per deviation 17 and associated conditions 34.b, 34.c and 34.d are appropriate.
6. Page 6, 5th paragraph, 9th line from bottom clarification: The existing buffer along the north property line (and northern portion of the western property line) were amended by LDO2019-00170 as noted on the MCP.
7. Page 7, 3rd paragraph, 10th line clarification: the interconnected dry detention is along the west, south and east property line.
8. Page 10, 3rd paragraph, 3rd line from bottom clarification: the commercial building is in the southwest portion of the site.
 - a. Same clarification on Page 10, 4th paragraph, 1st line.
9. Page 10, 4th paragraph, 5th line clarification: two caretakers' residences instead of four
10. Page 10, Table at bottom of page correction of referenced SF: The TIS (Staff Report Attachment F) and Department of Transportation Staff Memorandum (Staff Report Attachment H) depict 42,000 SF Recreation Center and four dwelling units (8,000± square feet).

Staff Report Attachment E – Development Regulations and Conditions: Please see attached redline and clean version depicting following revision:

1. Page 2, Condition 2.a. Schedule of Uses:
 - a. Page 5: Home Front Heroes Minor CPD – Western 15.76± acres of Tract M: add existing non-motorized ramp to Boat ramp
2. Page 6, Condition 2.b. Add Site Development Regulations table for all parcels except Home Front Heroes Minor CPD/western 15.76± acres of Tract M contained in Z-05-048 which are inadvertently missing
3. Pages 8-10, Conditions 3, 4, 5, 6, 7, 9, 10, 11, 18, 19, 24, 25, and 26: add header for clarification: West of Moody Road
4. Page 8, Condition 5: Clarify gopher tortoise preserve location to remove reference to prior eagle nest since it has been abandoned and reference that it is north of Tract G.
5. Page 10, Condition 14: remove reference to retail commercial standards no longer applicable
6. Page 12, Condition 33: update date of MCP
7. Page 13, Condition 34.c: clarify southeast corner within 330-foot eagle nest buffer
8. Page 13, Add Condition 37 for ADD2014-00053 and associated deviation 22
9. Page 13, Add Condition 38 for ADD2020-00019 and Exhibit G
10. Page 13, Deviation 3: add header for clarification: West of Moody Road
11. Page 14, Deviations 8,12 and 13: add header for clarification: West of Moody Road

12. Page 15, Deviation 16: Currently reflects repeat of Deviation 15, correct and replace with Applicant's proposed Deviation 16 to allow the decorative fence to be outside the existing buffer along Moody Road as discussed in Staff Report.
13. Page 15, Deviation 17: Correct condition reference to number 34
14. Page 15, Add Deviation 21 for ADD2012-00058
15. Page 15, Add Deviation 22 and condition 37 for ADD2014-00053
16. Page 16, Section D Exhibits, add Exhibit G: Minimum Building Separation Drawing (Carriage Homes III & Coach Homes V)

Staff Report Attachment F - Protected Species Survey: Replace last page of PSS Exhibit F: Conceptual Open Space Plan with updated version stamped received February 6, 2025

Staff Report Attachment I – Environmental Staff Report: Clarifications:

1. Page 1, Existing Conditions 1st paragraph, last line clarification: The existing buffer along the north property line (and northern portion of the western property line) were amended by LDO2019-00170 as noted on the MCP.
 - a. Same on Page 3 on north buffer.
2. Page 3, 1st paragraph, 2nd line clarification: The AG-2 zoned property that has been purchased by Lee County Conservation 20/20 is to the south.
11. Page 4, 3rd paragraph clarification: The parcel to the south is zoned AG-2 and the parcel to the east is the eastern portion of Tract M, zoned RPD. Commercial adjacent to residential requires a Type C or F buffer which will be provided outside the 330' eagle nest zone. Staff and Applicant agree the modified buffer per deviation 17 and associated conditions 34.b, 34.c, and 34.d are appropriate.
12. Page 5, 1st paragraph clarification: Applicant has withdrawn deviation 20.
13. Page 5: Attachments were not included, but can be found as follows:
 - a. Protected Species Survey is in Staff Report Attachment J, with last page updated with Conceptual Open Space Exhibit attached to this letter
 - b. FLUCCS Map is contained in PSS
 - c. Open Space Exhibit is attached with this letter
 - d. Conservation Easement Instrument #2013000240535 is included with attachments for Staff Report Attachment J: Natural Resources Staff Report

Staff Report Attachment J: Natural Resources Staff Report, Attachment II: Bald Eagle Management Plan: update last page MCP to current version, Staff Report Attachment D.

For the Applicant's Exhibit List, the Applicant will refer to the Lee County Land Development Code, the Lee Plan, the Staff Report including its Attachments, this letter with attachments and submitted application materials and intends to provide the following Exhibits at the hearing:

- Applicant's PowerPoint Presentation
- 24"x36" Master Concept Plan

The following individuals will be attending the hearing as the Applicant's potential witnesses. Those marked by an asterisk (*) will be factual and expert witnesses who will testify during the Applicant's presentation-in-chief, while the remaining potential witnesses will be available for questions and/or rebuttal, if necessary.

1. Daniel Cote, Vice President of Home Front Heroes, Inc. (Applicant)
2. *Stacy Ellis Hewitt, AICP (Planning and Zoning)
 - Previously qualified as an expert witness by the Lee County Hearing Examiner. Updated resume is attached.
 - Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, Zoning, Site Planning, and Land Use Planning, and as they relate to Lee County zoning and planning.
3. *Yury Bykau, P.E. (Transportation Planning)
 - Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
 - Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan and Traffic and Transportation Planning as they relate to Lee County zoning and planning.
4. *Samuel W. Marshall, P.E. (Surface Water Management)
 - Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
 - Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan and Engineering as they relate to Lee County zoning and planning.
5. *Barrett "Bear" Stejskal (Environmental)
 - Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
 - Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan and Environmental Planning as they relate to Lee County zoning and planning.
6. *Hans Wilson, P.E. (Marine Engineering)
 - Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
 - Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan and Environmental/Marine Planning as they relate to Lee County zoning and planning.

In addition to the above, Richard Akin, Esq. will be attending as counsel for the Applicant. I look forward to seeing you at the upcoming hearing.

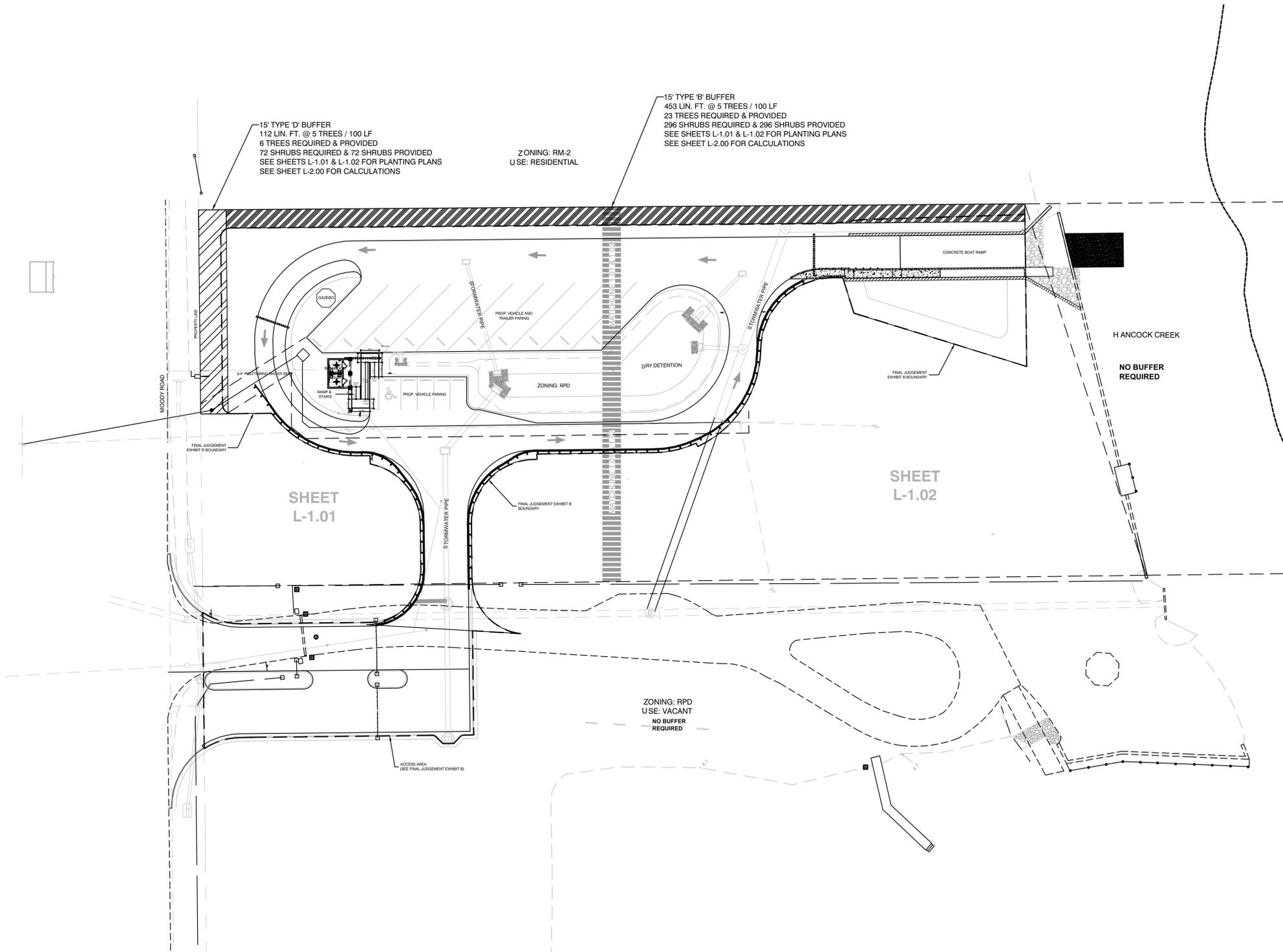
Sincerely,

RVi Planning + Landscape Architecture



Stacy Ellis Hewitt, AICP
Planning Director

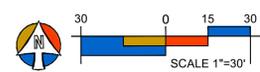
cc: Brian Roberts, P.E.
Joseph A. Adams, Esq.
Amanda L. Swindle, Esq.
Michael D. Jacob, Esq.



SHEET L-1.01

SHEET L-1.02

APPROVED
LDO2019-00170
Aaron Martin, Plan Reviewer
Lee County Development Services
4/16/2019



GENERAL LEGEND

	GENERAL TREE		TYPE 'B' BUFFER		INTERNAL PARKING LANDSCAPE AREAS
	PARKING TREE		TYPE 'D' BUFFER		BLDG PERIMETER PLANTING
	BUFFER TREE		OPEN SPACE		IRRIGATION SLEAVE (TYP.)
	PALM/TREE SIZE				

PLANT MATERIALS MASTER SCHEDULE

SYM	QTY	NATIVE	SCIENTIFIC NAME	COMMON NAME	SIZE / SPECIFICATIONS
TREES & PALMS					
	6	YES	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	10' H, 4" S, 2" CAL
	14	YES	BURSERIA SIMARUBA	GUMBO LIMBO	20' H, 6" S, 6" CAL
	11	YES	QUERCUS HEMISPHERICA	LAUREL OAK	10' H, 4" S, 2" CAL
	5	YES	PINEUS ELLIOTTI	SLASH PINE	10' H, 4" S, 2" CAL
	14	YES	SABAL PALMETTO	SABAL PALM	16" O.A. HT., NO BOOTS 20' O.A. HT., NO BOOTS 24' O.A. HT., NO BOOTS
	9	YES	TAXODIUM DISTICHUM	BALD CYPRESS	10' H, 4" S, 2" CAL
SHRUBS & GROUNDCOVERS					
	395	YES	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	3 GAL @ 36" O.C., 24" H X 18" W
	84	YES	ACROSTICHUM DANEFOLIUM	LEATHER FERN	3 GAL @ FULL 18" H X 18" W
GRASSES, LITTORALS, & TURF					
	134	YES	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL @ 36" O.C., 24" H X 18" S
	181	YES	SPARTINA BAKERI	SAND CORD GRASS	1 GAL @ FULL 18" H X 9" W

NOTES:
 1) ALL SIZES SPECIFIED ARE MINIMUMS.
 2) LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIALS.
 3) ALL LANDSCAPE AREAS TO BE SODDED IF NOT PLANTED WITH SHRUBS OR COVERED WITH LEE COUNTY APPROVED LANDSCAPE MATERIALS.
 4) ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BID SUBMISSION.

NOT FOR CONSTRUCTION
WITHOUT APPROVED PERMITS

SEAL

REVISIONS

Fort Myers
Tallahassee
Gainesville
 2891 Center Pointe Drive
 Unit 100
 Fort Myers, Florida 33916
 Tel: (239) 337-3994
 Fax: (239) 337-3994
 Toll free: 866-337-7341
 FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

MORRIS DEPEW
 ENGINEERS • PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS

LANDSCAPE MASTER PLAN

Meritage Homes, Corp
 MOODY RIVER ESTATES WATERFRONT PARK
 Lee County, Florida

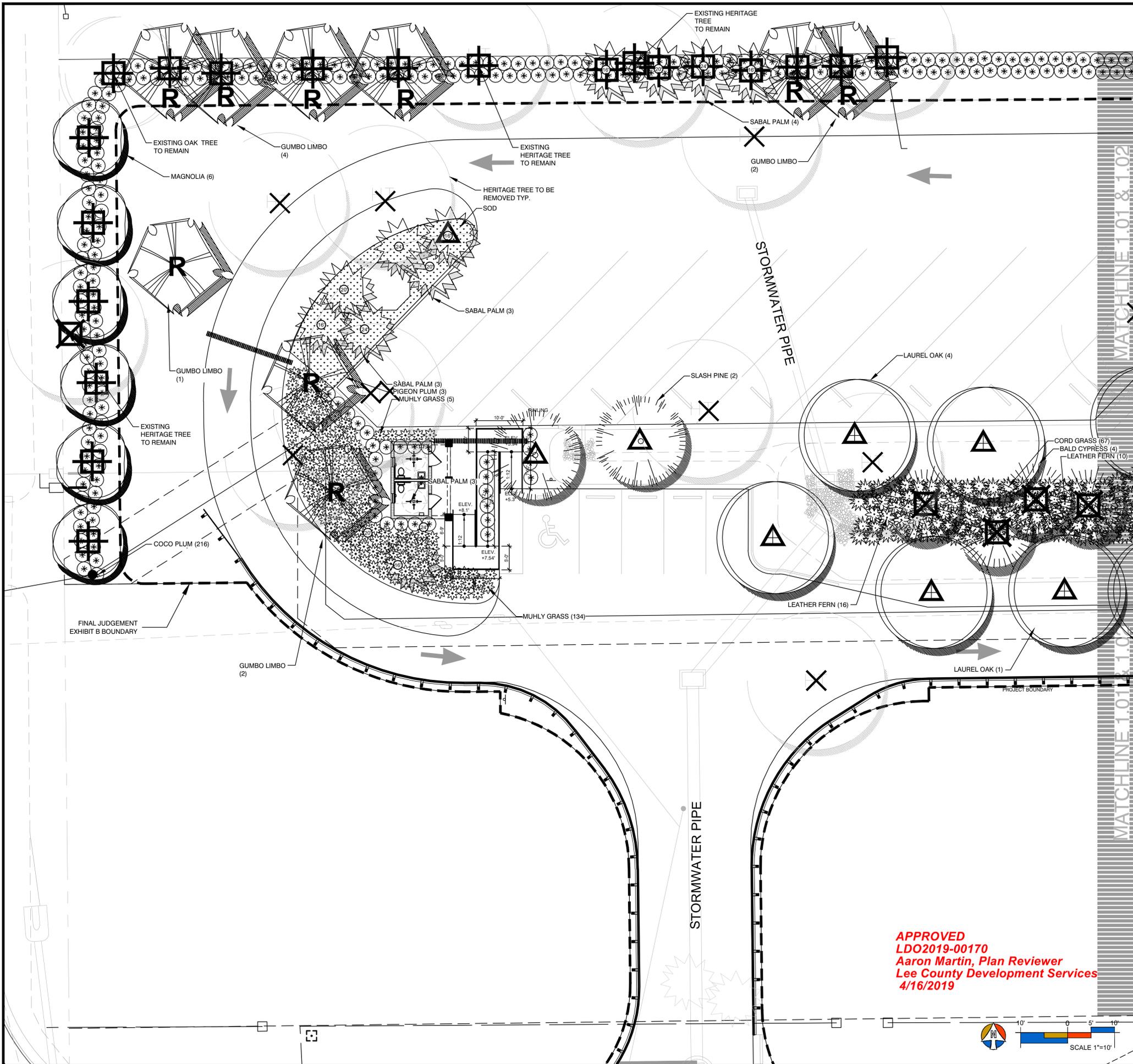
MDA PROJECT: 08008

CHECKED BY: JMM DRAWN BY: MDS

DATE: 04-04-2014

SHEET L-1.00

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2019 ALL RIGHTS RESERVED



APPROVED
LDO2019-00170
Aaron Martin, Plan Reviewer
Lee County Development Services
4/16/2019

GENERAL LEGEND

X	TREE TO BE REMOVED		TYPE 'B' BUFFER		INTERNAL PARKING LANDSCAPE AREAS
R	REPLACEMENT TREES		TYPE 'D' BUFFER		BLDG PERIMETER PLANTING
	GENERAL TREE		OPEN SPACE		IRRIGATION SLEVE (TYP.)
	PARKING TREE				
	BUFFER TREE				
	PALM/TREE SIZE				

PLANT MATERIALS LEGEND

SYM	QTY	NATIVE	SCIENTIFIC NAME	COMMON NAME	SIZE / SPECIFICATIONS
TREES & PALMS					
		YES	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	10' H, 4" S, 2" CAL
		YES	BURSERIA SIMARUBA	GUMBO LIMBO	20' H, 8" S, 6" CAL
		YES	QUERCUS HEMISPHERICA	LAUREL OAK	10' H, 4" S, 2" CAL
		YES	PINEUS ELLIOTTI	SLASH PINE	10' H, 4" S, 2" CAL
		YES	SABAL PALMETTO	SABAL PALM	16" O.A. HT., NO BOOTS 20" O.A. HT., NO BOOTS 24" O.A. HT., NO BOOTS
		YES	TAXODIUM DISTICHUM	BALD CYPRESS	10' H, 4" S, 2" CAL
SHRUBS & GROUNDCOVERS					
		YES	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	3 GAL @ 36" O.C., 24" H X 18" W
		YES	ACROSTICHUM DANEIFOLIUM	LEATHER FERN	3 GAL @ FULL, 18" H X 18" W
GRASSES, LITTORALS, & TURF					
		YES	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL @ 36" O.C., 24" H X 18" S
		YES	SPARTINA BAKERI	SAND CORD GRASS	1 GAL @ FULL, 18" H X 9" W

NOTES:
 1) ALL SIZES SPECIFIED ARE **MINIMUMS**.
 2) LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIALS.
 3) ALL LANDSCAPE AREAS TO BE SOODED IF NOT PLANTED WITH SHRUBS OR COVERED WITH LEE COUNTY APPROVED LANDSCAPE MATERIALS.
 4) ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BID SUBMISSION.

NOT FOR CONSTRUCTION
WITHOUT APPROVED PERMITS

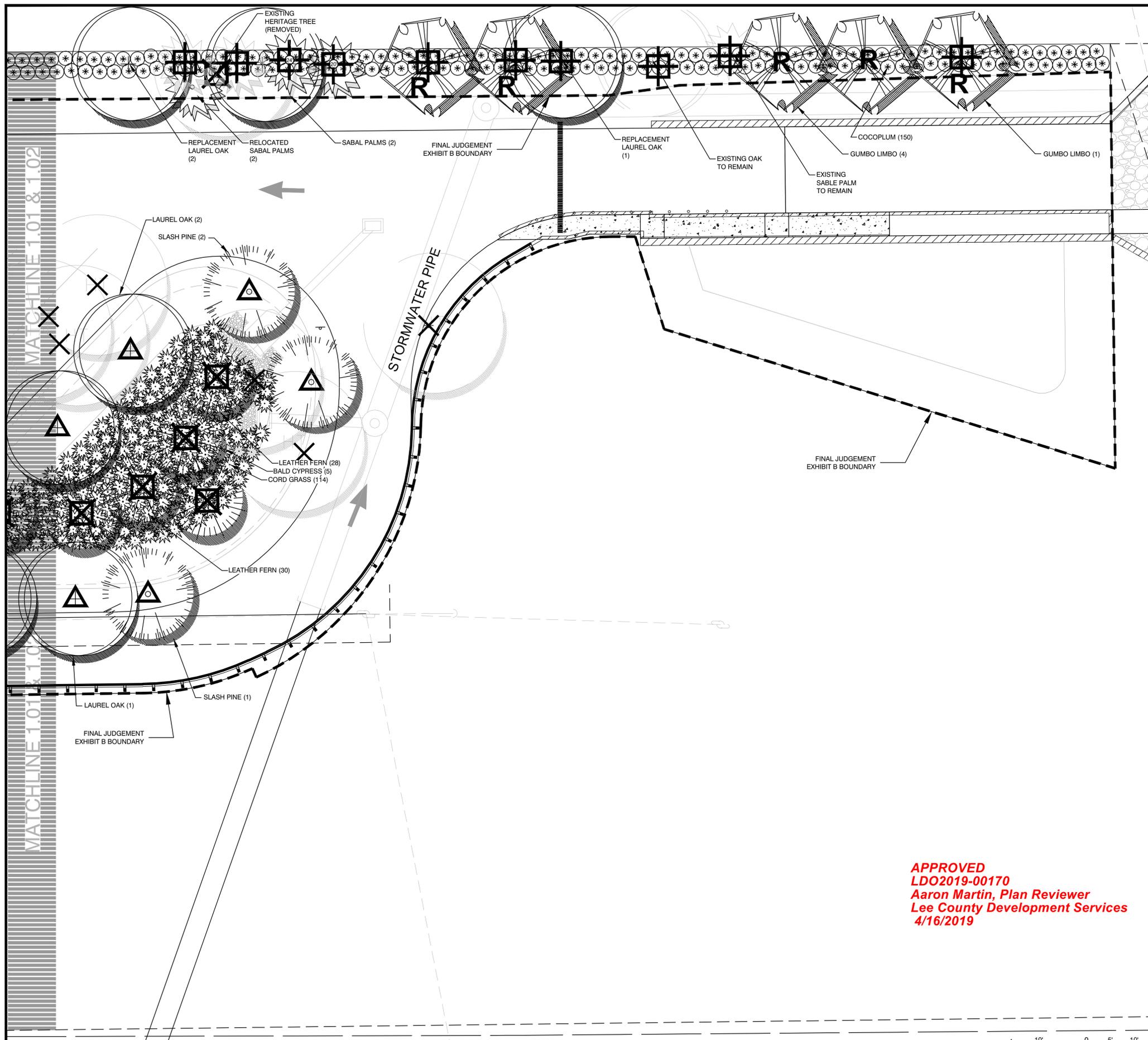
REVISIONS

Fort Myers
 Tallahassee
 Gainesville

MORRIS DEPEW
 ENGINEERS, PLANNERS & SURVEYORS
 LANDSCAPE ARCHITECTS
 FL CA NO. 6532 / FL CERT. NO. LB8891 / LC26000330

LANDSCAPE PLANTING PLAN
 Meritage Homes, Corp
 MOODY RIVER ESTATES WATERFRONT PARK
 Lee County, Florida

MDA PROJECT:
08008
 CHECKED BY:
JMM
 DRAWN BY:
MDS
 DATE:
04-04-2014
 SHEET
L-1.01



APPROVED
LDO2019-00170
Aaron Martin, Plan Reviewer
Lee County Development Services
4/16/2019

GENERAL LEGEND

X	TREE TO BE REMOVED	[Pattern]	TYPE 'B' BUFFER	[Pattern]	INTERNAL PARKING LANDSCAPE AREAS
R	REPLACEMENT TREES	[Pattern]	TYPE 'D' BUFFER	[Pattern]	BLDG PERIMETER PLANTING
[Symbol]	GENERAL TREE	[Pattern]	OPEN SPACE	[Pattern]	IRRIGATION SLEVE (TYP.)
[Symbol]	PARKING TREE				
[Symbol]	BUFFER TREE				
[Symbol]	PALM/TREE SIZE				

PLANT MATERIALS LEGEND

SYM	QTY	NATIVE	SCIENTIFIC NAME	COMMON NAME	SIZE / SPECIFICATIONS
TREES & PALMS					
[Symbol]		YES	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	10' H, 4' S, 2" CAL
[Symbol]		YES	BURSERIA SIMARUBA	GUMBO LIMBO	20' H, 8' S, 6" CAL
[Symbol]		YES	QUERCUS HEMISPHERICA	LAUREL OAK	10' H, 4' S, 2" CAL
[Symbol]		YES	PINEUS ELLIOTTI	SLASH PINE	10' H, 4' S, 2" CAL
[Symbol]		YES	SABAL PALMETTO	SABAL PALM	18' O.A. HT., NO BOOTS 20' O.A. HT., NO BOOTS 24' O.A. HT., NO BOOTS
[Symbol]		YES	TAXODIUM DISTICHUM	BALD CYPRESS	10' H, 4' S, 2" CAL
SHRUBS & GROUNDCOVERS					
[Symbol]		YES	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCO PLUM	3 GAL @ 36" O.C., 24" H X 18" W
[Symbol]		YES	ACROSTICHUM DANEIFOLIUM	LEATHER FERN	3 GAL @ FULL, 18" H X 18" W
GRASSES, LITTORALS, & TURF					
[Symbol]		YES	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL @ 36" O.C., 24" H X 18" S
[Symbol]		YES	SPARTINA BAKERI	SAND CORD GRASS	1 GAL @ FULL, 18" H X 9" W

- NOTES:**
- ALL SIZES SPECIFIED ARE MINIMUMS.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIALS.
 - ALL LANDSCAPE AREAS TO BE SODDED IF NOT PLANTED WITH SHRUBS OR COVERED WITH LEE COUNTY APPROVED LANDSCAPE MATERIALS.
 - ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PRIOR TO BID SUBMISSION.



NOT FOR CONSTRUCTION
 WITHOUT APPROVED PERMITS

SEAL: _____

REVISIONS: _____

MORRIS DEPEW
 ENGINEERS • PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
Tallahassee
Gainesville
 2891 Center Pointe Drive
 Unit 100
 Fort Myers, Florida 33916
 (239) 337-3983
 Fax: (239) 337-3994
 Toll free: 866-537-7441

LANDSCAPE PLANTING PLAN

Meritage Homes, Corp
MOODY RIVER ESTATES WATERFRONT PARK
 Lee County, Florida

MDA PROJECT: 08008

CHECKED BY: JMM DRAWN BY: MDS

DATE: 04-04-2014

SHEET L-1.02

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2019. ALL RIGHTS RESERVED.

Home Front Heroes Minor CPD - DCI2023-00047
Applicant's Proposed Revisions to Staff Report Attachment E: Development Regulations and Conditions (redline strike-through/underline)

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 two-page Master Concept Plan (MCP) entitled "Moody River Estates," on page 1 and "Home Front Heroes Minor CPD" on page 2, stamped received February 6, 2025, 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.

The applicant may develop up to 1,000 residential dwelling units on the property, and 91,000 square feet of commercial uses. The dwelling units may consist of single-family, zero-lot-line, townhouse, and multi-family units. All of the dwellings will be limited to 35 feet in height on Tracts A-L. The eastern 3.63± acres of Tract M are limited to a maximum of 200 dwelling units of the total of 1,000 permitted and is allowed a maximum building height of 75 feet. The western 15.76± acres of Tract M is zoned Commercial Planned Development (CPD) which allows up to 46,000 square feet of commercial intensity including two caretakers' residences. Tract K is zoned CPD and allows up to 45,000 square feet of commercial uses.

If multiple-family dwelling units are developed in Tracts B and M within 250 feet of Moody Road, the applicant must provide the following buffer at the time the first development order for the project is issued.

- a. The buffer must be no less than 20 feet in width.
- b. There may be no fewer than five trees per 100 linear feet of the length of the buffer.
- c. Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.
- d. Shrubs must be a minimum ten-gallon container size; planted in double staggered rows; at least 48 inches in height; and spaced 36 inches on center. They must be at least 60 inches in height within 12 months of the time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement that is required to be buffered, screened, or both, except for visibility at intersections and where pedestrian access is provided.
- e. In Tract B, no backs of buildings will face Moody Road, and no multiple family building will contain more than four dwelling units. In Tract M, no backs of multiple

family buildings may face Moody Road.

f. Special Buffer - Tract B along Moody Road

Minimum Width: 20 feet
Minimum # of trees: Five per 100 linear feet
Minimum tree size: Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.

Hedges: Shrubs must be a minimum 10-gallon container size; planted in double staggered rows; at least 48 inches in height; and spaced 36 inches on-center. They must be at least 60 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement required to be buffered, screened or both, except for visibility at intersections and where pedestrian access is provided.

At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.

No wall is required for this buffer.

Single Family detached lots in Tract I must be 7,500 square feet or larger in lot area.

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

a. Schedule of Uses

RPD - PERMITTED LAND USES

Tract I - Residential IA (R-1A)

Accessory Uses
Administrative Offices
Agricultural Uses, continuation of bona fide use only
Dwelling Units
 Single Family, detached (up to 500 units)
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention
Fences and Walls
Home Occupation, as limited by the LDC
Model Homes, Model Units, and Model Display Center, including accessory parking lots, Real Estate Sales and Rental Office - limited to sales of lots, homes, or units within the development.

Real Estates Sales and Rental Office - limited to sales of lots, homes or units within the development.

Recreation Facilities, Personal and Private On-Site Residential accessory uses, including but not limited to:

Private garages, carports, and parking areas

Private swimming pools and enclosures

Private Boat Dock and tennis courts

Signs

Temporary Uses - limited to a sales center and a construction office

Tracts C, D, F, H, and J - Residential 1 (R-1)

All uses permitted in the R-1A District plus Dwelling Units: Townhouses (up to 500 units) and Two-family Attached (up to 400 units)

Tracts A, B, and G - Residential 2 (R-2)

All uses permitted in the R-1A District plus Dwelling Units: Multiple Family Buildings (up to 600 units)

Eastern 3.63+ Acres of Tract M - Residential 3 (R-3) - (up to 200 units)

All uses in the Residential 1A- R-2 districts and the following uses:

Multi-slip docking facility

Multi-slip docking facility

Parking Lot, Accessory

Tract E - Recreational Facilities, Private On-Site or Off-Site

Accessory Uses

Administrative Offices

Agricultural Uses, continuation of bona fide use only

Club (up to 20,000 square feet) Private including but not limited to the following ancillary uses:

Food and Beverage Service

Pro Shop and Specialty Retail, Group I

Locker Rooms

Health Club and Spa

Rental or Leasing Establishment, Group I (limited to bicycles, tennis rackets, and other small sports equipment for use within the development.)

Entrance Gates and Gatehouses

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls

Project Maintenance Facility

Recreational Facilities, Group I, for use by the residents of the development and their guests

Signs, including the existing billboard

Temporary Uses - limited to Real Estate Sales and Rental Office limited to sales of lots, homes, or units within the development and a Construction Office

CPD PERMITTED USES

Tract K - (up to 45,000 sq ft)

Accessory Uses
Administrative Offices
Animal Clinic - outside kennels are prohibited
ATM (automatic teller machine)
Auto Parts Store
Banks and Financial Establishments, All Groups
Business Services, Group I
Clothing Stores
Daycare Center, Child or Adult
Department Store
Drive-through facility accessory to any permitted use
Drug Store
Essential Services
Essential Service Facility, Group I
Fences and Walls
Gift and Souvenir Shop
Hardware Store
Health Care Facility, Group III
Hobby, Toy and Game Shop
Hospice
Offices, Medical
Personal Services Groups I and II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
Real Estate Sales and Rental Office
Rental and Leasing Establishments, Group II - outside storage is prohibited
Restaurants, Standard - Groups I, II, and III
Shopping Center
Signs, in compliance with the LDC
Social Services, Group I only
Specialty Retail Shops, Groups I - IV
Storage, Indoor only and only as an ancillary use
Studios
Temporary Uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses
Variety Store (added by ADD2017-00148)

HOME FRONT HEROES MINOR CPD-Western 15.76+ acres of Tract M (up to 46,000 sq ft).

Accessory Uses and Structures*

Administrative Offices

Boats: Boat ramps and dockage (not marinas)

Boat Ramp - private (Existing Moody River Estates Waterpark **and existing non-motorized ramp**) - Limited solely for the use of the residents and property owners within this planned development and guests

Caretakers' Residences (maximum 2)

Community gardens

Entrance gate and gatehouse

EMS, fire or sheriff's station, limited to sheriff's office and ancillary uses

Essential services

Essential service facilities, Group I

Excavation, water retention

Fences, walls

Parking lot: accessory, temporary

Private multi-slip docking facility (maximum 10 wet slips and 10 boat trailer parking/dry slips)

Recreational facilities, personal, private on-site

Signs, in accordance with Chapter 30

Social Services, Groups I and II, excluding Offender Rehabilitation Agencies and Offender Self-Help Organizations

Storage, Indoor only

Temporary Uses

*Home Front Heroes anticipated Accessory Uses Including but not limited to:

Outreach education - Youth programs

Community Outreach programs to include Crime Prevention education and presentations.

Sailing/Boating Lessons

Boxing Lessons

Various programs with Sheriff's Youth Athletic League

Soccer

Basketball

Pickleball

Explorers Programs

Camping tents

Kayaking/Canoeing

Fishing

Sheriff's Summer Camp

Arts and Crafts
Shade structures
Tutoring
Temporary events: Petting Zoo, Bounce Houses, Mobile Food
Vendors Pursuant to LDC Section 34-3052, and similar uses
Lee County Sheriff demonstration events, no tactical training or
discharging of firearms

Conservation Areas (Wetland and Upland Conservation Areas)

Interpretative centers and Signage, rain shelters, gazebos
Nature and foot trails including boardwalks, benches, and jogging trails
Paths, boardwalks and bridges
Water Management Facilities
Wildlife Management
Mitigation and Restoration Activities

- b. Site Development Regulations for all parcels except Home Front Heroes Minor CPD/western 15.76± acres of Tract M: As approved by Zoning Resolution Number Z-05-048, with the sole exception of the allowed building height in eastern 3.63± acres of Tract M which is limited as provided for in Condition 1 and the maximum height of structures within eastern 3.63± acres of Tract M is 75 feet.

RESIDENTIAL PLANNED DEVELOPMENT / MOODY RANCH

LAND USES	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MIN. SIDE SET-BACK INCL. CORNER LOTS (FT)*	MIN. REAR LOT SET-BACK (FT)	MIN. REAR WET-LAND SET-BACK (FT)	MIN. REAR ACC. SET-BACK (FT)	MIN. FRONT ENTRY GAR-AGE SET-BACK (FT)	MIN. BLDG. OR SIDE ENTRY GARAGE SET-BACK (FT)	MIN. WTR BODY SET-BACK (FT)	MAX BLDG. HEIGHT (FT)	MIN. BLDG SEPARATION (FT)	MAX. LOT COVERAGE (%)**
SINGLE-FAMILY DETACHED	4,000	40	100	5	20	20	5	20	12	20	35 OR 2 STORY	10	45
TWO FAMILY ATTACHED	3,500	35	100	0 OR 5	20	20	5	20	12	20	35 OR 2 STORY	10	45
TOWN HOUSE	2,000	25	80	0 OR 10	20	20	5	20	15	20	35 OR 2 STORY	10	45
MULTI-FAMILY	10,000	100	100	10	20	20	5	20	20	20	35 OR 2 STORY	10 OR 20 ***	45
CLUB HOUSE	20,000	80	100	10	20	20	5	N/A	20	20	45 OR 2 STORY	20	45

* Applies to lots of all widths and to corner lots. Each lot, including corner lots, will have only one front yard.

** As defined by LDC Chapter 34. *** 10 feet for 1-story building, 20 feet for 2-story buildings and higher.

OPEN SPACE AND INDIGENOUS VEGETATION/ MOODY RANCH WEST OF MOODY RD							
	ACRES	OPEN SPACE			INDIGENOUS VEGETATION		
		REQUIRED		MIN. PROVIDED	REQUIRED		MIN. PROVIDED
		%OPEN SPACE	ACRES	ACRES	% INDIGENOUS	ACRES	ACRES
RESIDENTIAL PLANNED DEVELOPMENT							
RESIDEN. TRACTS W/LOTS GREATER THAN 6,500 SF.	54.0*	N/A	N/A	4.32	N/A	2.16	2.16
BALANCE OF DEVELOPMENT	163.4	40%	65.36	65.36	50%	32.68	32.68
TOTAL	217.4		65.36	69.68	50%	34.84	34.84
COMMERCIAL PLANNED DEVELOPMENT							
CPD	4.5	30%	1.35	1.35	50%	.68	.68**
TOTAL PROJECT	221.9		66.71	71.03		35.52	35.52

* If the acreage of "Residential Tracts with lots greater than 6,500 square feet" changes, this table will be adjusted accordingly.

** This acreage may be provided within the Residential Planned Development.

COMMERCIAL PLANNED DEVELOPMENT TRACT K		
	PRINCIPAL USES	ACCESSORY USES
MIN. LOT OR PARCEL AREA	10,000 square feet	N/A
MIN. LOT WIDTH	75 feet	N/A
MINIMUM BUILDING SETBACKS:		
HANCOCK BRIDGE PARKWAY	35 feet or BH, whichever is greater	20 feet
INTERNAL FRONTAGE ROAD	15 feet	20 feet
WATERFRONT	25 feet	Zero (0) feet to bulkhead or rip-rap at top of bank
MINIMUM DISTANCE:		
Between Structures, which are part of an architecturally unified group	10 feet	10 feet*
Between All Other Structures	20 feet	10 feet
MAXIMUM BUILDING HEIGHT:		
Office Buildings	80 feet	80 feet
Boat Dry Storage	35 feet	35 feet
Architectural features	N/A	100 feet
MAXIMUM LOT COVERAGE *	55 percent	55 percent

* as defined by LDC Chapter 34

HOME FRONT HEROES MINOR CPD -Western 15.76± acres of Tract M

Minimum Lot Area and Dimensions:

Area:
Conservation Easement Island: 1.12 acres with no minimum width/depth
Main Development Parcel: 9.66 acres
Width: 670 feet
Depth: 360 feet

Minimum Building Setbacks:

Perimeter (Principal) Street: 15 feet or ½ building height (whichever is greater)

Moody Road: 25 feet
Private: 20 feet
Side: 15 feet or ½ building height (whichever is greater)
Rear: 20 feet
Waterbody: 20 feet
Accessory Structures: In compliance with LDC

Minimum Building Separation: 20 feet or ½ building height (whichever is greater)
Maximum Lot Coverage: 45 percent
Maximum Building Height: 45 feet (Over 35 feet subject to LDC Section 34-2174)
Open Space: 30 percent (see Deviation 15)

3. **West of Moody Road:** Open space requirements must be tracked with each development order and must be substantially consistent with the Open Space and Indigenous Vegetation. A cumulative open space table listing the development tract, development order number, type of use, lot size, lot coverage, and required open space must be included with each development order. The open space table must include all development orders under review and approved. The development order plans must demonstrate how the open space requirements for common open space and indigenous/native tree preservation are being met. The residential development tracts must be labeled as to minimum lot size and maximum lot coverage. A minimum of 54 acres including associated lakes and roadways must be single family residential lots with a minimum lot size of 6,500 square feet and a maximum lot coverage of 45 percent.
4. **West of Moody Road:** Prior to issuance of a Vegetation Removal Permit: (1) the existing borrow pit area and wetlands must be surveyed specifically for the presence of wading bird and alligator nests. If any active nests are located, then buffer areas must be established to protect these areas; and (2) the area located north of Hancock Bridge Parkway must be resurveyed for gopher tortoise burrows.
- ~~5. **Gopher tortoises must be protected on-site. The gopher tortoise preserve must be provided in the CO tract with the bald eagle nest on the Master Concept Plan stamped received February 25, 2005. The development order plans must include the location and detail of sandy earthen berms to be created within the gopher tortoise preserve to provide a high, dry area for burrowing; and a vegetative barrier or permanent fencing must be delineated along any roadway abutting the gopher tortoise preserve. The berms within the preserve must be planted with a mixture of bahia grass, other broad leaf vegetation, and scattered native shrubs prior to moving gopher tortoises to the preserve. Supplemental feeding such as alfalfa hay may be necessary until the berm plantings establish.**~~
5. **West of Moody Road: Gopher tortoises must be protected on-site. The gopher tortoise preserve must be provided in the CO tract north of Tract G on the Master Concept Plan stamped received February 25, 2005. The development order plans must include the location and detail of sandy earthen berms to be created within the gopher tortoise preserve to provide a high, dry area for burrowing; and a vegetative barrier or permanent fencing must be delineated along any roadway abutting the gopher tortoise preserve. The berms within the preserve must be planted with a mixture of bahia grass, other broad leaf vegetation, and scattered native shrubs prior to moving gopher tortoises to the preserve. Supplemental feeding such as alfalfa hay may be necessary until the berm plantings establish.**

Prior to the issuance of a Certificate of Compliance for the infrastructure, either the vegetative barrier or permanent fencing must be installed along any roadways or development areas under construction abutting the gopher tortoise preserve, whichever is chosen at time of local development order review.

6. **West of Moody Road:** Prior to local development order approval, the plans must include signs adjacent to the lake abutting the Club Tract E stating "It is unlawful to feed or harass alligators." Additional information regarding how to live with alligators including the danger of approaching or feeding alligators must be available for residents or potential residents in the sales center and club house.
7. **West of Moody Road:** Prior to local development order approval, a minimum 10-foot waterway buffer must be delineated along the canal measured from the State jurisdictional wetland line. All native vegetation within the waterway buffer must be retained during subdivision development and perpetually by future residents. Additionally, any native tree clusters which occur within 25- feet of the State jurisdictional wetland line must be preserved or relocated on-site using proper horticultural means if the trees interfere with building layout or the site drainage system. Sabal palms located landward of the 10-foot-wide waterway buffer may be preserved in place or relocated on-site. An accessway to a dock or fishing/observation pier may be installed through the waterway buffer limited to a four-foot width and placed to avoid existing native vegetation to the maximum extent possible.

Prior to plat approval, the homeowner's documents/deed restrictions must include language detailing the preservation of native trees along the canal.

8. Any sabal palms with a minimum eight-foot clear trunk located within the project boundaries north of Hancock Bridge Parkway must be either preserved in place or relocated on-site to buffers or common areas. Efforts must be made to coordinate the salvaging of any sabal palms with a minimum eight-foot clear trunk located within the project boundaries south of Hancock Bridge Parkway with the Division of Environmental Sciences' Staff, whether used on-site or otherwise. Any sabal palms being relocated must be moved in a horticulturally correct manner, per Lee County Extension Services brochure Lee 8/2000A, attached as Exhibit D hereto. Prior to local development order approval, any preserved and/or relocated palms must be delineated on the plans. Preserved and relocated sabal palms will receive protected tree credits per LDC §10-420(h).
9. **West of Moody Road:** Bulkhead or rip-rap may be used along up to 30 percent of the lake shorelines adjacent to internal project roadways and Club Tract E. If bulkhead or rip-rap is proposed, it must be delineated on the landscape plan, and the paving and grading plan with cross-sections. A compensatory littoral zone must be provided for each linear footage of bulkhead or rip-rap and must consist of an 8:1 slope, with two herbaceous littoral plants per linear foot of shoreline. The littoral plantings must be clustered within the compensatory littoral zone.
10. **West of Moody Road:** The full median openings indicated on the Master Concept Plan are subject to any future operational decision by the County to install a traffic signal, modify, or remove the median opening. If installation of a traffic signal is deemed to be appropriate by the County at the project entrance, the full cost of the traffic signal improvement will be the responsibility of the developer.
11. **West of Moody Road:** All Model Homes and Model Units are regulated by the provisions

of LDC §34-1951. All Model Homes, Model Units, and Model Display Centers, throughout the entire project, are limited by the time limitations of LDC §34-1954(d).

12. Commercial buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).
13. 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.
- ~~14. 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), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.~~
14. **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.**
15. The drainage and access easements depicted on the Master Concept Plan must be accommodated and incorporated (at development order approval stage) into the development orders and plats for the subject property, unless proof that the easements have been released or relocated is provided.
16. No development blasting activity is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
17. The 12-foot-wide Lee County Electric Cooperative (LCEC) easement, as depicted on the Master Concept Plan (recorded at 0. R Book 1054, Page 776), must be released or relocated at the time of development order approval.
18. **West of Moody Road:** AGRICULTURAL USES: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:
 - a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit E attached hereto, may continue until approval of a local development order for the area of the project containing those uses.
 - b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
 - c. Prior to issuance of a local development order, the property owner must provide

written proof, subject to approval by the County Attorney's Office, of the following:

- i. Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
 - 1. the date the agricultural uses ceased;
 - 2. the legal description of the property subject to the development order approval;
 - 3. an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,
 - 4. that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the county at the owner's expense.
- ii. Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.

- 19. **West of Moody Road:** The design of the right-out turn onto Hancock Bridge Parkway shall include adequate sight distance for a vehicle to turn onto Hancock Bridge Parkway and obtain a safe speed without interfering with the thru traffic on Hancock Bridge Parkway, as described in AASHTO. The access point must also meet the intersection separation distance of 660 lineal feet, as defined in LDC §10-285 (Connection Separation).
- 20. DELETED
- 21. Prior to local development order approval, the development order plans must delineate the location of the boat ramp, docks and mooring pilings. The final design of these structures is subject to review through the Lee County Dock and Shoreline Permit process.
- 22. DELETED
- 23. DELETED

24. **West of Moody Road:** The transfer of excavated materials from this development south across Skyline Drive is limited to a maximum of 188,000 cubic yards. The transfer of material from this site is prohibited between the hours of 7:30 a.m. to 8:30 a.m., and 1:30 p.m. to 2:30 p.m. on the days School District of Lee County is holding classes. Otherwise, the hours for transfer of the excavated materials may be from 6:00 a.m. to 6:00 p.m., provided the crossing section of Skyline Drive is well lighted for the early morning and late afternoon hours. Fill transfer is only permitted on Saturdays from 8:00 a.m. to 5:00 p.m., and no fill transfer is permitted on Sunday.
25. **West of Moody Road:** The developer will be responsible for any damage to Skyline Drive resulting from this construction activity. The developer will be responsible for the repair of those damages, as needed, and will coordinate the repairs with the Lee County Department of Transportation.
26. **West of Moody Road:** The developer will provide personnel to direct traffic at the crossing of Skyline Drive and extra lighting of the crossing area in an attempt to prevent accidents at this crossing.
27. At the intersection of the project's internal road connection with Moody Road, the developer is responsible for the erection of signs warning motorists on Moody Road of the potential crossing of vehicles with boat trailers from one side of Moody Road to the other.
28. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the developer must adhere to the attached Bald Eagle Management Plan dated October 2024 for all proposed impacts within 660 feet of the bald eagle nest. The 660-foot buffer zone and the activities and restrictions outlined in the bald eagle management plan must be shown on the development order plans.
29. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the developer must demonstrate that the recorded Conservation Easement has been modified to allow for a maximum of 20 boat slips to remain on the property.
30. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the developer must depict and number all proposed boat slips on the development order plans.
31. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the developer must depict permanent bollards on the development order plans that prevent motorized vessel access at the non-motorized boat ramp identified on the Master Concept Plan.
32. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the development order plans must depict 1.12 acres of indigenous

preserve area.

~~33. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the exotic vegetation must be removed by hand from the mangrove fringe as depicted on Master Concept Plan received October, 15, 2024.~~

33. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the exotic vegetation must be removed by hand from the mangrove fringe as depicted on Master Concept Plan stamped received February 6, 2025.

34. Prior to the issuance of a development order for Tract "M" known as Home Front Heroes, the applicant must provide the following buffers:

- a. North property line must depict a Type-B buffer preserving existing heritage trees.
- b. South property line must depict a 30-foot-wide buffer between the 660-foot and 330-foot eagle nest zone consisting of a ten-foot-wide tree planting strip and ten-foot-wide planted swale consisting of the following:
 - i. Slash Pine (*Pinus elliottii*) and Live Oaks (*Quercus virginiana*) must six-foot-in-height, 25 gallon, and installed 20-foot on center; and
 - ii. *Spartina bakerii* must be one gallon and specified to be installed two feet on center within the swale.

~~c. Southwest corner must include preservation of existing indigenous vegetation, no earth work, and hand removal of exotics.~~

c. Southeast corner within 330-foot eagle nest zone must include preservation of existing indigenous vegetation, no earth work, and hand removal of exotics.

d. East property line must preserve existing indigenous vegetation, no earth work, hand removal of exotics within the 330-foot eagle nest zone and a Type-C or Type-F buffer outside of the 330-foot eagle nest zone.

e. West property line must depict a Type-D buffer preserving existing heritage trees and a decorative fence along the property line.

35. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the development order plans must depict 3.73 acres of open space base on 30 percent of 10.78 acres of land.

36. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the applicant must demonstrate that the required notice to all future property owners has been recorded in the public record detailing the emergency access plan and where a copy of this plan may be obtained from the developer or developers

successor.

37. ADD2014-00053: Platted lake maintenance easement to continue to be located within single-family lots in Tracts A and G. This easement or right-of-way must be kept clear by the property owners and have satisfactory vehicle access, as required by LDC §10-328(a).
38. ADD2020-00019 - The minimum building separation for buildings 2-story or greater on property located 13210, 13220, 13230 & 13240 Silver Thorn Loop, and 3180, 3181 & 3191 Sea Trawler Bend shall be as depicted on the drawing attached as Exhibit "G".

SECTION C. DEVIATIONS:

1. Deviation (1) withdrawn.
2. Deviation (2) withdrawn.
3. **West of Moody Road:** Deviation (3) seeks relief from the LDC §10-329(d)(4) requirement to provide excavation banks to be sloped, to allow up to 40 percent of the banks to utilize either:
 - a vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1; or
 - a 2:1 (horizontal: vertical) slope to a depth of six-feet below control elevation, with the condition that the 2:1 sections be stabilized with rip-rap.

This deviation is APPROVED, SUBJECT TO Condition 9, and that adequate elements for the protection of wayward vehicles are provided when adjacent to any roadway, parking lot, or driveway aisle.

4. Deviation (4) withdrawn.
5. Deviation (5) withdrawn.
6. Deviation (6) withdrawn.
7. Deviation (7) withdrawn.
8. **West of Moody Road:** Deviation (8) seeks relief from the LDC §10-285(a) requirement to provide that connection separations on local roads be a minimum of 125 feet, to allow driveways serving multiple family units with private driveways to have a minimum separation of 20 feet. This deviation is APPROVED, SUBJECT TO the following condition:
 - Provided the setback applies to internal roads and accessways with a posted maximum speed of 20 MPH, that there be a visual clear zone in accordance with

LDC §34 -3131, that there be a provision for traffic calming devices (if required) as identified in the ITE Residential Street Design and Traffic Control Book, and that each drive is only serving a private driveway and garage for an individual unit.

9. Deviation (9) withdrawn.
10. Deviation (10) withdrawn.
11. Deviation (11) seeks relief from the LDC §10-296(1)(4) requirement to provide no more than 100 multiple family units to be constructed without provision of a right-of-way, to allow up to 200 units. This deviation is APPROVED, SUBJECT TO the condition that, prior to local development order approval, the developer demonstrates that the Emergency Medical Service and local Fire District have reviewed these plans and have no objections to the design supporting this deviation and that the health, safety, and welfare of the residents in Eastern 3.63± acres of Tract M has been protected.
12. **West of Moody Road:** Deviation (12) seeks relief from the LDC §10-329 (b) Table1 requirement which limits excess spoil removal plans for development order projects to 20,000 cubic yards of material, to allow up to 188,000 cubic yards. This deviation is APPROVED, provided the soil removal is from the RPD site to the project's RM-2 parcel on the south side of Skyline Drive.
13. **West of Moody Road:** Deviation (13) seeks relief from the LDC §10-296(k)(1) requirement to provide a circular turnaround (cul-de-sac) for dead-end streets, to allow a hammerhead turnaround. This deviation is APPROVED, SUBJECT TO the condition that, prior to local development order approval, the developer demonstrates that the Emergency Medical Service and local Fire District have reviewed these plans and have no objections to the design supporting this deviation and that the health, safety, and welfare of the residents in Tract G has been protected.
14. Deviation (14) withdrawn
15. Deviation (15) Home Front Heroes Minor CPD/western 15.76± acres of Tract M seeks relief from Land Development Code (LDC) Section 10-415 which, requires large commercial developments to provide a minimum of 30 percent open space, to allow the navigable waterways within the boundary to be excluded from the required open space calculations and to allow preservation of existing mangroves to meet indigenous requirement. This deviation is APPROVED, SUBJECT TO the condition number 35.
- ~~16. Deviation (16) Home Front Heroes Minor CPD/western 15.76± acres of Tract M seeks relief from Land Development Code (LDC) Section 10-415, which requires large commercial development to provide a minimum of 30 percent open space, to allow the navigable waterways within the boundary to be excluded from the required open space calculations and to allow preservation of existing mangroves to meet indigenous requirements. This deviation is APPROVED, SUBJECT TO the condition number 35.~~

16. **Deviation (16) Home Front Heroes Minor CPD/western 15.76± acres of Tract M seeks relief from LDC Section 10-421(a)(8) which states that if a wall or fence is proposed, but not required, then the required buffer plantings must be installed on the exterior side (between the wall and the abutting property or street right-of-way) of the wall or fence; to allow the decorative fence to be outside the existing buffer along Moody Road. This deviation is APPROVED.**

17. Deviation (17) Home Front Heroes Minor CPD/western 15.76± acres of Tract M seeks relief from LDC Section 10-416(d) which requires a type C/F buffer when commercial abuts residential and a 30' buffer when commercial abuts a public preserve; to allow the following buffers as shown on the MCP:

- a. North property line: to allow the existing type B buffer to remain;
- b. East property line: to allow existing indigenous trees within the 330-foot eagle nest zone and Type C or F buffer outside 330-foot eagle nest zone; and
- c. South property line: to allow existing indigenous trees within the 330-foot eagle nest zone with 10-foot tree planting area outside the 330-foot zone and proposed 30-foot buffer between 330-foot eagle nest zone and 660-foot eagle nest zone to serve as the preserve buffer.

This deviation is APPROVED, SUBJECT TO the condition number **3534**

18. Deviation (18) Home Front Heroes Minor CPD/western 15.76± acres of Tract M seeks relief from LDC Section 34-2020(b), which requires 1 parking space per 350 square feet of social services, Group I office uses and 1 parking space for every 2 boat slips, to allow a 10 percent reduction in required parking pursuant to LDC Section 34-2020(c)(2). This deviation is APPROVED.

19. Deviation (19) Home Front Heroes Minor CPD/western 15.76± acres of Tract M seeks relief from LDC Section 10-291(3) which requires commercial development of more than ten acres to provide more than one means of ingress or egress for the development; to allow the previously approved and constructed single access. This deviation is APPROVED, SUBJECT TO the condition number 36.

20. Deviation (20) withdrawn.

21. **Deviation (21) (ADD2012-00058) seeks relief from LDC §30-152(2)c.1. requiring 15 foot setback from right of way and five feet from edge of pavement of entrance and exit lanes for sign, to allow internal subdivision sign three feet from the entrance lane. This deviation is APPROVED.**

22. **Deviation (22) (ADD2014-00053) seeks relief from LDC §10-328(a) requiring “No portion of the required maintenance easement area may be located within the limits of a platted single-family residential lot”, to allow the existing, platted lake**

maintenance easement to continue to be located within the single family lots in Tracts A and G, Moody River Estate, Unit Four. This deviation is APPROVED, subject to condition number 37.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Legal description of the property

Exhibit B: Zoning Map (subject parcel identified with shading)

Exhibit C: The Master Concept Plan

Exhibit D: Lee County Extension Services brochure Lee 8/2000A

Exhibit E: Affidavit of bona fide agricultural uses

Exhibit F: Eagle Management Plan

Exhibit G: Minimum Building Separation Drawing (Carriage Homes III & Coach Homes V)

Home Front Heroes Minor CPD - DCI2023-00047
Applicant's Proposed Revisions to Staff Report Attachment E: Development Regulations and Conditions (clean)

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 two-page Master Concept Plan (MCP) entitled "Moody River Estates," on page 1 and "Home Front Heroes Minor CPD" on page 2, stamped received February 6, 2025, 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.

The applicant may develop up to 1,000 residential dwelling units on the property, and 91,000 square feet of commercial uses. The dwelling units may consist of single-family, zero-lot-line, townhouse, and multi-family units. All of the dwellings will be limited to 35 feet in height on Tracts A-L. The eastern 3.63± acres of Tract M are limited to a maximum of 200 dwelling units of the total of 1,000 permitted and is allowed a maximum building height of 75 feet. The western 15.76± acres of Tract M is zoned Commercial Planned Development (CPD) which allows up to 46,000 square feet of commercial intensity including two caretakers' residences. Tract K is zoned CPD and allows up to 45,000 square feet of commercial uses.

If multiple-family dwelling units are developed in Tracts B and M within 250 feet of Moody Road, the applicant must provide the following buffer at the time the first development order for the project is issued.

- a. The buffer must be no less than 20 feet in width.
- b. There may be no fewer than five trees per 100 linear feet of the length of the buffer.
- c. Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.
- d. Shrubs must be a minimum ten-gallon container size; planted in double staggered rows; at least 48 inches in height; and spaced 36 inches on center. They must be at least 60 inches in height within 12 months of the time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement that is required to be buffered, screened, or both, except for visibility at intersections and where pedestrian access is provided.
- e. In Tract B, no backs of buildings will face Moody Road, and no multiple family building will contain more than four dwelling units. In Tract M, no backs of multiple

family buildings may face Moody Road.

f. Special Buffer - Tract B along Moody Road

Minimum Width: 20 feet
Minimum # of trees: Five per 100 linear feet
Minimum tree size: Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.

Hedges: Shrubs must be a minimum 10-gallon container size; planted in double staggered rows; at least 48 inches in height; and spaced 36 inches on-center. They must be at least 60 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement required to be buffered, screened or both, except for visibility at intersections and where pedestrian access is provided.

At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.

No wall is required for this buffer.

Single Family detached lots in Tract I must be 7,500 square feet or larger in lot area.

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

a. Schedule of Uses

RPD - PERMITTED LAND USES

Tract I - Residential IA (R-1A)

Accessory Uses
Administrative Offices
Agricultural Uses, continuation of bona fide use only
Dwelling Units
 Single Family, detached (up to 500 units)
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention
Fences and Walls
Home Occupation, as limited by the LDC
Model Homes, Model Units, and Model Display Center, including accessory parking lots, Real Estate Sales and Rental Office - limited to sales of lots, homes, or units within the development.

Real Estates Sales and Rental Office - limited to sales of lots, homes or units within the development.

Recreation Facilities, Personal and Private On-Site Residential accessory uses, including but not limited to:

Private garages, carports, and parking areas

Private swimming pools and enclosures

Private Boat Dock and tennis courts

Signs

Temporary Uses - limited to a sales center and a construction office

Tracts C, D, F, H, and J - Residential 1 (R-1)

All uses permitted in the R-1A District plus Dwelling Units: Townhouses (up to 500 units) and Two-family Attached (up to 400 units)

Tracts A, B, and G - Residential 2 (R-2)

All uses permitted in the R-1A District plus Dwelling Units: Multiple Family Buildings (up to 600 units)

Eastern 3.63+ Acres of Tract M - Residential 3 (R-3) - (up to 200 units)

All uses in the Residential 1A- R-2 districts and the following uses:

Multi-slip docking facility

Multi-slip docking facility

Parking Lot, Accessory

Tract E - Recreational Facilities, Private On-Site or Off-Site

Accessory Uses

Administrative Offices

Agricultural Uses, continuation of bona fide use only

Club (up to 20,000 square feet) Private including but not limited to the following ancillary uses:

Food and Beverage Service

Pro Shop and Specialty Retail, Group I

Locker Rooms

Health Club and Spa

Rental or Leasing Establishment, Group I (limited to bicycles, tennis rackets, and other small sports equipment for use within the development.)

Entrance Gates and Gatehouses

Essential Services

Essential Service Facilities, Group I

Excavation, Water Retention

Fences and Walls

Project Maintenance Facility

Recreational Facilities, Group I, for use by the residents of the development and their guests

Signs, including the existing billboard

Temporary Uses - limited to Real Estate Sales and Rental Office limited to sales of lots, homes, or units within the development and a Construction Office

CPD PERMITTED USES

Tract K - (up to 45,000 sq ft)

Accessory Uses
Administrative Offices
Animal Clinic - outside kennels are prohibited
ATM (automatic teller machine)
Auto Parts Store
Banks and Financial Establishments, All Groups
Business Services, Group I
Clothing Stores
Daycare Center, Child or Adult
Department Store
Drive-through facility accessory to any permitted use
Drug Store
Essential Services
Essential Service Facility, Group I
Fences and Walls
Gift and Souvenir Shop
Hardware Store
Health Care Facility, Group III
Hobby, Toy and Game Shop
Hospice
Offices, Medical
Personal Services Groups I and II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
Real Estate Sales and Rental Office
Rental and Leasing Establishments, Group II - outside storage is prohibited
Restaurants, Standard - Groups I, II, and III
Shopping Center
Signs, in compliance with the LDC
Social Services, Group I only
Specialty Retail Shops, Groups I - IV
Storage, Indoor only and only as an ancillary use
Studios
Temporary Uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses
Variety Store (added by ADD2017-00148)

HOME FRONT HEROES MINOR CPD-Western 15.76+ acres of Tract M (up to 46,000 sq ft).

Accessory Uses and Structures*

Administrative Offices

Boats: Boat ramps and dockage (not marinas)

Boat Ramp - private (Existing Moody River Estates Waterpark and existing non-motorized ramp) - Limited solely for the use of the residents and property owners within this planned development and guests

Caretakers' Residences (maximum 2)

Community gardens

Entrance gate and gatehouse

EMS, fire or sheriff's station, limited to sheriff's office and ancillary uses

Essential services

Essential service facilities, Group I

Excavation, water retention

Fences, walls

Parking lot: accessory, temporary

Private multi-slip docking facility (maximum 10 wet slips and 10 boat trailer parking/dry slips)

Recreational facilities, personal, private on-site

Signs, in accordance with Chapter 30

Social Services, Groups I and II, excluding Offender Rehabilitation Agencies and Offender Self-Help Organizations

Storage, Indoor only

Temporary Uses

*Home Front Heroes anticipated Accessory Uses Including but not limited to:

Outreach education - Youth programs

Community Outreach programs to include Crime Prevention education and presentations.

Sailing/Boating Lessons

Boxing Lessons

Various programs with Sheriff's Youth Athletic League

Soccer

Basketball

Pickleball

Explorers Programs

Camping tents

Kayaking/Canoeing

Fishing

Sheriff's Summer Camp

Arts and Crafts
Shade structures
Tutoring
Temporary events: Petting Zoo, Bounce Houses, Mobile Food
Vendors Pursuant to LDC Section 34-3052, and similar uses
Lee County Sheriff demonstration events, no tactical training or
discharging of firearms

Conservation Areas (Wetland and Upland Conservation Areas)

Interpretative centers and Signage, rain shelters, gazebos
Nature and foot trails including boardwalks, benches, and jogging trails
Paths, boardwalks and bridges
Water Management Facilities
Wildlife Management
Mitigation and Restoration Activities

- b. Site Development Regulations for all parcels except Home Front Heroes Minor CPD/western 15.76± acres of Tract M: As approved by Zoning Resolution Number Z-05-048, with the sole exception of the allowed building height in eastern 3.63± acres of Tract M which is limited as provided for in Condition 1 and the maximum height of structures within eastern 3.63± acres of Tract M is 75 feet.

RESIDENTIAL PLANNED DEVELOPMENT / MOODY RANCH

LAND USES	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MIN. SIDE SET-BACK INCL. CORNER LOTS (FT)*	MIN. REAR LOT SET-BACK (FT)	MIN. REAR WET-LAND SET-BACK (FT)	MIN. REAR ACC. SET-BACK (FT)	MIN. FRONT ENTRY GAR-AGE SET-BACK (FT)	MIN. BLDG. OR SIDE ENTRY GARAGE SET-BACK (FT)	MIN. WTR BODY SET-BACK (FT)	MAX BLDG. HEIGHT (FT)	MIN. BLDG SEPARATION (FT)	MAX. LOT COVERAGE (%)**
SINGLE-FAMILY DETACHED	4,000	40	100	5	20	20	5	20	12	20	35 OR 2 STORY	10	45
TWO FAMILY ATTACHED	3,500	35	100	0 OR 5	20	20	5	20	12	20	35 OR 2 STORY	10	45
TOWN HOUSE	2,000	25	80	0 OR 10	20	20	5	20	15	20	35 OR 2 STORY	10	45
MULTI-FAMILY	10,000	100	100	10	20	20	5	20	20	20	35 OR 2 STORY	10 OR 20 ***	45
CLUB HOUSE	20,000	80	100	10	20	20	5	N/A	20	20	45 OR 2 STORY	20	45

* Applies to lots of all widths and to corner lots. Each lot, including corner lots, will have only one front yard.

** As defined by LDC Chapter 34. *** 10 feet for 1-story building, 20 feet for 2-story buildings and higher.

OPEN SPACE AND INDIGENOUS VEGETATION/ MOODY RANCH WEST OF MOODY RD							
	ACRES	OPEN SPACE			INDIGENOUS VEGETATION		
		REQUIRED		MIN. PROVIDED	REQUIRED		MIN. PROVIDED
		%OPEN SPACE	ACRES	ACRES	% INDIGENOUS	ACRES	ACRES
RESIDENTIAL PLANNED DEVELOPMENT							
RESIDEN. TRACTS W/LOTS GREATER THAN 6,500 SF.	54.0*	N/A	N/A	4.32	N/A	2.16	2.16
BALANCE OF DEVELOPMENT	163.4	40%	65.36	65.36	50%	32.68	32.68
TOTAL	217.4		65.36	69.68	50%	34.84	34.84
COMMERCIAL PLANNED DEVELOPMENT							
CPD	4.5	30%	1.35	1.35	50%	.68	.68**
TOTAL PROJECT	221.9		66.71	71.03		35.52	35.52

* If the acreage of "Residential Tracts with lots greater than 6,500 square feet" changes, this table will be adjusted accordingly.

** This acreage may be provided within the Residential Planned Development.

COMMERCIAL PLANNED DEVELOPMENT TRACT K		
	PRINCIPAL USES	ACCESSORY USES
MIN. LOT OR PARCEL AREA	10,000 square feet	N/A
MIN. LOT WIDTH	75 feet	N/A
MINIMUM BUILDING SETBACKS:		
HANCOCK BRIDGE PARKWAY	35 feet or BH, whichever is greater	20 feet
INTERNAL FRONTAGE ROAD	15 feet	20 feet
WATERFRONT	25 feet	Zero (0) feet to bulkhead or rip-rap at top of bank
MINIMUM DISTANCE:		
Between Structures, which are part of an architecturally unified group	10 feet	10 feet*
Between All Other Structures	20 feet	10 feet
MAXIMUM BUILDING HEIGHT:		
Office Buildings	80 feet	80 feet
Boat Dry Storage	35 feet	35 feet
Architectural features	N/A	100 feet
MAXIMUM LOT COVERAGE *	55 percent	55 percent

* as defined by LDC Chapter 34

HOME FRONT HEROES MINOR CPD -Western 15.76± acres of Tract M

Minimum Lot Area and Dimensions:

Area:
Conservation Easement Island: 1.12 acres with no minimum width/depth
Main Development Parcel: 9.66 acres
Width: 670 feet
Depth: 360 feet

Minimum Building Setbacks:

Perimeter (Principal) Street: 15 feet or ½ building height (whichever is greater)

Moody Road: 25 feet
Private: 20 feet
Side: 15 feet or ½ building height (whichever is greater)
Rear: 20 feet
Waterbody: 20 feet
Accessory Structures: In compliance with LDC

Minimum Building Separation: 20 feet or ½ building height (whichever is greater)
Maximum Lot Coverage: 45 percent
Maximum Building Height: 45 feet (Over 35 feet subject to LDC Section 34-2174)
Open Space: 30 percent (see Deviation 15)

3. West of Moody Road: Open space requirements must be tracked with each development order and must be substantially consistent with the Open Space and Indigenous Vegetation. A cumulative open space table listing the development tract, development order number, type of use, lot size, lot coverage, and required open space must be included with each development order. The open space table must include all development orders under review and approved. The development order plans must demonstrate how the open space requirements for common open space and indigenous/native tree preservation are being met. The residential development tracts must be labeled as to minimum lot size and maximum lot coverage. A minimum of 54 acres including associated lakes and roadways must be single family residential lots with a minimum lot size of 6,500 square feet and a maximum lot coverage of 45 percent.
4. West of Moody Road: Prior to issuance of a Vegetation Removal Permit: (1) the existing borrow pit area and wetlands must be surveyed specifically for the presence of wading bird and alligator nests. If any active nests are located, then buffer areas must be established to protect these areas; and (2) the area located north of Hancock Bridge Parkway must be resurveyed for gopher tortoise burrows.
5. West of Moody Road: Gopher tortoises must be protected on-site. The gopher tortoise preserve must be provided in the CO tract north of Tract G on the Master Concept Plan stamped received February 25, 2005. The development order plans must include the location and detail of sandy earthen berms to be created within the gopher tortoise preserve to provide a high, dry area for burrowing; and a vegetative barrier or permanent fencing must be delineated along any roadway abutting the gopher tortoise preserve. The berms within the preserve must be planted with a mixture of bahia grass, other broad leaf vegetation, and scattered native shrubs prior to moving gopher tortoises to the preserve. Supplemental feeding such as alfalfa hay may be necessary until the berm plantings establish.

Prior to the issuance of a Certificate of Compliance for the infrastructure, either the vegetative barrier or permanent fencing must be installed along any roadways or development areas under construction abutting the gopher tortoise preserve, whichever is chosen at time of local development order review.
6. West of Moody Road: Prior to local development order approval, the plans must include signs adjacent to the lake abutting the Club Tract E stating "It is unlawful to feed or harass alligators." Additional information regarding how to live with alligators including the danger of approaching or feeding alligators must be available for residents or potential residents in the sales center and club house.
7. West of Moody Road: Prior to local development order approval, a minimum 10-foot waterway buffer must be delineated along the canal measured from the State jurisdictional wetland line. All native vegetation within the waterway buffer must be retained during subdivision development and perpetually by future residents. Additionally, any native tree clusters which occur within 25- feet of the State jurisdictional wetland line must be

preserved or relocated on-site using proper horticultural means if the trees interfere with building layout or the site drainage system. Sabal palms located landward of the 10-foot-wide waterway buffer may be preserved in place or relocated on-site. An accessway to a dock or fishing/observation pier may be installed through the waterway buffer limited to a four-foot width and placed to avoid existing native vegetation to the maximum extent possible.

Prior to plat approval, the homeowner's documents/deed restrictions must include language detailing the preservation of native trees along the canal.

8. Any sabal palms with a minimum eight-foot clear trunk located within the project boundaries north of Hancock Bridge Parkway must be either preserved in place or relocated on-site to buffers or common areas. Efforts must be made to coordinate the salvaging of any sabal palms with a minimum eight-foot clear trunk located within the project boundaries south of Hancock Bridge Parkway with the Division of Environmental Sciences' Staff, whether used on-site or otherwise. Any sabal palms being relocated must be moved in a horticulturally correct manner, per Lee County Extension Services brochure Lee 8/2000A, attached as Exhibit D hereto. Prior to local development order approval, any preserved and/or relocated palms must be delineated on the plans. Preserved and relocated sabal palms will receive protected tree credits per LDC §10-420(h).
9. West of Moody Road: Bulkhead or rip-rap may be used along up to 30 percent of the lake shorelines adjacent to internal project roadways and Club Tract E. If bulkhead or rip-rap is proposed, it must be delineated on the landscape plan, and the paving and grading plan with cross-sections. A compensatory littoral zone must be provided for each linear footage of bulkhead or rip-rap and must consist of an 8:1 slope, with two herbaceous littoral plants per linear foot of shoreline. The littoral plantings must be clustered within the compensatory littoral zone.
10. West of Moody Road: The full median openings indicated on the Master Concept Plan are subject to any future operational decision by the County to install a traffic signal, modify, or remove the median opening. If installation of a traffic signal is deemed to be appropriate by the County at the project entrance, the full cost of the traffic signal improvement will be the responsibility of the developer.
11. West of Moody Road: All Model Homes and Model Units are regulated by the provisions of LDC §34-1951. All Model Homes, Model Units, and Model Display Centers, throughout the entire project, are limited by the time limitations of LDC §34-1954(d).
12. Commercial buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).
13. 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.
14. 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.

15. The drainage and access easements depicted on the Master Concept Plan must be accommodated and incorporated (at development order approval stage) into the development orders and plats for the subject property, unless proof that the easements have been released or relocated is provided.
16. No development blasting activity is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
17. The 12-foot-wide Lee County Electric Cooperative (LCEC) easement, as depicted on the Master Concept Plan (recorded at 0. R Book 1054, Page 776), must be released or relocated at the time of development order approval.
18. West of Moody Road: AGRICULTURAL USES: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:
 - a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit E attached hereto, may continue until approval of a local development order for the area of the project containing those uses.
 - b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
 - c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
 - i. Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
 1. the date the agricultural uses ceased;
 2. the legal description of the property subject to the development order approval;
 3. an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,

4. that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the county at the owner's expense.

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

19. West of Moody Road: The design of the right-out turn onto Hancock Bridge Parkway shall include adequate sight distance for a vehicle to turn onto Hancock Bridge Parkway and obtain a safe speed without interfering with the thru traffic on Hancock Bridge Parkway, as described in AASHTO. The access point must also meet the intersection separation distance of 660 lineal feet, as defined in LDC §10-285 (Connection Separation).
20. DELETED
21. Prior to local development order approval, the development order plans must delineate the location of the boat ramp, docks and mooring pilings. The final design of these structures is subject to review through the Lee County Dock and Shoreline Permit process.
22. DELETED
23. DELETED
24. West of Moody Road: The transfer of excavated materials from this development south across Skyline Drive is limited to a maximum of 188,000 cubic yards. The transfer of material from this site is prohibited between the hours of 7:30 a.m. to 8:30 a.m., and 1:30 p.m. to 2:30 p.m. on the days School District of Lee County is holding classes. Otherwise, the hours for transfer of the excavated materials may be from 6:00 a.m. to 6:00 p.m., provided the crossing section of Skyline Drive is well lighted for the early morning and late afternoon hours. Fill transfer is only permitted on Saturdays from 8:00 a.m. to 5:00 p.m., and no fill transfer is permitted on Sunday.
25. West of Moody Road: The developer will be responsible for any damage to Skyline Drive resulting from this construction activity. The developer will be responsible for the repair of those damages, as needed, and will coordinate the repairs with the Lee County Department of Transportation.
26. West of Moody Road: The developer will provide personnel to direct traffic at the crossing of Skyline Drive and extra lighting of the crossing area in an attempt to prevent accidents at

this crossing.

27. At the intersection of the project's internal road connection with Moody Road, the developer is responsible for the erection of signs warning motorists on Moody Road of the potential crossing of vehicles with boat trailers from one side of Moody Road to the other.
28. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the developer must adhere to the attached Bald Eagle Management Plan dated October 2024 for all proposed impacts within 660 feet of the bald eagle nest. The 660-foot buffer zone and the activities and restrictions outlined in the bald eagle management plan must be shown on the development order plans.
29. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the developer must demonstrate that the recorded Conservation Easement has been modified to allow for a maximum of 20 boat slips to remain on the property.
30. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the developer must depict and number all proposed boat slips on the development order plans.
31. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the developer must depict permanent bollards on the development order plans that prevent motorized vessel access at the non-motorized boat ramp identified on the Master Concept Plan.
32. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the development order plans must depict 1.12 acres of indigenous preserve area.
33. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the exotic vegetation must be removed by hand from the mangrove fringe as depicted on Master Concept Plan stamped received February 6, 2025.
34. Prior to the issuance of a development order for Tract "M" known as Home Front Heroes, the applicant must provide the following buffers:
 - a. North property line must depict a Type-B buffer preserving existing heritage trees.
 - b. South property line must depict a 30-foot-wide buffer between the 660-foot and 330-foot eagle nest zone consisting of a ten-foot-wide tree planting strip and ten-foot-wide planted swale consisting of the following:
 - i. Slash Pine (*Pinus elliottii*) and Live Oaks (*Quercus virginiana*) must six-foot-in-height, 25 gallon, and installed 20-foot on center; and

- ii. *Spartina bakerii* must be one gallon and specified to be installed two feet on center within the swale.
 - c. Southeast corner within 330-foot eagle nest zone must include preservation of existing indigenous vegetation, no earth work, and hand removal of exotics.
 - d. East property line must preserve existing indigenous vegetation, no earth work, hand removal of exotics within the 330-foot eagle nest zone and a Type-C or Type-F buffer outside of the 330-foot eagle nest zone.
 - e. West property line must depict a Type-D buffer preserving existing heritage trees and a decorative fence along the property line.
35. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the development order plans must depict 3.73 acres of open space base on 30 percent of 10.78 acres of land.
 36. Prior to local development order approval on the western 15.76 acres of Tract "M" known as Home Front Heroes, the applicant must demonstrate that the required notice to all future property owners has been recorded in the public record detailing the emergency access plan and where a copy of this plan may be obtained from the developer or developers successor.
 37. ADD2014-00053: Platted lake maintenance easement to continue to be located within single-family lots in Tracts A and G. This easement or right-of-way must be kept clear by the property owners and have satisfactory vehicle access, as required by LDC §10-328(a).
 38. ADD2020-00019 - The minimum building separation for buildings 2-story or greater on property located 13210, 13220, 13230 & 13240 Silver Thorn Loop, and 3180, 3181 & 3191 Sea Trawler Bend shall be as depicted on the drawing attached as Exhibit "G".

SECTION C. DEVIATIONS:

1. Deviation (1) withdrawn.
2. Deviation (2) withdrawn.
3. West of Moody Road: Deviation (3) seeks relief from the LDC §10-329(d)(4) requirement to provide excavation banks to be sloped, to allow up to 40 percent of the banks to utilize either:
 - a vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1; or
 - a 2:1 (horizontal: vertical) slope to a depth of six-feet below control elevation, with the condition that the 2:1 sections be stabilized with rip-rap.

This deviation is APPROVED, SUBJECT TO Condition 9, and that adequate elements for the protection of wayward vehicles are provided when adjacent to any roadway, parking lot, or driveway aisle.

4. Deviation (4) withdrawn.
5. Deviation (5) withdrawn.
6. Deviation (6) withdrawn.
7. Deviation (7) withdrawn.
8. West of Moody Road: Deviation (8) seeks relief from the LDC §10-285(a) requirement to provide that connection separations on local roads be a minimum of 125 feet, to allow driveways serving multiple family units with private driveways to have a minimum separation of 20 feet. This deviation is APPROVED, SUBJECT TO the following condition:

Provided the setback applies to internal roads and accessways with a posted maximum speed of 20 MPH, that there be a visual clear zone in accordance with LDC §34 -3131, that there be a provision for traffic calming devices (if required) as identified in the ITE Residential Street Design and Traffic Control Book, and that each drive is only serving a private driveway and garage for an individual unit.
9. Deviation (9) withdrawn.
10. Deviation (10) withdrawn.
11. Deviation (11) seeks relief from the LDC §10-296(1)(4) requirement to provide no more than 100 multiple family units to be constructed without provision of a right-of-way, to allow up to 200 units. This deviation is APPROVED, SUBJECT TO the condition that, prior to local development order approval, the developer demonstrates that the Emergency Medical Service and local Fire District have reviewed these plans and have no objections to the design supporting this deviation and that the health, safety, and welfare of the residents in Eastern 3.63± acres of Tract M has been protected.
12. West of Moody Road: Deviation (12) seeks relief from the LDC §10-329 (b) Table1 requirement which limits excess spoil removal plans for development order projects to 20,000 cubic yards of material, to allow up to 188,000 cubic yards. This deviation is APPROVED, provided the soil removal is from the RPD site to the project's RM-2 parcel on the south side of Skyline Drive.
13. West of Moody Road: Deviation (13) seeks relief from the LDC §10-296(k)(1) requirement to provide a circular turnaround (cul-de-sac) for dead-end streets, to allow a hammerhead turnaround. This deviation is APPROVED, SUBJECT TO the condition that, prior to local development order approval, the developer demonstrates that the Emergency Medical Service and local Fire District have reviewed these plans and have no objections to the

design supporting this deviation and that the health, safety, and welfare of the residents in Tract G has been protected.

14. Deviation (14) withdrawn
15. Deviation (15) Home Front Heroes Minor CPD/western 15.76± acres of Tract M seeks relief from Land Development Code (LDC) Section 10-415 which, requires large commercial developments to provide a minimum of 30 percent open space, to allow the navigable waterways within the boundary to be excluded from the required open space calculations and to allow preservation of existing mangroves to meet indigenous requirement. This deviation is APPROVED, SUBJECT TO the condition number 35.
16. Deviation (16) Home Front Heroes Minor CPD/western 15.76± acres of Tract M seeks relief from LDC Section 10-421(a)(8) which states that if a wall or fence is proposed, but not required, then the required buffer plantings must be installed on the exterior side (between the wall and the abutting property or street right-of-way) of the wall or fence; to allow the decorative fence to be outside the existing buffer along Moody Road. This deviation is APPROVED.
17. Deviation (17) Home Front Heroes Minor CPD/western 15.76± acres of Tract M seeks relief from LDC Section 10-416(d) which requires a type C/F buffer when commercial abuts residential and a 30' buffer when commercial abuts a public preserve; to allow the following buffers as shown on the MCP:
 - a. North property line: to allow the existing type B buffer to remain;
 - b. East property line: to allow existing indigenous trees within the 330-foot eagle nest zone and Type C or F buffer outside 330-foot eagle nest zone; and
 - c. South property line: to allow existing indigenous trees within the 330-foot eagle nest zone with 10-foot tree planting area outside the 330-foot zone and proposed 30-foot buffer between 330-foot eagle nest zone and 660-foot eagle nest zone to serve as the preserve buffer.

This deviation is APPROVED, SUBJECT TO the condition number 34.

18. Deviation (18) Home Front Heroes Minor CPD/western 15.76± acres of Tract M seeks relief from LDC Section 34-2020(b), which requires 1 parking space per 350 square feet of social services, Group I office uses and 1 parking space for every 2 boat slips, to allow a 10 percent reduction in required parking pursuant to LDC Section 34-2020(c)(2). This deviation is APPROVED.
19. Deviation (19) Home Front Heroes Minor CPD/western 15.76± acres of Tract M seeks relief from LDC Section 10-291(3) which requires commercial development of more than ten acres to provide more than one means of ingress or egress for the development; to allow the previously approved and constructed single access. This deviation is APPROVED, SUBJECT TO the condition number 36.

20. Deviation (20) withdrawn.
21. Deviation (21) (ADD2012-00058) seeks relief from LDC §30-152(2)c.1. requiring 15 foot setback from right of way and five feet from edge of pavement of entrance and exit lanes for sign, to allow internal subdivision sign three feet from the entrance lane. This deviation is APPROVED.
22. Deviation (22) (ADD2014-00053) seeks relief from LDC §10-328(a) requiring “No portion of the required maintenance easement area may be located within the limits of a platted single-family residential lot”, to allow the existing, platted lake maintenance easement to continue to be located within the single family lots in Tracts A and G, Moody River Estate, Unit Four. This deviation is APPROVED, subject to condition number 37.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: The Master Concept Plan
- Exhibit D: Lee County Extension Services brochure Lee 8/2000A
- Exhibit E: Affidavit of bona fide agricultural uses
- Exhibit F: Eagle Management Plan
- Exhibit G: Minimum Building Separation Drawing (Carriage Homes III & Coach Homes V)



Marine Engineers and Environmental Consultants

May 8, 2024

To: Project File, Lee County, Banks Engineering

From: Hans Wilson 

Subject: Home Front Heroes – Manatee Protection Plan Response

The following is a response to a request from Lee County staff regarding modification of the site restrictions on boat slips per the Manatee Protection Plan. As stated in the correspondence:

*“For further consideration, please provide a summary report that includes at a minimum: a representation (**description, map, and photos** if available) of the subject properties, what **amendments** to the CE are being proposed, **why** the amendments to the CE are needed, **details** on the proposed project, what the **intended use** of the returned slips will be, how the amended Conservation Easement will be **upheld** (particularly with multiple ramps and unlimited trailer parking), how the property currently is or will be brought into **compliance** with the existing CE, along with any additional information on how this is in the **best interest** of the County and the Lee County Manatee Protection Plan.*

As the Conservation Easement resides on the properties, please have the property owner or their representative make a written request to this office to amend the Conservation Easement. “

The following is a description of the proposed project. The site is intended to be used by Home Front Heros, a not for profit organization, that functions as an educational outreach affiliated with the Lee County Sheriff’s Office. It will include a 42,000 sf., two story building over parking that will include offices, classrooms, and restroom facilities. A separate building in the southeast corner of the property will provide living quarters for enforcement staff. Recreational components include a soccer field and jogging path. The marina component includes ten wet slips associated with a floating dock, a canoe/kayak launch floating dock, an open shoreline section next to the seawall for paddlecraft access and parking on the upland for ten vehicle/boat trailer combinations that may use the existing concrete ramp to the north. **Attached** is a drawing package that includes a **map** of the site and details associated with both the water access and upland components. The project **description** submitted to the Army Corps of Engineers is also **included**, which includes more **details**.

The Conservation Easement (CE) and Transfer of Slip documents are proposed to be **amended** to allow for a total of twenty slips (10 wet/10 trailer) to occupy the land currently under the CE restriction. **Why** the amendment is needed is to allow for the slips to operate off the parcel and qualify the federal and state permit applications. The **intended use** of the slips is for mooring enforcement vessels, vessels associated with special events, and vessels providing support for educational activities.

The CE would be **upheld** or adhered to via the requirements to either park a boat trailer in a designated trailer parking space and allow no more than ten slips to be occupied on the floating docks. This can be a condition of the South Florida Water Management District permit and/or the U.S. Army Corps of Engineers permit. There is only one bonafide powerboat ramp on the entire parcel. The canoe/kayak launching will take place via a floating dock and ramp dedicated for this purpose or continue use of the shoreline at the west end of the seawall on the north side of the entrance.

Currently the property is in **compliance** with the existing CE. There are no boats or trailers located on the property. A number of **photos** are attached to this memo detailing this condition as of February 21st. The site is fenced and locked.

Currently the slip credits that were transferred from the property to Darth and hence to Home Front Heros have been inactive. Relative to how this is in the **best interest** of the county and the Manatee Protection Plan, we are simply putting back into place 20 of the 125 slips transferred via the Conservation Easement. This is related to the operations of the Lee County Sheriff and the Not For Profit Home Front Heros that is a public service organization. I believe providing law enforcement access to the water in an area that is drastically devoid of public boat ramps is clearly in the interest of the county. I believe that the Conservation Easement and Slip Credit ownership documents, which are both controlled by Home Front Heros, can be amended to achieve this goal with no consequences to the Manatee Protection Plan.



This is a composite photo looking west at the main entrance.



This is a photo of the older dirt boat ramp that is used intermittently for non-motorized vessel launching. A more formal canoe/kayak floating launch facility is proposed in the northwest corner of the basin however this will remain as an access until the facility is constructed. Bollards will prevent motorized vessel access.



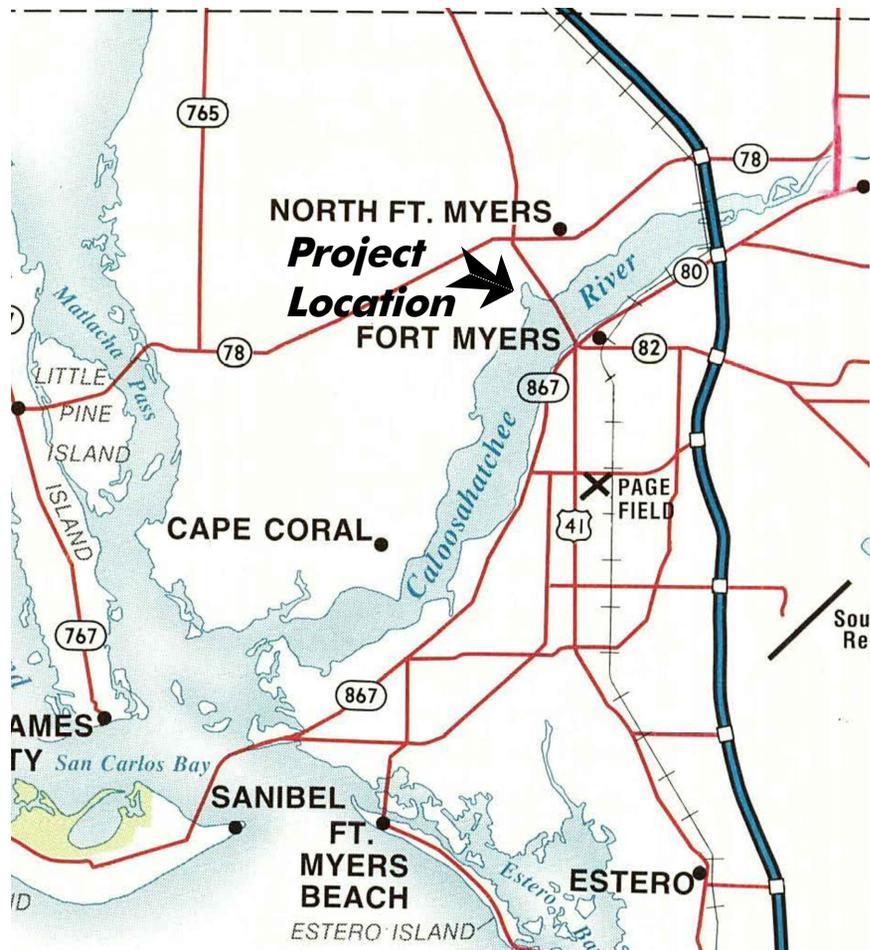
This would be the access to the future floating dock for the paddle craft. The five foot wide access platform would be rebuilt and the ramp to the floating paddle craft dock extended off the end of the fixed dock.



This would be the land access location to the proposed floating docks, avoiding any impacts to mangroves along the shoreline.

SECTION: 10
TOWNSHIP: 44 S.
RANGE: 24 E.

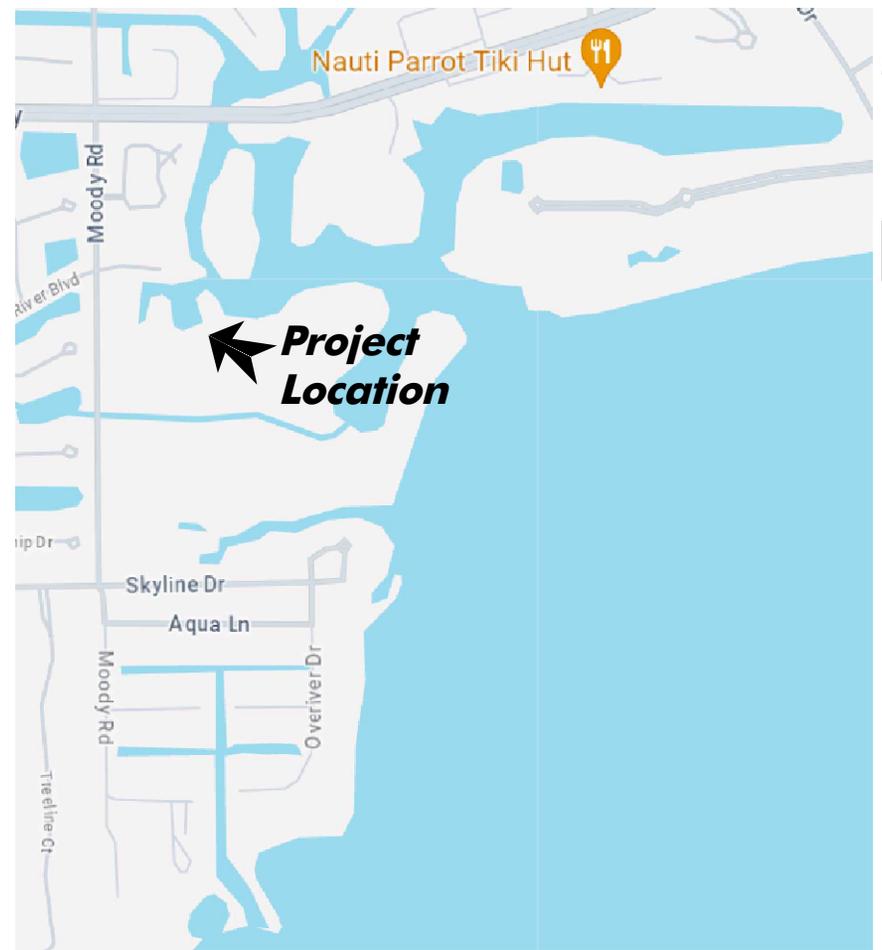
0 5 10
SCALE MILES



Vicinity Map

SCALE: 1" = 10 mi.

0 0.25 0.5
SCALE MILES



Location Map

SCALE: 1" = 1/2 mi.

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE: May 09, 2024 12:26:27 p.m.
Drawing: HFH1MASTER.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION



HANS WILSON & ASSOC., INC.
1938 Hill Ave. Ft. Myers, Florida 33901
Tel: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

4-9-24

HJMW

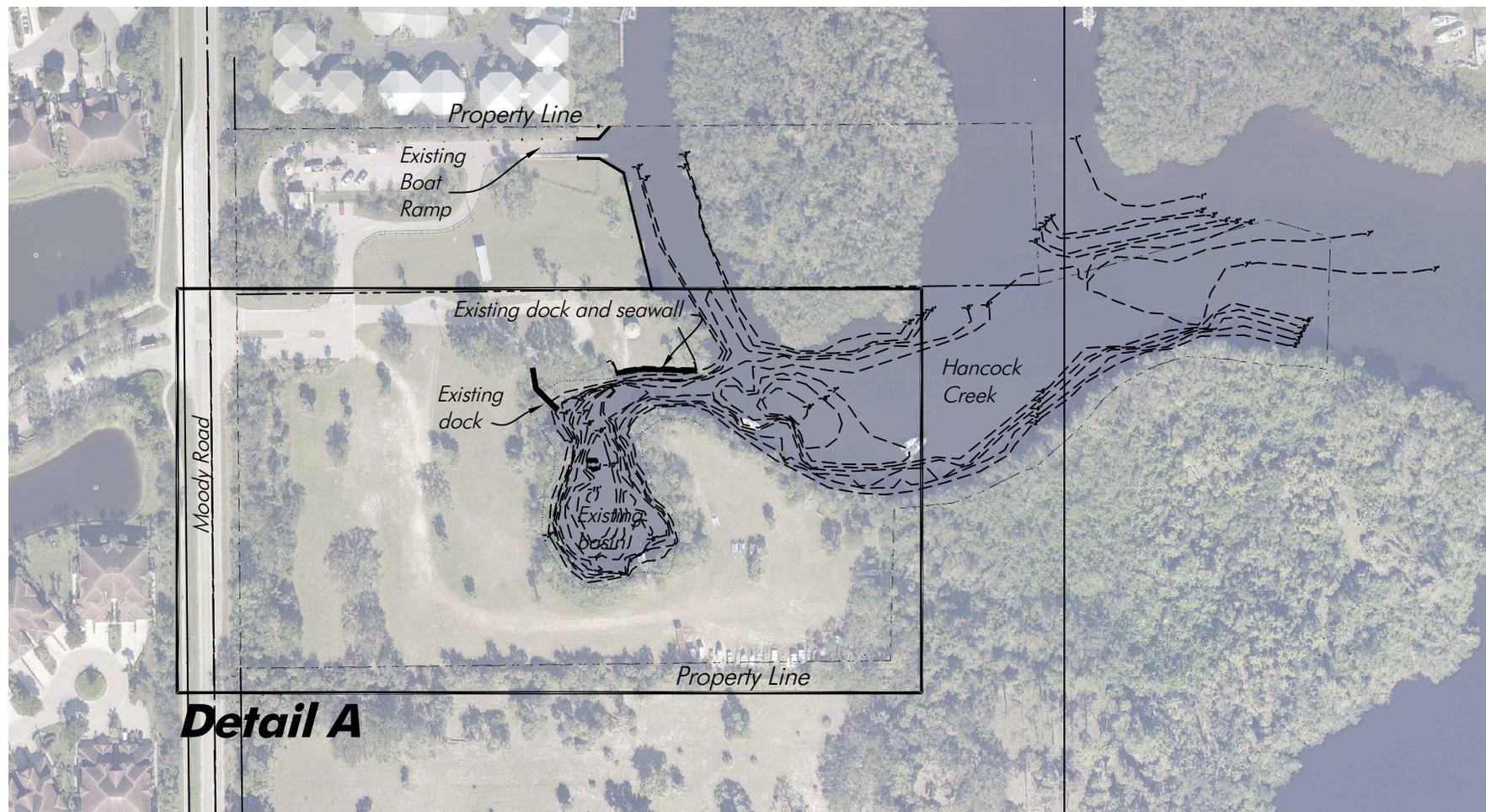
Home Front Heroes, Inc.

SHEET
1/6

SECTION: 10
TOWNSHIP: 44 S.
RANGE: 24 E.

Lee County Aerial 2023

0' 100' 200'
SCALE FEET



Detail A

Existing Site Plan

Note: Depths reference NGVD datum.

Upland site survey information courtesy of Banks Engineering.

SCALE: 1" = 200'

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE: May 09, 2024 12:26:27 p.m.
Drawing: HFH1MASTER.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION



HANS WILSON & ASSOC., INC.
1938 Hill Ave. Ft. Myers, Florida 33901
Tel: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

4-9-24

HJMW

Home Front Heroes, Inc.

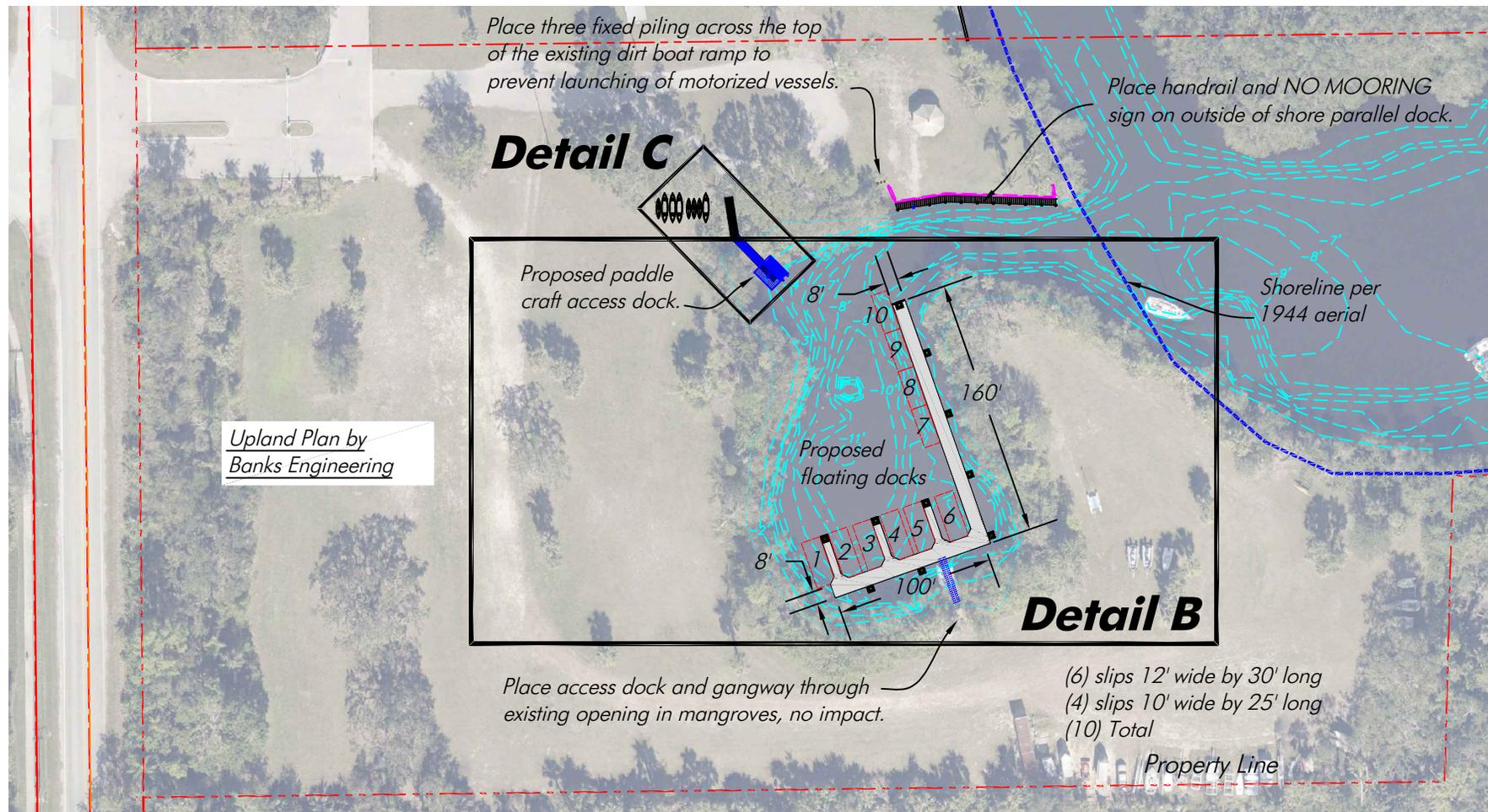
SHEET

2/6

SECTION: 10
TOWNSHIP: 44 S.
RANGE: 24 E.

0' 50' 100'
SCALE FEET

Lee County Aerial 2023



Detail A - Proposed Site Plan

Note: Depths reference NGVD datum.

Upland site plan courtesy of Banks Engineering.

SCALE: 1" = 100'

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE: May 09, 2024 12:26:27 p.m.
Drawing: HFH1MASTER.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION



HANS WILSON & ASSOC., INC.
1938 Hill Ave. Ft. Myers, Florida 33901
Tel: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

4-9-24

HJMW

Home Front Heroes, Inc.

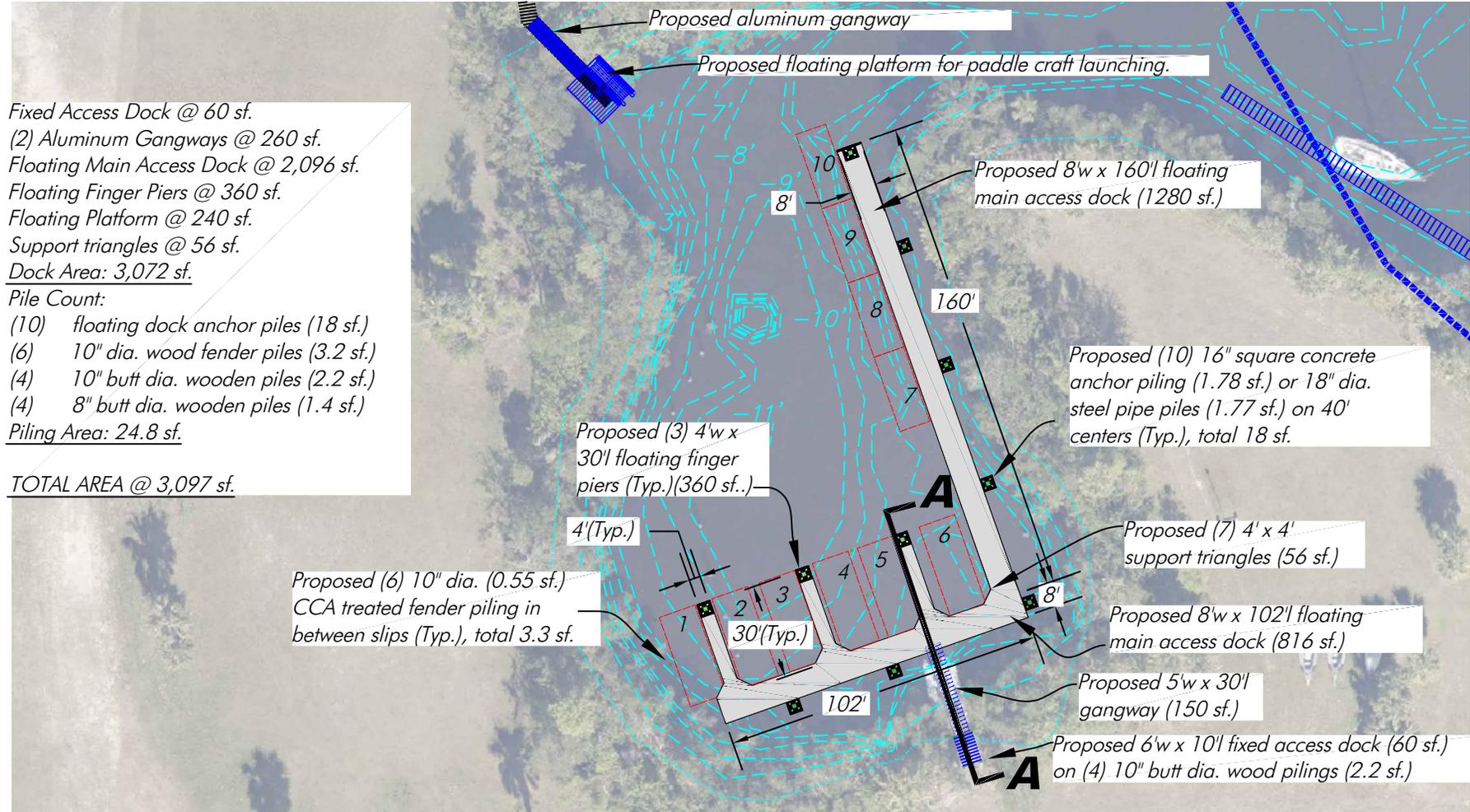
SHEET

3/6

SECTION: 10
 TOWNSHIP: 44 S.
 RANGE: 24 E.

0' 25' 50'
 SCALE FEET

Lee County Aerial 2023



Fixed Access Dock @ 60 sf.
 (2) Aluminum Gangways @ 260 sf.
 Floating Main Access Dock @ 2,096 sf.
 Floating Finger Piers @ 360 sf.
 Floating Platform @ 240 sf.
 Support triangles @ 56 sf.
Dock Area: 3,072 sf.

Pile Count:
 (10) floating dock anchor piles (18 sf.)
 (6) 10" dia. wood fender piles (3.2 sf.)
 (4) 10" butt dia. wooden piles (2.2 sf.)
 (4) 8" butt dia. wooden piles (1.4 sf.)

Piling Area: 24.8 sf.

TOTAL AREA @ 3,097 sf.

Detail B - Proposed Dock Plan

Note: Depths reference NGVD datum.

Upland site plan courtesy of Banks Engineering.

SCALE: 1" = 50'

HANS J.M. WILSON
 REGISTERED PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 39680
 DATE: May 09, 2024 12:26:27 p.m.
 Drawing: HFH1MASTER.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION



HANS WILSON & ASSOC., INC.
 1938 Hill Ave. Ft. Myers, Florida 33901
 Tel: 239-334-6870 Fax: 239-334-7810
 MARINE and ENVIRONMENTAL CONSULTANTS

4-9-24

HJMW

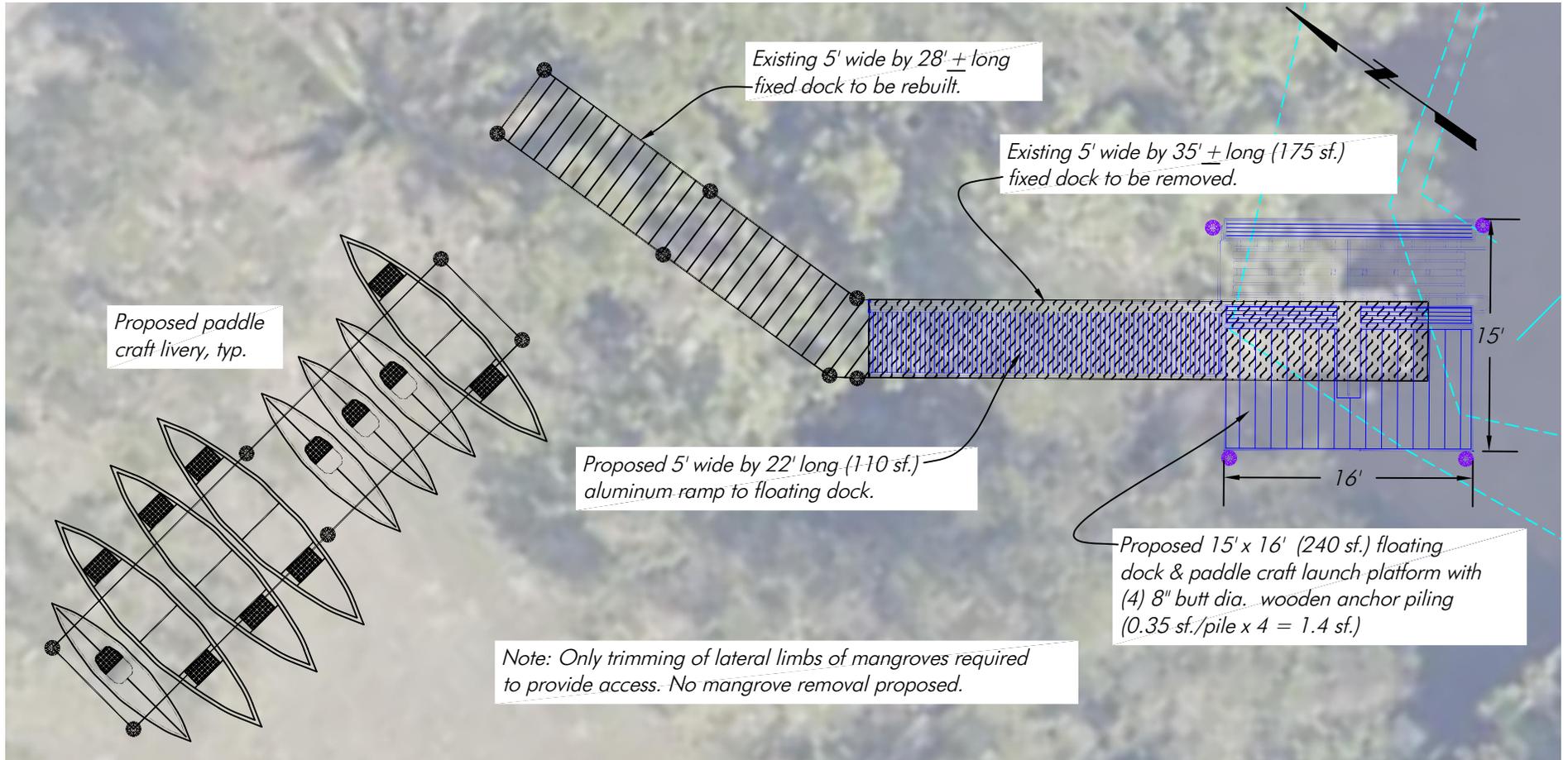
Home Front Heroes, Inc.

SHEET

4/6

SECTION: 10
 TOWNSHIP: 44 S.
 RANGE: 24 E.

Lee County Aerial 2023



Detail C - Proposed Paddle Craft Dock

SCALE: 1" = 10'

Note: Depths assumed NGVD datum.
 Upland site plan courtesy of Banks Engineering.

HANS J.M. WILSON
 REGISTERED PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 39680
 DATE: May 09, 2024 12:26:27 p.m.
 Drawing: HFH1MASTER.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION



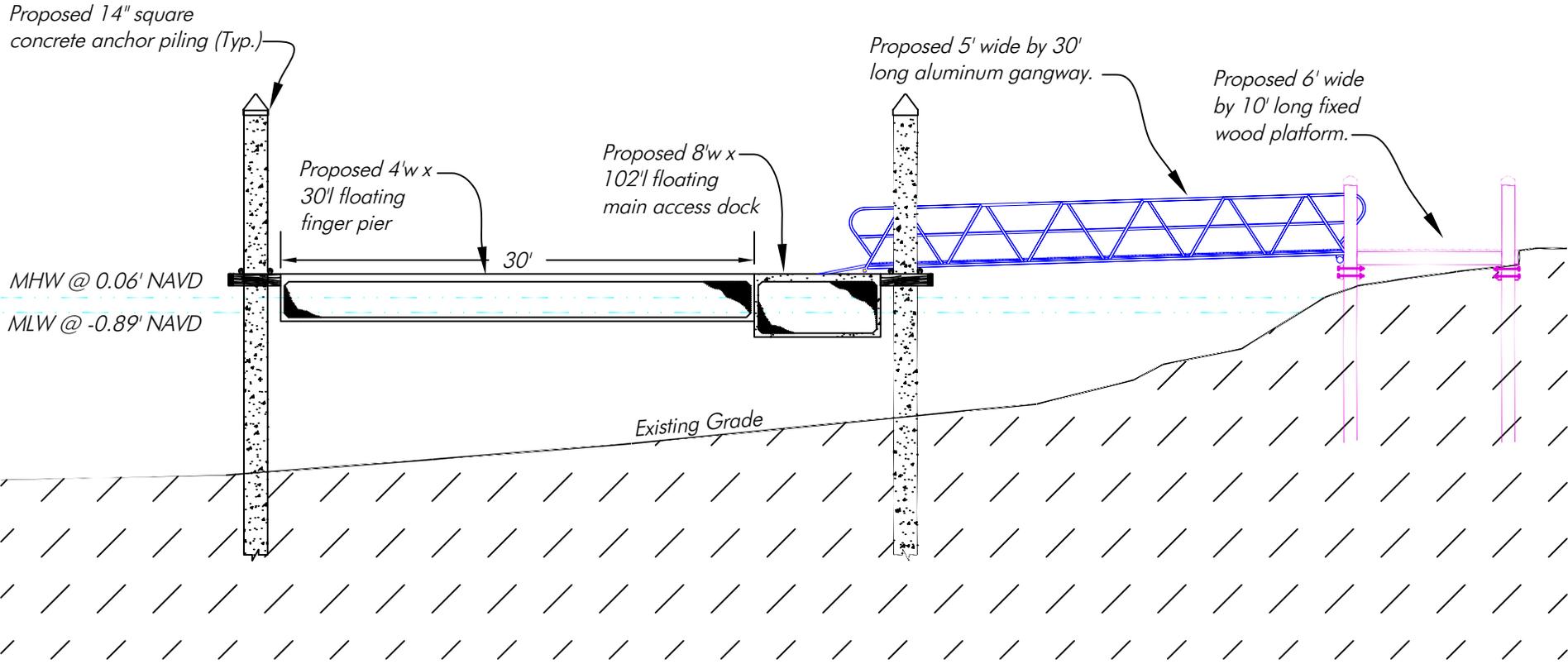
HANS WILSON & ASSOC., INC.
 1938 Hill Ave. Ft. Myers, Florida 33901
 Tel: 239-334-6870 Fax: 239-334-7810
 MARINE and ENVIRONMENTAL CONSULTANTS

4-9-24
 HJMWW

Home Front Heroes, Inc.

SHEET
 5/6

SECTION: 10
TOWNSHIP: 44 S.
RANGE: 24 E.



Cross Section: A-A

SCALE: 1" = 10'

HANS J.M. WILSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 39680
DATE: May 09, 2024 12:26:27 p.m.
Drawing: HFH1MASTER.DWG

PERMIT USE ONLY, NOT FOR CONSTRUCTION



HANS WILSON & ASSOC., INC.
1938 Hill Ave. Ft. Myers, Florida 33901
Tel: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

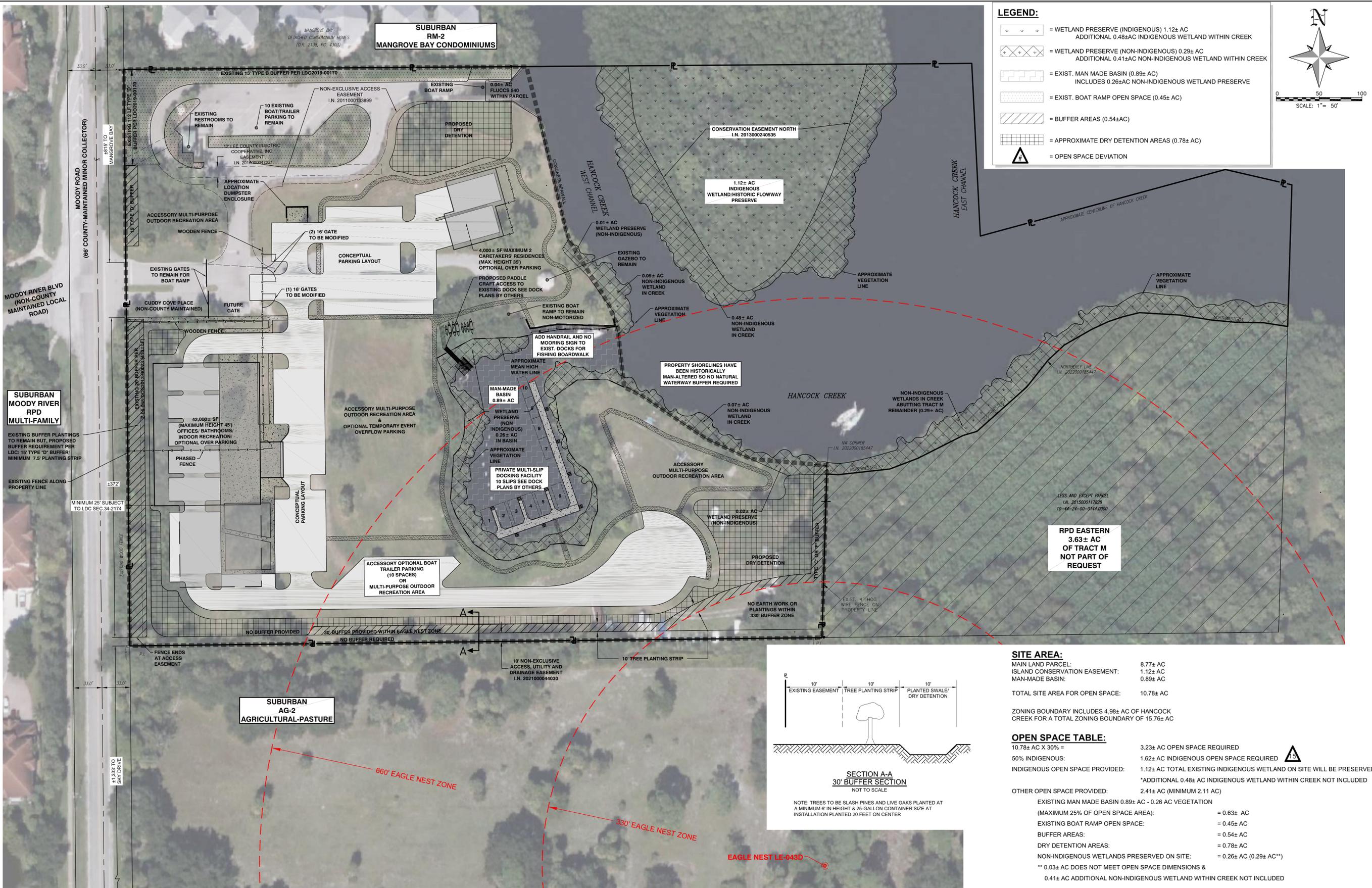
4-9-24

HJMW

Home Front Heroes, Inc.

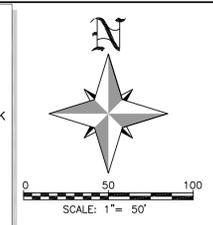
SHEET

6/6



LEGEND:

- [Pattern] = WETLAND PRESERVE (INDIGENOUS) 1.12± AC
ADDITIONAL 0.48± AC INDIGENOUS WETLAND WITHIN CREEK
- [Pattern] = WETLAND PRESERVE (NON-INDIGENOUS) 0.29± AC
ADDITIONAL 0.41± AC NON-INDIGENOUS WETLAND WITHIN CREEK
- [Pattern] = EXIST. MAN MADE BASIN (0.89± AC)
INCLUDES 0.26± AC NON-INDIGENOUS WETLAND PRESERVE
- [Pattern] = EXIST. BOAT RAMP OPEN SPACE (0.45± AC)
- [Pattern] = BUFFER AREAS (0.54± AC)
- [Pattern] = APPROXIMATE DRY DETENTION AREAS (0.78± AC)
- [Symbol] = OPEN SPACE DEVIATION



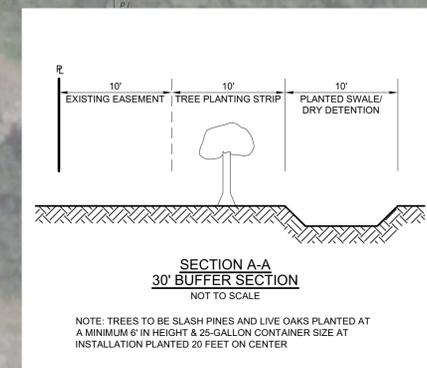
SITE AREA:

MAIN LAND PARCEL:	8.77± AC
ISLAND CONSERVATION EASEMENT:	1.12± AC
MAN-MADE BASIN:	0.89± AC
TOTAL SITE AREA FOR OPEN SPACE:	10.78± AC

ZONING BOUNDARY INCLUDES 4.98± AC OF HANCOCK CREEK FOR A TOTAL ZONING BOUNDARY OF 15.76± AC

OPEN SPACE TABLE:

10.78± AC X 30% =	3.23± AC OPEN SPACE REQUIRED
50% INDIGENOUS:	1.62± AC INDIGENOUS OPEN SPACE REQUIRED
INDIGENOUS OPEN SPACE PROVIDED:	1.12± AC TOTAL EXISTING INDIGENOUS WETLAND ON SITE WILL BE PRESERVED*
	*ADDITIONAL 0.48± AC INDIGENOUS WETLAND WITHIN CREEK NOT INCLUDED
OTHER OPEN SPACE PROVIDED:	2.41± AC (MINIMUM 2.11 AC)
EXISTING MAN MADE BASIN 0.89± AC - 0.26 AC VEGETATION (MAXIMUM 25% OF OPEN SPACE AREA):	= 0.63± AC
EXISTING BOAT RAMP OPEN SPACE:	= 0.45± AC
BUFFER AREAS:	= 0.54± AC
DRY DETENTION AREAS:	= 0.78± AC
NON-INDIGENOUS WETLANDS PRESERVED ON SITE:	= 0.26± AC (0.29± AC)**
** 0.03± AC DOES NOT MEET OPEN SPACE DIMENSIONS & 0.41± AC ADDITIONAL NON-INDIGENOUS WETLAND WITHIN CREEK NOT INCLUDED	
TOTAL OPEN SPACE PROVIDED:	3.78± AC (MINIMUM 3.23 AC)



PREPARED FOR: HOME FRONT HEROES INC. 14750 SIX MILE CYPRESS PARKWAY FORT MYERS, FL 33912	ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD 1988 <table border="1"> <tr><td>03</td><td>2-04-2025</td><td>POST SUFFICIENCY SUBMITTAL</td><td>RJV</td></tr> <tr><td>02</td><td>9-16-2024</td><td>INSUFFICIENCY RESPONSE</td><td>RJV</td></tr> <tr><td>01</td><td>08-01-24</td><td>INSUFFICIENCY RESPONSE</td><td>KG</td></tr> <tr><td>NO.</td><td>DATE</td><td>REVISION DESCRIPTION</td><td>BY</td></tr> </table>	03	2-04-2025	POST SUFFICIENCY SUBMITTAL	RJV	02	9-16-2024	INSUFFICIENCY RESPONSE	RJV	01	08-01-24	INSUFFICIENCY RESPONSE	KG	NO.	DATE	REVISION DESCRIPTION	BY	BANKS ENGINEERING Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida 10511 SIX MILE CYPRESS PKWY, STE. 101 FORT MYERS, FLORIDA 33906 PHONE: (239) 939-5490 FAX: (239) 939-2523 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM	CONCEPTUAL OPEN SPACE EXHIBIT HOME FRONT HEROES MINOR CPD LEE COUNTY, FLORIDA <table border="1"> <tr> <th>COMPLETION DATE:</th> <th>PROJECT:</th> <th>DRAFTED BY:</th> <th>DESIGNED BY:</th> <th>REVIEWED BY:</th> <th>SCALE:</th> <th>SHEET:</th> </tr> <tr> <td>05-08-2024</td> <td>2506HFH</td> <td>KG</td> <td>KG</td> <td>SWM</td> <td>AS NOTED</td> <td>01</td> </tr> </table>	COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SCALE:	SHEET:	05-08-2024	2506HFH	KG	KG	SWM	AS NOTED	01
03	2-04-2025	POST SUFFICIENCY SUBMITTAL	RJV																														
02	9-16-2024	INSUFFICIENCY RESPONSE	RJV																														
01	08-01-24	INSUFFICIENCY RESPONSE	KG																														
NO.	DATE	REVISION DESCRIPTION	BY																														
COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SCALE:	SHEET:																											
05-08-2024	2506HFH	KG	KG	SWM	AS NOTED	01																											

S:\Users\Shah\Documents\2024\2506HFH\2506HFH-CPD.dwg, 2/6/2025, 1:12:32 PM, R1, 162.071, BANKS, D:\BANKS\DWG

ADMINISTRATIVE APPROVAL (ASV) ADD2012-00058

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Lee Designs, LLC, in reference to New Entry Sign for Palm Island Phase 2 Association, filed an application for administrative approval for administrative setback variance for development of property located at Right of Way for Entry of Palm Island Subdivision, corner of Hancock Bridge Parkway and Royal Palm Run, described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 44 South, Range 24 East, Lee County, Florida:

See Exhibit A

WHEREAS, the applicant has indicated the property's current STRAP number is 09-44-24-45-0000E.00CE; and

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

WHEREAS, the property is zoned Residential Planned Development (RPD); and

WHEREAS, an application for approval of an administrative setback variance has been filed pursuant to the Lee County Land Development Code Section 34-268; and

WHEREAS, the Lee County Land Development Code provides for administrative approval from the Zoning Regulations for matters involving setbacks in LDC Sections 34-651 through 34-1041 and 34-1744; and

WHEREAS, administrative approval is requested in the RPD zoning district, as provided by the Lee County Land Development Code, Chapter 34, from the Lee County Zoning Regulations contained in LDC Section 30-152, from the minimum required 15 foot setback from the right-of-way and five feet from the edge of the pavement of the entrance and exit lanes, to allow an internal subdivision sign three (3) feet from the entrance lane; 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; and

WHEREAS, staff finds the proposed location of the sign will not adversely impact the traveling public and will maintain sufficient line of sight at the intersecting roads.

WHEREAS the following findings of fact are offered:

1. There are no apparent deleterious effects upon the adjoining property owners;
2. The modifications will not have an adverse impact on the public health, safety and welfare; and
3. The modifications will be the minimum required.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for relief in the RPD zoning district from the Lee County Land Development Code (LDC) Section 30-152(2)c.1. to allow a three (3) foot setback from the edge of pavement from the entrance lane is **APPROVED, limited to the attached reduced site plan and drawings received on June 13, 2012, and subject to the following condition:**

1. **The existing internal subdivision signs located on the entrance and exit gates to Palm Island must be removed.**

DULY PASSED AND ADOPTED this 26th day of June,
A.D., 2012.

BY: Alvin Block FOR
Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

Description

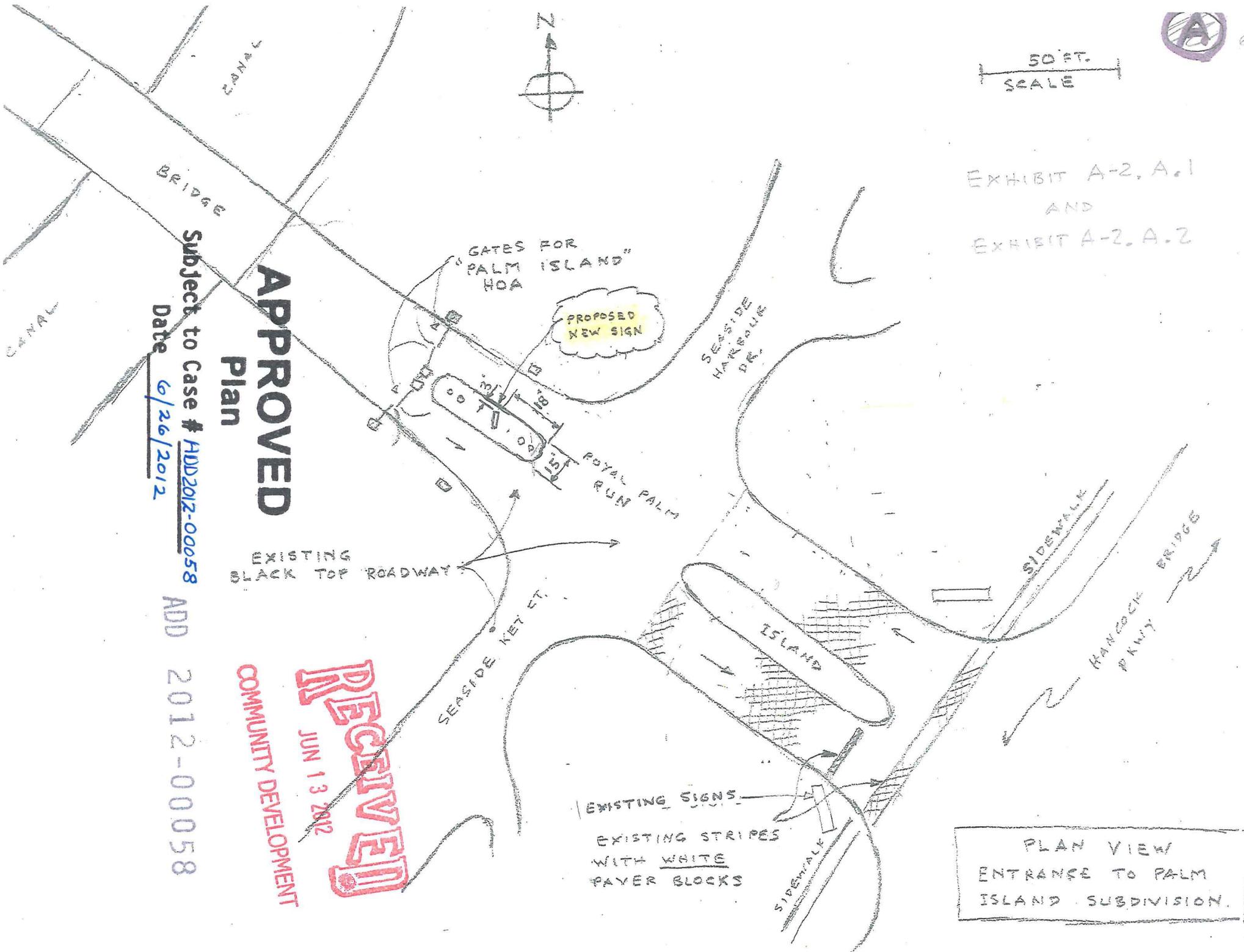
All of Tract 'E', Moody River Estates Unit 6, according to a map or plat thereof, recorded as Instrument Number 2006000198148 in the Public Records of Lee County, Florida, lying in Section 9, Township 44 South, Range 24 East.

ADD2012-00058

6.14.12
APPROVED
LEGAL
JMA

50 FT. SCALE

EXHIBIT A-2, A.1 AND EXHIBIT A-2, A.2



APPROVED
Plan

Subject to Case # ADD2012-00058
Date 6/26/2012

ADD 2012-00058

RECEIVED
JUN 13 2012
COMMUNITY DEVELOPMENT

PLAN VIEW
ENTRANCE TO PALM
ISLAND SUBDIVISION.

EXHIBIT
A-2.C

APPROVED
Plan

Subject to Case # ADD2012-00058
Date 6/26/2012

04/02/2012

ADD 2012-00058

RECEIVED

JUN 13 2012

COMMUNITY DEVELOPMENT

EXHIBIT
A-2.C



COMMUNITY DEVELOPMENT

RECEIVED
JUN 13 2012

ADD 2012-00058

APPROVED
Plan

Subject to Case # ADD2012-00058

Date 6/26/2012

04/02/2012

Palm Island - Monument Sign Design Option ~~X~~

30.75 square feet of signage

15.4' square footage of copy area

Aluminum tube frame and panel construction

Stucco finish applied, except for columns

Raised lettering and a raised concrete base square

APPROVED

Plan

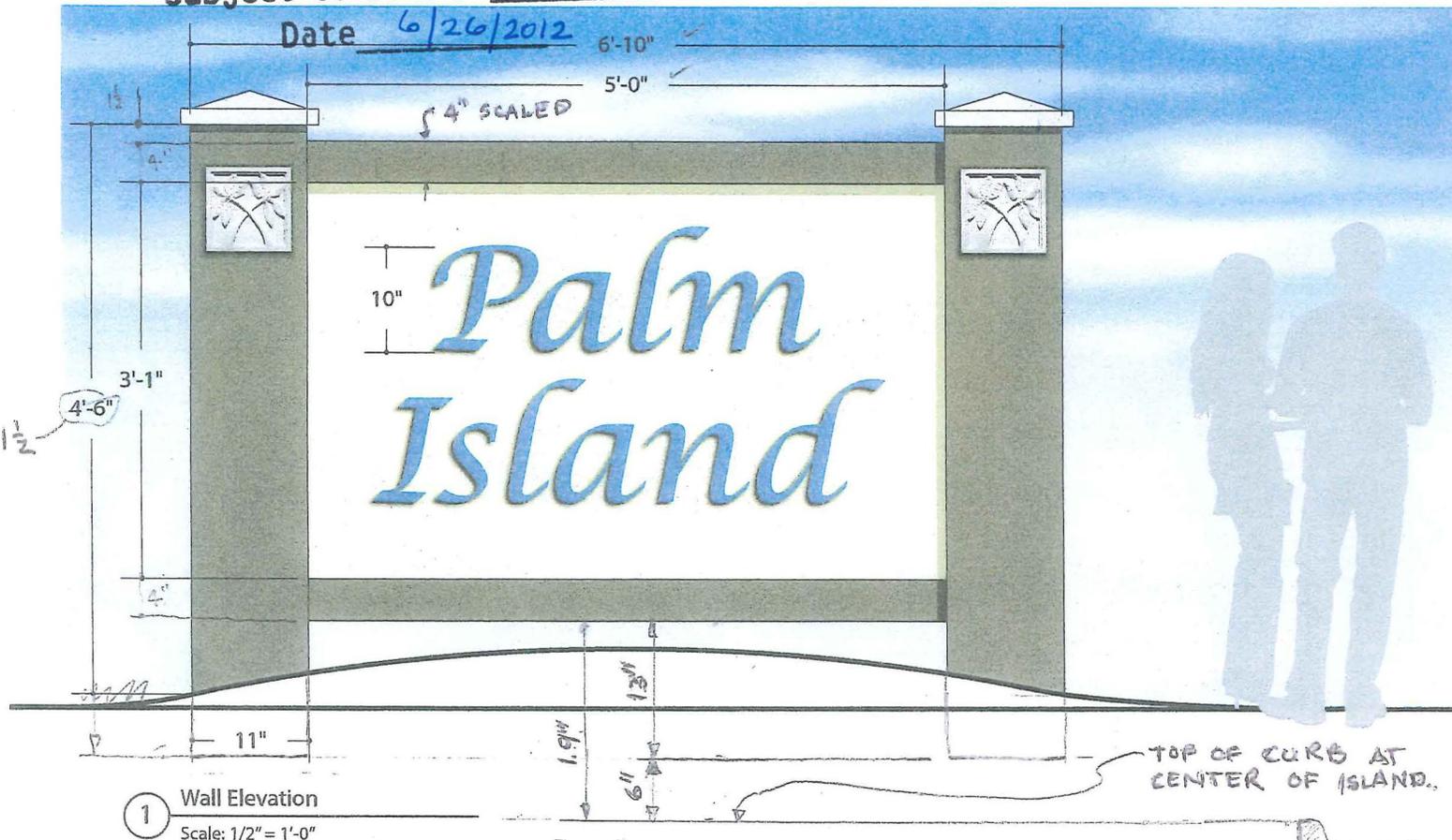
Subject to Case # ADD2012-00058

ADD 2012-00058

RECEIVED
JUN 13 2012

COMMUNITY DEVELOPMENT

1 1/2
4
3'-1
4
1'-7
4'-11 1/2



- COLORS:**
SHERWIN WILLIAMS.
- BACKGROUND
"CHOICE CREAM"
SW- 6357 ON CHIP # 52
(A LIGHT CREAM)
 - COLUMNS + BEAMS
"SOCIABLE"
SW 6359 ON CHIP # 52
(A LIGHT BROWN)
 - LETTERING
"TEMPO TEAL"
SW 6947 ON CHIP # 15
(A DEEP TEAL)
 - COLUMN CAPS + LOGO
"EGRET WHITE"
SW 7570
(A LIGHT CONCRETE)

1 Wall Elevation
Scale: 1/2" = 1'-0"



<p>THIS SIGN INCLUDING BUT NOT LIMITED TO ALL PLASTIC OR SIMILAR COMPONENTS THEREOF, HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2007W/2009 AMENDMENTS EDITION FLORIDA BUILDING CODE INCLUDING SE. 1609 WIND LOADS AND SEC 3107 SIGNS THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS</p>			
<p>A: 3300 Palm Ave. Fort Myers, FL 33901 P: 239.278.4245 F: 239.278.3912</p>	<p>Designer: Matt Salesperson: Bill</p>	<p>Client: Palm Island Development Location: Cape Coral, FL Filepath: \\Fs1\grfx\PALM ISLAND\Palm Island Monument 2</p>	<p>Drawings Dates Initial: 12/20/11 Revisions:</p>

ADMINISTRATIVE AMENDMENT (PD) ADD2014-00053

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, DR Horton Inc c/o Jonathan M. Pentecost filed an application for an administrative amendment to a Residential Planned Development on a project known as Moody River Estates **to add a Deviation from LDC §10-328(a) requiring “No portion of the required maintenance easement area may be located within the limits of a platted single-family residential lot”, to allow the existing, platted lake maintenance easement to continue to be located within the single family lots in Tracts A and G, Moody River Estate, Unit Four**, described more particularly as:

LEGAL DESCRIPTION: In Section 10, Township 44 South, Range 24 East, Lee County, Florida:

ATTACHED AS EXHIBIT “A”

WHEREAS, the property was originally rezoned in Resolution Number Z-03-022 (with subsequent amendment in Resolution Number Z-05-048); and

WHEREAS, the subject property is located in the Suburban Future Land Use Category as designated by the Future Land Use Map of the Lee County Comprehensive Plan; and

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

WHEREAS, the development was originally approved to allow the lake maintenance easement to be located within the limits of the platted lots; and

WHEREAS, the Land Development Code was amended to require no portion of the required maintenance easement may be located within the limits of a platted lot; and

WHEREAS, the developer desires to continue providing for the lake maintenance easement to be located within the limits of the platted lots within Tracts A and G; 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, the Development Services Division and Division of Environmental Sciences staff have review this application and have found no issues and recommended approval; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development **to add a Deviation from LDC §10-328(a) requiring “No portion of the required maintenance easement area may be located within the limits of a platted single-family residential lot”, to allow the existing, platted lake maintenance easement to continue to be located within the single family lots in Tracts A and G, Moody River Estate, Unit Four is APPROVED, subject to the following conditions:**

1. **The terms and conditions of the original zoning resolution, as amended, remain in full force and effect.**
2. **This easement or right-of-way must be kept clear by the property owners and have satisfactory vehicle access, as required by LDC §10-328(a).**
3. **There is no change to the currently approved and effective Master Concept Plan.**
4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director 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 AND ADOPTED ON 4/24/2014

BY: 

Electronically Signed by
Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

LEGAL DESCRIPTION

UNIT 4, TRACT B AND D, MOODY RIVER ESTATES , LOCATED IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN INSTRUMENT NUMBER 2006000235171 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

APPROVED
ADD2014-00053
Chick Jakacki, Planner
Lee Co Division of Zoning
4/24/2014

STRAP NUMBERS

10-44-24-46-0000B.0000

10-44-24-46-0000D.0000

ADMINISTRATIVE AMENDMENT (PD) ADD2017-00148

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Palmetto N Ft. Myers-Hancock Bridge Pkwy, LLC filed an application for an administrative amendment to the Commercial Planned Development, CPD zoning for a project known as Moody Ranch **to add the use of Variety Store to the approved Schedule of Uses within the CPD**; and

WHEREAS, the subject property is located at 4055 Hancock Bridge Parkway and the applicant has indicated the property's current STRAP number is 09-44-24-00-01002.1010, (Exhibit A); and

WHEREAS, the property was originally rezoned to Residential Planned Development, RPD and Commercial Planned Development, CPD in Resolution Number Z-03-022 (Exhibit B), with no subsequent amendments to the CPD zoning; and

WHEREAS, the subject property is designated as Suburban on the Future Land Use Map of the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, the property is located within the North Fort Myers Planning Community; and

WHEREAS, a Community Meeting Notice was advertised on August 28, 2017 in the News-Press newspaper noticing a public presentation to be held by the owner of the property to amend the CPD zoning to a Variety Store; and

WHEREAS, on September 5, 2017 a Public Information Meeting was held before the North Fort Myers Design Review Panel; and

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

WHEREAS, the applicant seeks to add the use of Variety Store to the approved Schedule of Uses granted in Resolution Number Z-03-022; 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 amendment proposes a use similar in nature and intensity to already permitted uses within the CPD zoning; and

WHEREAS, it is found that the proposed additional use called "Variety Store" is similar in nature to other uses already allowed in the planned development and the use is not expected to result in an increase in weekday peak hour trips when compared to the most intense use described in the current schedule of uses; and

WHEREAS, it is found this additional use will not increase density or intensity within the development; will not decrease buffers or open space required by the LDC; will not underutilize public resources or infrastructure; will not reduce total open space, buffering, landscaping or preservation areas; and will not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to amend the Commercial Planned Development **to add the use of Variety Store to the approved Schedule of Uses within the CPD** is **APPROVED, subject to the following conditions:**

1. **The terms and conditions of the original zoning resolution, Resolution Z-03-022, remain in full force and effect, except as amended by this action.**
2. **The use of Variety Store is hereby added to the approved Schedule of Uses for the Commercial Planned Development, CPD zoning.**
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 10/9/2017 by

Audra Ennis, Zoning Manager
Lee County Community Development

EXHIBITS:

- A. Legal Description
- B. Resolution Z-03-022

EXHIBIT A

CASE NUMBER: ADD2017-00148

STRAP NUMBERS:

09-44-24-00-01002.1010

***REVIEWED
ADD2017-00148
Mike Laskowski, Planning
Technician
Lee County - DCD Planning
8/31/2017***

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

WHEREAS, an application was filed by Colonial Homes, Inc. to rezone 221.9 acres from Agriculture (AG-2) and Commercial Tourist (CT) zoning districts to Residential Planned Development (RPD) and Commercial Planned Development (CPD) in reference to Moody Ranch; and

WHEREAS, a public hearing was advertised and held on May 22, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2002-00037; and

WHEREAS, a second public hearing was advertised and held on August 18, 2003, 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 a Request is to rezone 221.9 acres from AG-2 and CT zoning districts to RPD and CPD to permit the development of up to 1000 residential dwelling units (single family, zero-lot-line, townhouses, and multiple family units) and 45,000 square feet of commercial floor area, with buildings not to exceed 80 feet in height. The property is located in the Suburban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the one-page Master Concept Plan entitled "Moody Ranch," date stamped "Received OCT 29 2003," except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of 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. If there are any conflicts between commitments made in this application and conditions of this zoning action, the conditions will be the effective requirement of this planned development.

The Applicant may develop up to 1000 residential dwelling units on the property, and 45,000 square feet of commercial uses. The dwelling units may consist of single-family, zero-lot-line, townhouse, and multi-family units. All of the dwellings will be limited to 35 feet in height.

If multiple-family dwelling units are developed in Tract B within 250 feet of Moody Road, the Applicant must provide the following buffer at the time the first Development Order for the project is issued:

- a. The buffer must be no less than 20 feet in width.
- b. There may be no fewer than five trees per 100 linear feet of the length of the buffer.
- c. Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.
- d. Shrubs must be a minimum ten-gallon container size; planted in double staggered rows; at least 48" in height; and spaced 36 inches on center. They must be at least 60 inches in height within 12 months of the time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement that is required to be buffered, screened, or both, except for visibility at intersections and where pedestrian access is provided.
- e. No backs of buildings will face Moody Road, and no multiple-family building will contain more than four dwelling units.

Single Family detached lots in Tract I must be 7,500 square feet or larger in lot area.

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

a. Schedule of Uses

See attached **Exhibit D**

b. Site Development Regulations & Special Buffer

See attached **Exhibit E**

3. Open space requirements must be tracked with each development order and be substantially consistent with the Open Space and Indigenous Vegetation table dated April 9, 2003. A cumulative open space table listing the development tract, development order number, type of use, lot size, lot coverage, and required open space must be included with each development order. The open space table must include all development orders under review and approved. The development order plans must demonstrate how the open space requirements for common open space and indigenous/native tree preservation are being met. The residential development tracts must be labeled as to minimum lot size and

maximum lot coverage. A minimum of 54 acres including associated lakes and roadways must be single family residential lots with a minimum lot size of 6,500 square feet and a maximum lot coverage of 45 percent.

4. Prior to issuance of a Vegetation Removal Permit: (1) the existing borrow pit area and wetlands must be surveyed specifically for the presence of wading bird and alligator nests. If any active nests are located, then buffer areas must be established to protect these areas; and (2) the area located north of Hancock Bridge Parkway must be resurveyed for gopher tortoise burrows.
5. Gopher tortoises must be protected on-site. The development order plans must include the location and detail of sandy earthen berms to be created within the gopher tortoise preserve to provide a high, dry area for burrowing; and a vegetative barrier or permanent fencing must be delineated along any roadway abutting the gopher tortoise preserve. The berms within the preserve must be planted with a mixture of Bahia grass and other broad leaf vegetation prior to moving gopher tortoises to the preserve. Supplemental feeding such as alfalfa hay may be necessary until the berm plantings are established.

Prior to the issuance of a Certificate of Compliance for the infrastructure, either the vegetative barrier or permanent fencing must be installed along any roadways abutting the gopher tortoise preserve, whichever is chosen, at time of local development order review.

6. Prior to local development order approval, the plans must include signs adjacent to the lake abutting the Club Tract E stating "It is unlawful to feed or harass alligators." Additional information regarding how to live with alligators including the danger of approaching or feeding alligators must be available for residents or potential residents in the sales center and club house.
7. Prior to local development order approval, a minimum 10-foot waterway buffer must be delineated along the canal measured from the State jurisdictional wetland line. All native vegetation within the waterway buffer must be retained during subdivision development and perpetually by future residents. Additionally, any native tree clusters which occur within 25-feet of the State jurisdictional wetland line must be preserved or relocated on-site using proper horticultural means if the trees interfere with building layout or the site drainage system. Sabal palms located landward of the 10-foot waterway buffer may be preserved in place or relocated on-site. An accessway to a dock or fishing/observation pier may be installed through the waterway buffer limited to a four foot width and placed to avoid existing native vegetation to the maximum extent possible.

Prior to plat approval, the homeowners documents/deed restrictions must include language detailing the preservation of native trees along the canal.

8. Any sabal palms with a minimum 8-foot clear trunk located within the project north of Hancock Bridge Parkway must be either preserved in place or relocated on-site to buffers or common areas. Efforts must be made to coordinate the salvaging of any sabal palms with a minimum 8-foot clear trunk located within the project south of Hancock Bridge Parkway with the Division of Environmental Sciences staff whether used on-site or other wise. Any sabal palms being relocated must be moved in a horticulturally correct manner

per Lee County Extension Services brochure Lee 8/2000A attached as **Exhibit F**. Prior to local development order approval, any preserved and/or relocated palms must be delineated on the plans. Preserved and relocated sabal palms will receive protected tree credits per LDC § 10-420(h).

9. Bulkhead or rip-rap may be used along lake shorelines adjacent to internal project roadways and Club Tract E up to 30% of the shoreline. If bulkhead or rip-rap is proposed, it must be delineated on the landscape plan, and the paving and grading plan with cross-sections. A compensatory littoral zone must be provided for each linear footage of bulkhead or rip-rap which consists of an 8:1 slope and two herbaceous littoral plants per linear foot of shoreline. The littoral plantings must be clustered within the compensatory littoral zone.
10. The full median openings indicated on the Master Concept Plan are subject to any future operational decision by the County to install a traffic signal, modify, or remove the median opening. If installation of a traffic signal is deemed to be appropriate by the County at the project entrance, the full cost of the traffic signal improvement will be the responsibility of the developer.
11. All Model Homes and Model Units are regulated by the provisions of LDC § 34-1951. All Model Homes, Model Units, and Model Display Centers are limited by the time limitations of LDC § 34-1954(d) throughout the entire project.
12. Commercial buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC § 34-2174(a).
13. 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.
14. 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), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
15. The drainage and access easements depicted on the Master Concept Plan must be accommodated and incorporated (at development order approval stage) into the development orders and plats for the subject property, unless proof that the easements have been released or relocated is provided.
16. No development blasting activity is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
17. The 12-foot Lee County Electric Cooperative (LCEC) easement as depicted on the Master Concept Plan (recorded at O.R. Book 1054, Page 776) must be released or relocated at the time of development order approval.

18. **Agricultural Uses:** Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:
- (a) Bona fide agricultural uses that are in existence at the time this resolution is approved and as shown on **Exhibit G** attached hereto may continue until approval of a local development order for the area of the project containing those uses.
 - (b) Additional clearing or grading of existing agricultural areas is prohibited. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
 - (c) The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.
19. The design of the right-out turn onto Hancock Bridge Parkway shall include adequate sight distance for a vehicle to turn onto Hancock Bridge Parkway and obtain a safe speed without interfering with the thru traffic on Hancock Bridge Parkway, as described in AASHTO. The access point must also meet the intersection separation distance of 660 lineal feet, as defined in LDC § 10-285 (Connection Separation).

SECTION C. DEVIATIONS:

Deviation 1 - Withdrawn by Applicant.

Deviation 2 - Withdrawn by Applicant.

Deviation 3 requests relief from LDC § 10-329(e)(4) which requires excavation banks to be sloped; to allow up to 40 percent of the banks to utilize either:

- 1) a vertical slope with the condition that lake bottom slopes at the toe of any bulkhead may be no greater than 4:1 or
- 2) a 2:1 (horizontal: vertical) slope to a depth of 6-feet below control elevation, with the condition that the 2:1 sections be stabilized with rip-rap.

This deviation is **APPROVED**, SUBJECT TO Condition 9 and that adequate elements for the protection of wayward vehicles are provided when adjacent to any roadway, parking lot, or driveway aisle.

Deviation 4 - Withdrawn by the Applicant.

Deviation 5 - Withdrawn by the Applicant.

Deviation 6 - Withdrawn by Applicant.

Deviation 7 - Withdrawn by Applicant.

Deviation 8 requests relief from LDC § 10-285(a) which requires that connection separations on local roads be a minimum of 125 feet; to allow driveways serving multiple family units with private driveways to have a minimum separation of 20 feet. This deviation is **APPROVED**, provided the setback applies to internal roads and accessways with a posted maximum speed of 20 MPH, that there be a visual clear zone in accordance with LDC § 34 -3131, that there be a provision for traffic calming devices (if required) as identified in the ITE Residential Street Design and Traffic Control Book, and that each drive is only serving a private driveway and garage for an individual unit.

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 and Sketch illustrating Deviations 3 and 8
- Exhibit D: Schedule of Uses
- Exhibit E: Site Development Regulations & Special Buffer
- Exhibit F: Lee County Extension Services brochure Lee 8/2000A
- Exhibit G: Bona Fide Agricultural Uses Affidavits and Maps

The applicant has indicated that the STRAP numbers for the subject property are:
09-44-24-00-01002.1010 & 10-44-24-00-01054.0000

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.

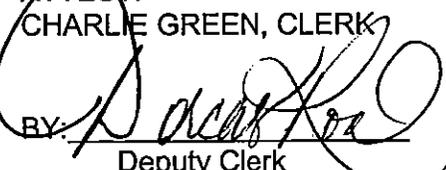
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions 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 Albion, seconded by Commissioner Janes and, upon being put to a vote, the result was as follows:

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

DULY PASSED AND ADOPTED this 18th day of August 2003.

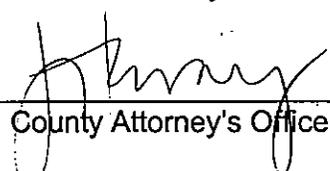
ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Chairman

Approved as to form by:


County Attorney's Office



2003 NOV 14 PM 12:25

JULY 17, 2003
JOB NO. 01-7038
FILE NO. 01-703853ACRELGL

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEB COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 10 AND THE CENTERLINE OF SKYLINE DRIVE AND MOODY ROAD; THENCE; N.00°36'02"W., FOR 3161.83 FEET ALONG THE CENTERLINE OF MOODY ROAD PASSING THROUGH THE POINT OF INTERSECTION OF HANCOCK BRIDGE PARKWAY AT 2636.76 FEET; THENCE N.89°17'03"W., ALONG THE SOUTH LINE OF HIDDEN ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGES 71 THRU 72, FOR 33.01 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE N.89°17'03"W., ALONG THE SAID SOUTH LINE AND THE APPROXIMATE CENTERLINE OF MOODY CANAL FOR 2493.78 FEET; THENCE N.89°43'02"W FOR 66.08 FEET TO A POINT OF INTERSECTION OF A CANAL; THENCE S.02°15'00"W., ALONG THE APPROXIMATE CENTERLINE OF SAID CANAL FOR 275.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 22°00'00", A CHORD BEARING OF S.08°45'00"E. AND A CHORD LENGTH OF 114.49 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 115.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 18°30'00", A CHORD BEARING OF S.10°30'00"E. AND A CHORD LENGTH OF 96.45 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 96.87 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°55'00", A CHORD BEARING OF S.21°42'30"W. AND A CHORD LENGTH OF 748.92 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 769.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.44°40'00"W., FOR 363.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 08°56'16", A CHORD BEARING OF S.40°11'52"W. AND A CHORD LENGTH OF 187.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 187.19 FEET TO THE END OF SAID CURVE; THENCE S.31°43'57"W., FOR 416.34 FEET; THENCE S.41°00'00"W., FOR 631.66 FEET; THENCE S.53°05'54"E., LEAVING SAID CANAL FOR 428.46 FEET TO THE NORTHERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY (50 FEET FROM THE CENTERLINE); THENCE ALONG THE SAID NORTHERLY RIGHT OF WAY FOR THE FOLLOWING CALLS: N.36°54'06"E., FOR 2078.07 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 53°43'12", A CHORD BEARING OF N.63°45'42"E. AND A CHORD LENGTH OF 993.99 FEET; THENCE

Exhibit "A"

Page 2 of 4

ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1031.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89°22'42"E., FOR 1253.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°13'20", A CHORD BEARING OF N.45°00'38"E. AND A CHORD LENGTH OF 42.88 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 47.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE WEST RIGHT OF WAY OF MOODY ROAD (33 FEET FROM CENTERLINE); THENCE N.00°36'02"W., ALONG SAID WEST RIGHT OF WAY FOR 444.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 53.4370 ACRES MORE OR LESS.

SUBJECT TO BASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

INK ENGINEERING, A DIVISION OF LBFH INC. (LB 959)

GORDON D. MEIERS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERT. # 2858

Applicant's Legal Checked
by AKM 12/2/03
0000

Exhibit "A"

Page 3 of 4

Ink Engineering

A Division of LBFH, Inc.

CIVIL
AGRICULTURAL
WATER RESOURCES
WATER & WASTEWATER
TRANSPORTATION
SURVEYING & MAPPING
GIS

"Partner for Results
Value in a Design"

10000
10000
10000
10000
10000

JULY 1, 2002
JOB # 01-7038E
FILE # 01-7058SK2LGL

10

DESCRIPTION: A TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 9 AND THE CENTERLINE INTERSECTION OF ORANGE GROVE BOULEVARD AND HANCOCK BRIDGE PARKWAY; THENCE S.88°55'40"E. ALONG THE CENTERLINE OF HANCOCK BRIDGE PARKWAY FOR 595.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 21°03'01", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 515.17 FEET; THENCE N.20°00'41"W. FOR 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY AND THE POINT OF BEGINNING; THENCE N.00°15'19"E. ALONG THE EAST LINE OF A PARCEL OF LAND RECORDED IN O.R. 3025, PAGE 3062 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 346.81 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND RECORDED IN O.R. 1780, PAGE 3183 OF SAID PUBLIC RECORDS; THENCE S.89°43'45"E. ALONG THE SOUTH LINE OF SAID PARCEL FOR 35.23 FEET; THENCE N.00°16'05"E. ALONG THE EAST LINE OF SAID PARCEL FOR 39.76 FEET TO THE APPROXIMATE CENTERLINE OF A CANAL; THENCE N.41°00'00"E. ALONG THE APPROXIMATE CENTERLINE OF SAID CANAL FOR 269.95 FEET; THENCE S.53°05'54"E. LEAVING SAID CANAL FOR 428.46 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY 50.00 FEET FROM THE CENTERLINE ALSO BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1350.00 FEET, A CENTRAL ANGLE OF 33°59'51", A CHORD BEARING OF S.53°29'34"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHWESTERLY RIGHT OF WAY OF HANCOCK BRIDGE PARKWAY FOR 683.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.50 ACRES.

SUBJECT TO AN INGRESS-EGRESS EASEMENT AS RECORDED IN O.R. 3025, PAGES 3087 THROUGH 3091 OF SAID PUBLIC RECORDS:

SUBJECT TO A 12 FEET WIDE DRAINAGE EASEMENT AS RECORDED IN O.R. 2227, PAGES 3680 THROUGH 3689 OF SAID PUBLIC RECORDS.

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

REFER TO 3 1/2" X 11" SKETCH

Applicant's Legal Checked
by [Signature] 18JULY03

INK ENGINEERING, A DIVISION OF LBFH INC. (LB 959)

[Signature]
GORDON D. MEIERS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERT. # 2353

DCI 2002-00037

RECEIVED
JAN 15 2003

ZONING COUNCIL

Exhibit "A"

ZONING MAP

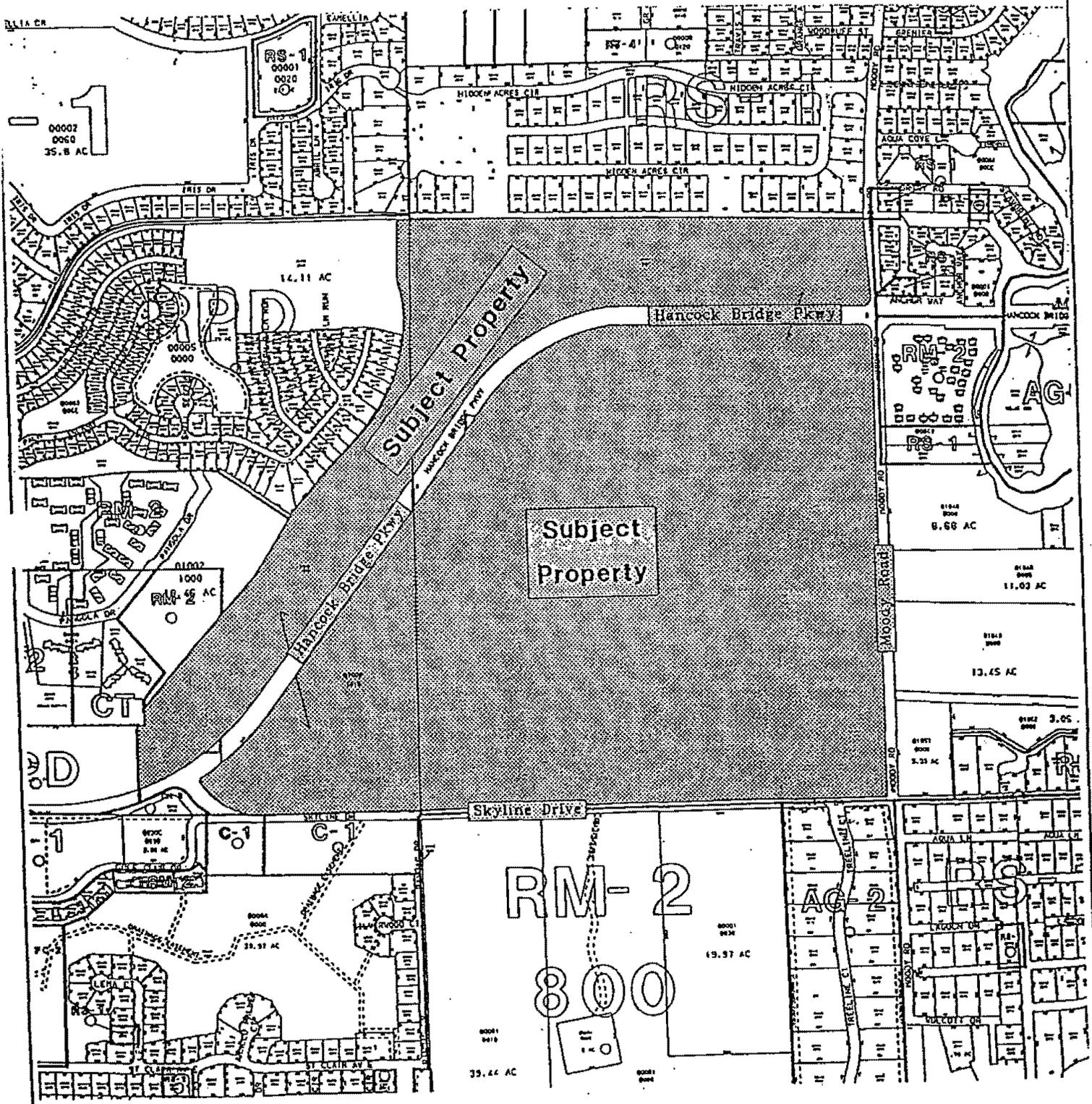
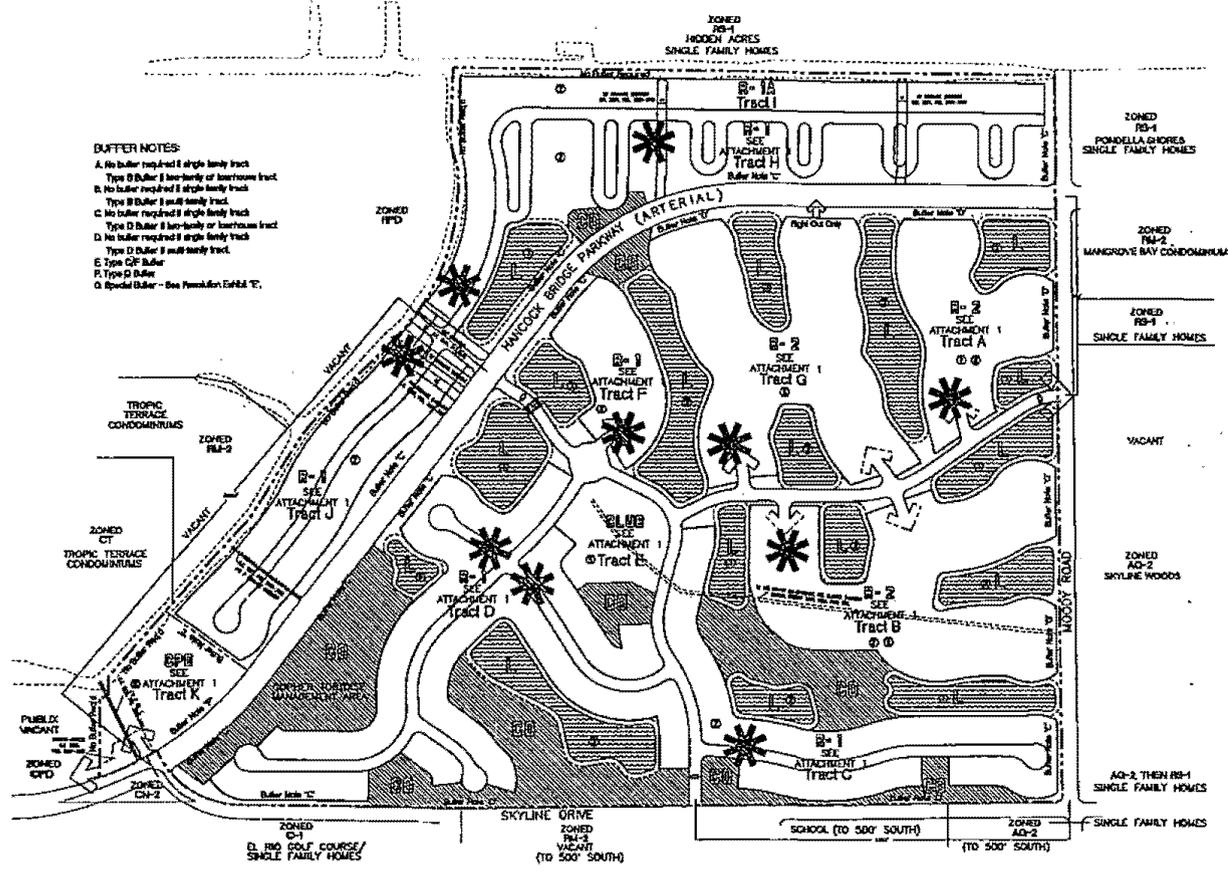
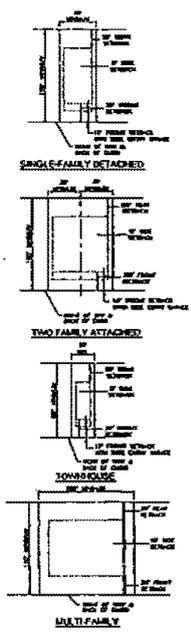


Exhibit "B"



BUFFER NOTES:
 A. No buffer required if single family tract
 Type B Buffer if two-family or two-family tract
 B. No buffer required if single family tract
 Type B Buffer if multi-family tract
 C. No buffer required if single family tract
 Type D Buffer if two-family or two-family tract
 D. No buffer required if single family tract
 Type D Buffer if multi-family tract
 E. Type D Buffer
 F. Type D Buffer
 G. Special Buffer - See Provision E of Ord. 17.



LEGEND

- CPD Commercial Planned Development
- R-1A Residential - 1A
- R-1 Residential - 1
- R-2 Residential - 2
- Conservation Area
- Water Management
- Model Home (Provision Unknown)
- Center of Dev. Location
- Deviation Location
- General Service Area Location



Wilson Miller
 ARCHITECTS
 10000 W. US HWY 90, SUITE 100
 FORT WORTH, TEXAS 76133
 TEL: 817.339.1111
 FAX: 817.339.1112
 WWW: WILSONMILLER.COM

MOODY RANCH MASTER CONCEPT PLAN
 Prepared for Colonial Homes

APPROVED
 Board of Commissioners
 03-02-2002
 Case # 2002-00037

PRINTED
 OCT 23 2002
 Scale: 1" = 500'

Sheet 1 of 1

Exhibit D

Moody Ranch
PERMITTED LAND USES
April 2, 2003
Revised October 2003

RPD - PERMITTED LAND USES

Tract I

Residential 1A (R-1A)

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Dwelling Units
 - Single Family, detached (up to 500 units)
- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention
- Fences and Walls
- Home Occupation, as limited by the LDC
- Model Homes, Model Units and Model Display Center, including accessory parking lots
- Real Estate Sales and Rental Office—limited to sales of lots, homes or units within the development
- Recreation Facilities, Personal and Private On-Site.
- Residential accessory uses, including but not limited to:
 - Private garages, carports and parking areas
 - Private swimming pools and enclosures, Private boat docks and tennis courts
- Signs
- Temporary uses—limited to a sales center and a construction office

Tracts C, D, F, H and J

Residential 1 (R-1)

All uses permitted in the R-1A District plus Townhouse (up to 500 units) and Two family attached (up to 400 units)

Tracts A, B and G

Residential 2 (R-2)

All uses permitted in the R-1 District plus Multi-Family Buildings (up to 600 units)

Tract E

Recreational Facilities, Private On-site or Off-site

- Accessory Uses
- Administrative Offices
- Agricultural Uses, continuation of bona fide use only
- Club (up to 20,000 sq. ft.), Private including but not limited to the following ancillary uses:
 - Food and Beverage Service
 - Pro Shop and Specialty Retail, Group I
 - Locker Rooms
 - Health Club and Spa

RECEIVED
OCT 17 2003

Rental or leasing establishment, Group I (limited to bicycles, tennis rackets and other small sports equipment for use within the development.)

- Entrance Gates and Gatehouses
- Essential Services
- Essential Service Facilities, Group II
- Excavation, Water Retention
- Fences and Walls
- Project Maintenance Facility
- Recreational Facilities for use by the residents of the development and their guests.
- Signs, including the existing billboard
- Temporary uses—limited to Real Estate Sales and Rental Office limited to sales of lots, homes or units within the development and a Construction Office

CPD - PERMITTED LAND USES

Tract K (up to 45, 000 sq. ft.)

- Accessory Uses
- Administrative Offices
- Animal Clinic - outside kennels are prohibited
- ATM (automatic teller machine)
- Auto Parts Store
- Banks and Financial Establishments, all Groups
- Business Services, Group I
- Clothing Stores
- Daycare Center, Child and Adult
- Department Store
- Drive-through facility accessory to any permitted use
- Drug Store
- Essential Services
- Essential Service Facilities, Group I
- Fences and Walls
- Gift and Souvenir Shop
- Hardware Store
- Health Care Facility, Group III
- Hobby, Toy and Game Shop
- Hospice
- Offices, Medical
- Personal Services, Group I, II - limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV - limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
- Real Estate Sales and Rental Office
- Rental and Leasing Establishments, Group II - outside storage is prohibited
- Restaurants, Standard - Groups I, II & III
- Shopping Center
- Signs, in compliance with the LDC
- Social Services, Group I only
- Specialty Retail Shops, Groups I-IV
- Storage, Indoor only and only as an ancillary use
- Studios
- Temporary uses - limited to sales center and construction offices, in compliance with LDC regulations regarding temporary uses

Conservation Areas (Wetland and Upland Conservation Areas)

- Interpretive centers and Signage, rain shelters, gazebos
- Nature and foot trails including boardwalks, benches and jogging paths
- Paths, boardwalks and bridges
- Water Management Facilities
- Wildlife Management
- Mitigation and Restoration Activities

Moody Ranch
 PROPERTY DEVELOPMENT REGULATIONS
 April 2, 2003

EXHIBIT B

RESIDENTIAL PLANNED DEVELOPMENT														
LAND USES	Minimum Lot				Minimum Setback (ft)							Max Building Height (ft)	Min Bldg Separation (ft)	Max Lot Coverage (%)**
	Area (sq ft)	Min Width (ft)	Min Depth (ft)	Side Including Corner Lots (ft)*	Rear (ft)			Front (ft)		Water Body (ft)				
					Lots	Wetland	Acc	Front Entry Garage	Bldg or Side Entry Garage					
Single Family Detached	4,000	40	100	5	20	20	5	20	12	20	35 or 2 stories	10	45	
Two Family Attached	3,500	35	100	0 or 5	20	20	5	20	12	20	35 or 2 stories	10	45	
Townhouse	2,000	25	80	0 or 10	20	20	5	20	15	20	35 or 2 stories	10	45	
Multi-Family	10,000	100	100	10	20	20	5	20	20	20	35 or 2 stories	10 or 20***	45	
Clubhouse	20,000	80	100	10	20	20	5	n/a	20	20	45 or 2 stories	20	45	

- * Applies to lots of all widths and to corner lots. Each lot, including corner lots, will have only one front yard.
- ** As defined by LDC, Chapter 34.
- *** 10 feet for 1 story building, 20 feet for 2 story buildings and higher

RECEIVED
 APR 13 2003

COMMUNITY DEVELOPMENT

2003 APR 13 10:00 AM

COMMERCIAL PLANNED DEVELOPMENT		
	PRINCIPAL USES	ACCESSORY USES
MINIMUM LOT OR PARCEL AREA	10,000 sq ft	NA
MINIMUM LOT WIDTH	75 ft	NA
MINIMUM BUILDING SETBACKS		
Hancock Bridge Parkway	35 ft or BH whichever greater	20 ft
Internal Frontage Drives	15 ft	20 ft
Waterfront	25 ft	0 ft to bulkhead or riprap at top of bank
MINIMUM DISTANCE		
Between Structures which are part of an architecturally unified group	10 ft.	10 ft *
Between All Other Structures	20 ft	10 ft
MAXIMUM HEIGHT		
Retail Buildings	50 ft	35 ft
Office Buildings	80 ft	80 ft
Boat Dry Storage	35 ft	35 ft
Architectural features	n/a	100 ft
MAX. LOT COVERAGE *	55%	55%

*As defined by LDC, Chapter 34.

RECEIVED

APR 17 2003

COMMUNITY DEVELOPMENT

3/10/2017-21553 Ver: 00- CDAT
 2:44
 03/10/2017 09:44 AM

OPEN SPACE AND INDIGENOUS VEGETATION Moody Ranch April 9, 2003							
	Acres	Open Space			Indigenous Vegetation		
		Required		Min. Provided	Required		Min. Provided
		% Open Space	Acres	Acres	% Indig.	Acres	Acres
RESIDENTIAL PLANNED DEVELOPMENT							
Residential Tracts with lots greater than 6,500 sq ft	54.0*	n/a	n/a	4.32	n/a	2.16	2.16
Balance of Development	163.4	40%	65.36	65.36	50%	32.68	32.68
TOTAL	217.4		65.36	69.68	50%	34.84	34.84
COMMERCIAL PLANNED DEVELOPMENT							
CPD	4.5	30%	1.35	1.35	50%	.68	.68**
TOTAL PROJECT	221.9		66.71	71.03		35.52	35.52

- * If the acreage of "Residential Tracts with lots greater than 6,500 sq ft" changes, this table will be adjusted accordingly.
- ** This acreage may be provided within the Residential Planned Development.

RECEIVED
APR 11 2003

COMMUNITY DEVELOPMENT

6/2002-11506 Ver 04-004Y
04/17/03-001 PRRUC 1044

Exhibit E
SPECIAL BUFFER – TRACT B ALONG MOODY ROAD
Moody Ranch
April 9, 2003
Revised September 2003

Minimum width	20 feet
Minimum # of trees	5 per 100 linear feet
Minimum tree size	Trees must be no less than four inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.
Hedges	Shrubs must be a minimum ten-gallon container size; planted in double staggered rows; at least 48 inches in height; and spaced 36 inches on center. They must be at least 60 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement required to be buffered, screened or both, except for visibility at intersections and where pedestrian access is provided.

At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.

No wall is required for this buffer.

DCI 2002-00037

RECEIVED
OCT 17 2003

Exhibit "E"
Page 4 of 4

ZONING COUNTER



LEE COUNTY
EXTENSION
SERVICE

Horticulture

TRANSPLANTING SABAL PALMS

Step-by-Step Instructions

Lee 8/2000A

Stephen H. Brown
Lee County Horticulture Agent

Rick Joyce
Deputy Director, Lee County Planning Division

Introduction

The native cabbage or sabal palm (*Sabal palmetto*) is the official state tree of Florida and is a prominent feature in Florida's landscape. The palm is highly adaptive, tough, tolerant of a wide range of soils, and is hurricane resistant. When planted six to ten feet on center, sabal palms provide desirable shade. Sabal palms, including large-sized palms, can be transplanted with high success if a few simple precautions are taken. This fact sheet provides specific proven techniques to increase the success of sabal palm transplanting.

Step-by-Step Transplant Instructions

1. Use gasoline powered tree spade or heavy steel shanked digging spade with a clean well-honed cutting edge to dig the largest possible root ball. Usually to 18 inches from the edge of the trunk.
2. Remove the palm from ground. Take care not to damage the hidden bud located within the center of the canopy.
3. Using clean sharp hand spades, trim the root ball into circular shape 13 to 16 inches from the outer edge of the trunk.
4. Two methods of pruning fronds for landscape transplant (select one):
 - a. Remove oldest (brown) fronds. Tie the remaining fronds tightly together with a biodegradable twine. Do not disturb the bud.
 - b. Remove all fronds otherwise known as "hurricane" or "cigar cut." This recommended pruning technique gives the highest rate of establishment but must be carefully done.
5. Secure the palm on a flat bed truck and transport it to the planting site. Make sure the center of the bud is well protected.
6. Keep the root ball moist between removal and installation.
7. Prepare planting hole 1-2 times the diameter of the trunk but at the same depth as the root ball.
8. Back-fill the planting hole with the same soil that had been removed. There is no need to amend the planting hole, but if it is amended, use a fill similar to that of the planting hole. The amendment should not exceed 25 percent by volume of the soil removed from the hole.
9. Carefully set the palm into the planting hole. Make sure it is planted the same depth as it was in the field. Planting too deeply will cause root suffocation and lead to nutritional deficiencies, root rot, and frequently the death of the palm.
10. Secure and stake the palm as illustrated in the diagram. **DO NOT DRIVE NAILS DIRECTLY INTO THE PALM.**

(Continued on the back.)

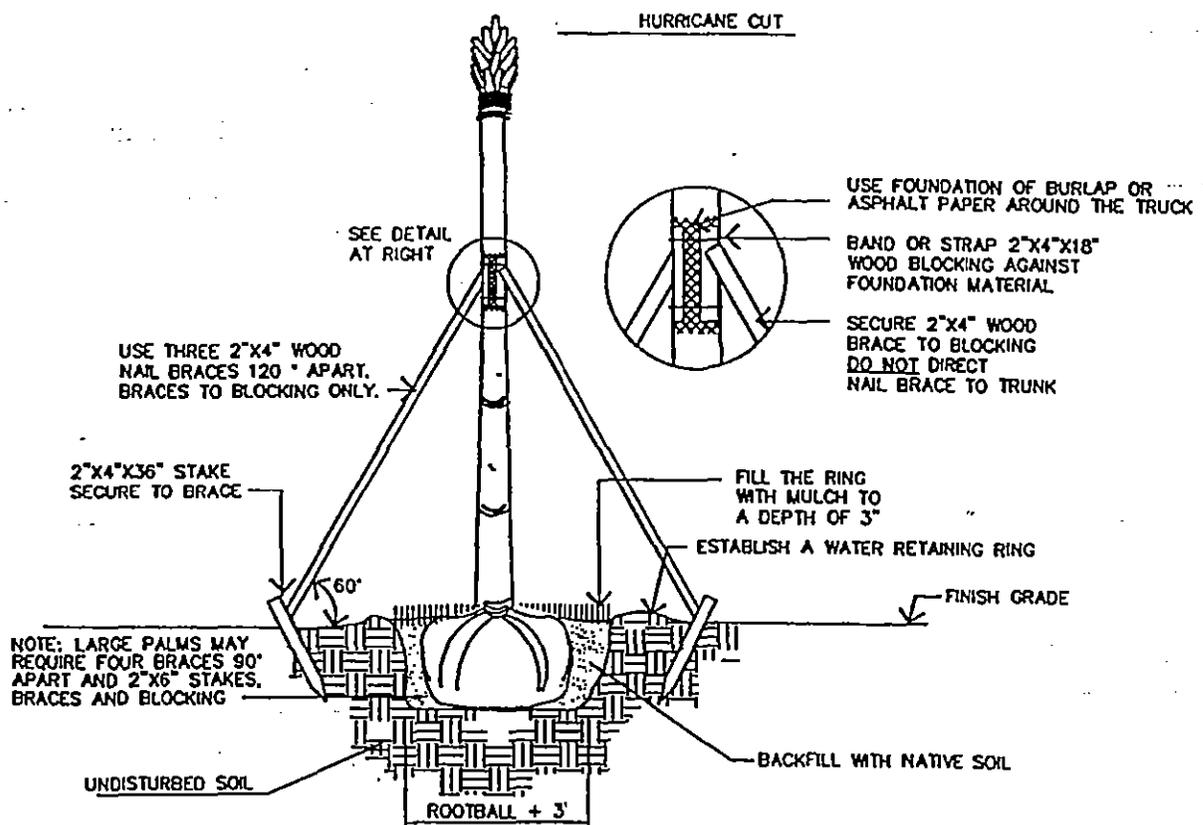
The Extension Service is part of a publicly funded statewide educational network that provides information and scientific knowledge to area residents, businesses and government leaders. The University of Florida, Extension Service offers the latest research and technology in more than 200 subjects related to horticulture, energy/conservation, agriculture, youth development and family and consumer sciences. Last year, the Lee County Extension Service provided assistance to more than 70,000 people and provided 463 classes and workshops on everything from family financial planning to pesticide training.

The Lee County Extension Service is an Equal Employment Opportunity - Affirmative Action Employer that provides research, educational information and other services without regard to race, color, sex, age, handicap or national origin.

11. Establish a water-retaining ring around the palm three feet from the trunk. The ring should slope gently toward the trunk.
12. Fill the ring with mulch to a depth of three inches. Keep the mulch at least three inches away from the trunk.
13. Irrigation:
 - a. Palms with fronds remaining: Fill the ring with 50 gallons of water three times weekly.
 - b. Palms with hurricane cut: Fill the ring with 20 to 25 gallons of water three times weekly.
14. In both cases, after four weeks, reduce irrigation to twice weekly. Water twice weekly for four weeks, and then reduce irrigation to once weekly for an additional four weeks. Twelve weeks after planting, cease irrigation if the palm appears

healthy. However, during drought, water once a week for up to two years. For each inch of rain, skip one scheduled irrigation treatment.

15. As soon as new growth begins to appear, loosen tied fronds. This will happen between 3-6 months after transplanting, depending on the time of year and the health of the palm.
16. Begin fertilization after new growth begins. Fertilize three to four times per year with a 2-1-3-ratio fertilizer at a rate of one to two pounds per 100 square feet. For best results use a slow release formulation.
17. Remove staking and burlap or asphalt paper rap after successful palm establishment. Removal usually occurs approximately one year after palm installation.



PLANTING AND STAKING SABAL PALM

NOT TO SCALE

AFFIDAVIT

RECEIVED

MAY 21 2003

STATE OF FLORIDA)
COUNTY OF LEE)

COMMUNITY DEVELOPMENT
DCI 2002-00037

BEFORE ME, the undersigned authority, on this 20th day of May, 2003, personally appeared Anthony Persichilli who is personally know to me and who did take an oath, who deposes and says as follows:

1. That I am the owner of the following described property, to wit:
See attached Exhibit "A"
Parcel No. 09-44-24-00-01002.1010
2. That the above described property was used for bona fide agricultural purposes, to with cattle grazing at the time of the Lee County Board of County Commssioners review and consideration of the rezoning of the property described on the attached Exhibit "A" scheduled to be heard on May 22, 2003.
3. The agricultural use of the property is an existing bona fide agricultural use.
4. The agricultural use is being conducted on 23.84 acres. The 23.84 acres of the total 45.84 acres as described on the attached Exhibit "A" is being used for cattle grazing.
5. Affiant further states that he is famillar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has heard read to him, the full facts of this affidavit and understands its meaning and context.

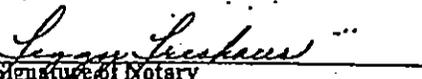
FURTHER AFFIANT SAYETH NAUGHT.


Colonial Homes
By Anthony Persichilli
Its Division President

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

(Notary Seal)

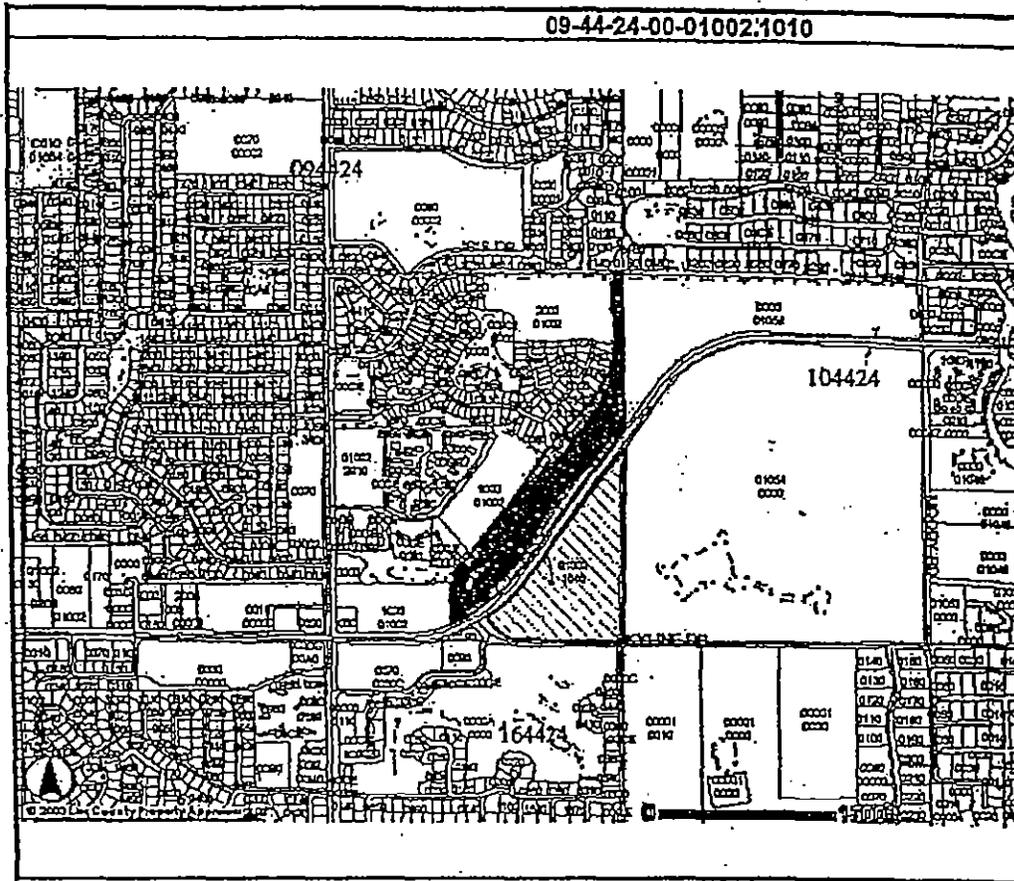



Signature of Notary

Commision No.

(Print, type or stamp commissioned name of Notary Public)

Exhibit "G"



AG: 23.84

MKT: 37.92

RECEIVED

MAY 21 2003

COMMUNITY DEVELOPMENT

DCU 2002-00037

<http://gis.leepa.org/servlet/com.esri.esrimap.Esrimap?ServiceName=msLeePAInternet&Cl...> 5/25/2003

Exhibit "G"

Page 2 of 4

AFFIDAVIT

RECEIVED

MAY 21 2003

DCI 2002-00037
COMMUNITY DEVELOPMENT

STATE OF FLORIDA)
COUNTY OF LEE)

BEFORE ME, the undersigned authority, on this 20th day of May, 2003 personally appeared Anthony Persichilli who is personally know to me and who did take an oath, who deposes and says as follows:

1. That I am the owner of the following described property, to wit:
See attached Exhibit "A"
Parcel No. 10-44-24-00-01054.0000
2. That the above described property was used for bona fide agricultural purposes, to with cattle grazing at the time of the Lee County Board of County Commisssloners review and consideration of the rezoning of the property described on the attached Exhibit "A" scheduled to be heard on May 22, 2003.
3. The agricultural use of the property is an existing bona fide agricultural use.
4. The agricultural use is being conducted on 119.56 acres. The 119.56 acres of the total 177.49 acres as described on the attached Exhibit "A" is being used for cattle grazing.
5. Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has heard read to him, the full facts of this affidavit and understands its meaning and context.

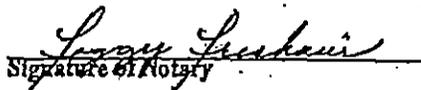
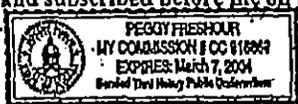
FURTHER AFFIANT SAYETH NAUGHT.



Colonial Homes
By Anthony Persichilli
Its Division President

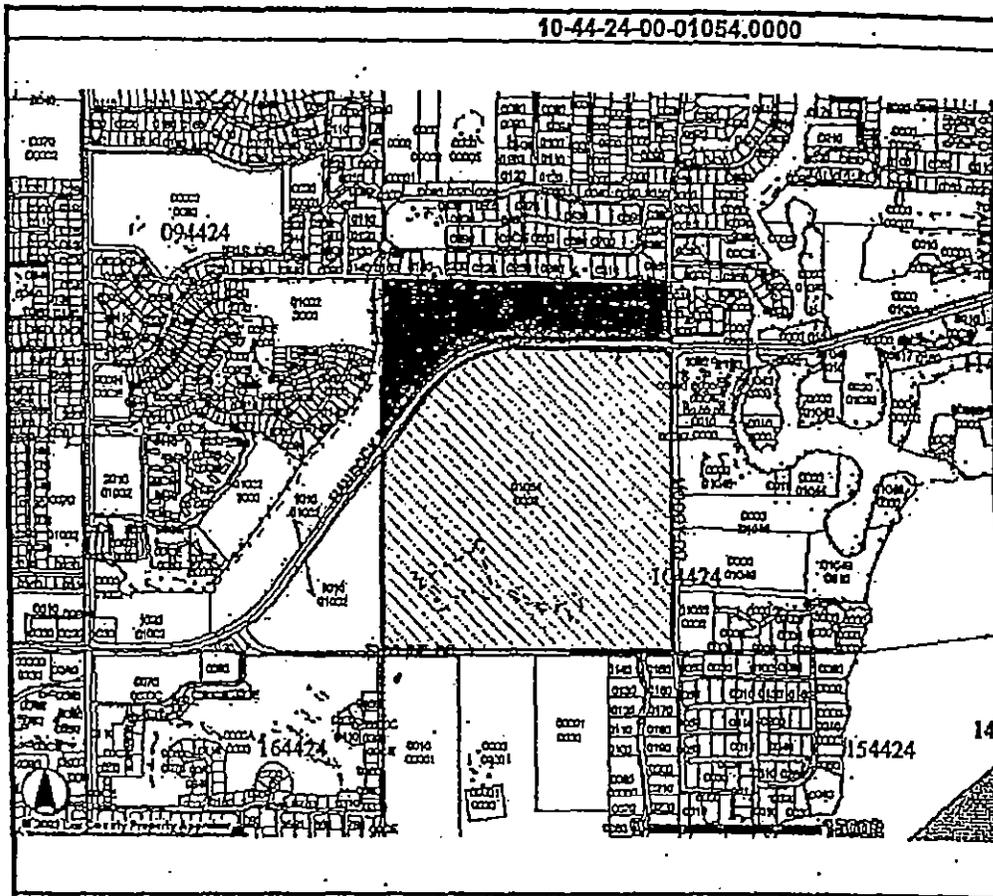
SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)


Signature of Notary

Commission No.

(Print, type or stamp commissioned name of Notary Public)



AG : 119.56 Ac.

MKT: 57.93 Ac.

RECEIVED

MAY 21 2003

COMMUNITY DEVELOPMENT

DCI 2002-00037

<http://gis.lee.pa.org/servlet/com.esri.esrimap.Esrimap?ServiceName=msLeePAInternet&Cl...> 5/25/2003

ADMINISTRATIVE AMENDMENT (PD) ADD2020-00019

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Shooting Star Investments, LLC filed an application for an administrative amendment to a Residential Planned Development on a project known as Carriage Homes III, Buildings 12-15 & Coach Homes V Buildings 14, 16 & 17 Moody River Estates to deviate from the minimum building separation required between buildings 2-story or greater on property located 13210, 13220, 13230 & 13240 Silver Thorn Loop, and 3180, 3181 & 3191 Sea Trawler Bend, described more particularly as:

LEGAL DESCRIPTION: In Section 10, Township 44 South, Range 24 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in Resolution Number Z-03-022 with subsequent amendments in Resolution Number Z-05-048 and case number ADD2017-00148; and

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

WHEREAS, Zoning Resolution Number Z-05-048 requires a minimum building separation of 20-feet between buildings 2-story and greater; and

WHEREAS, the subject buildings were approved in LDO2004-00222 for Parcel A and Coach Homes and LDO2004-00087 for Parcel B not meeting the minimum setbacks required in Resolution Number Z-05-048; and

WHEREAS, the subject buildings were never constructed but condominium documents were recorded based on the approvals granted in LDO2004-00222 and LDO2004-00087; and

WHEREAS, the applicant has submitted LDO2020-00042 to permit construction of the subject buildings as previously permitted and as recorded in the condominium documents; and

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

WHEREAS, the North Fort Myers Fire District has reviewed the attached plan showing the minimum proposed setback between the buildings located at 13210, 13220,

13230, and 13240 Silver Thorn Loop, and 3180, 3181, and 3191 Sea Trawler Bend and has no objection to the minimum setback requested (See Exhibit “B”); and

WHEREAS, a meeting was held with the North Fort Myers Planning Community as required in Sec 33-1532 of the Land Development Code on April 29, 2020 (See Exhibit “C”); and

WHEREAS, the applicant has provided a plan showing the revised minimum building separation for buildings 2-story or greater on property located 13210, 13220, 13230 & 13240 Silver Thorn Loop, and 3180, 3181 & 3191 Sea Trawler Bend (See 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 for an amendment to Residential Planned Development is **APPROVED, subject to the following conditions**

- 1. The minimum building separation for buildings 2-story or greater on property located 13210, 13220, 13230 & 13240 Silver Thorn Loop, and 3180, 3181 & 3191 Sea Trawler Bend shall be as depicted on the drawing attached as Exhibit “D”.**
- 2. The terms and conditions of the original zoning resolutions remain in full force and effect except as amended in this action.**
- 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 5/19/2020

Audra Ennis, Zoning Manager

Attachments

Exhibit "A" – Legal Description

Exhibit "B" – No Objection from North Fort Myers Fire District

Exhibit "C" – Community Meeting Documents

Exhibit "D" – Minimum Building Separation Drawing (Carriage Homes III and Coach Homes V)

EXHIBIT A

CASE NUMBER: ADD2020-00019

LEGAL DESCRIPTION

COACH HOMES V OF MOODY RIVER ESTATES AS RECORDED IN INSTRUMENT 2005000179171, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND CARRIAGE HOMES III OF MOODY RIVER ESTATES AS RECORDED IN INSTRUMENT 2005000188482, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

***REVIEWED
ADD2020-00019
Daniel Munt, Planner
Lee County DCD
3/2/2020***

Board of
Commissioners

Leroy Nottingham
Chairman

Danny Ballard
Vice-Chairman

Robert Hoke
Sec. - Treasurer

Tom Mere

Mike Gatewood

EXHIBIT B



P.O. Box 3507 * 2900 Trail Dairy Circle
N. Ft. Myers, FL 33918-3507
(239) 997-8654 (239) 995-3757 fax

Administration

David Rice
Fire Chief

John Meredith
Asst. Fire Chief

Rick Jones
Fire Marshal

Monique Brooks
Office Manager

April 16, 2020

Brent Addison
Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers, Florida 33966

RE:
No Objection Letter

Mr. Addison,

The North Fort Myers Fire District has reviewed your proposed concept plan for the Moody River development. At this time, there is **'No Objection'** to the proposed setbacks between the new buildings. If you have any further questions, please contact my office @239-731-1931.

Respectfully,

Rick Jones
Fire Marshal



Professional Engineers, Planners & Land Surveyors

Carriage Homes and Coach Homes Moody River Estates RPD Summary of Public Information Session

ADD2020-00019

An independent Online Public Information Session within the North Fort Myers Planning Community was held on April 29, 2020 at 5:30 p.m., consistent with the requirements of Land Development Code (LDC) Section 33-1532. The applicant presented the Limited Review Development Order plans and Administrative Amendment to the Planned Development to facilitate the completion of the remaining buildings (Carriage Homes III Buildings 12 through 15 and Coach Homes V Buildings 14, 16 and 17 and request a deviation from the property development regulations contained in zoning resolution Z-05-048 that require a minimum building separation of 20 feet for buildings two stories and higher to allow minimum building separation under 20 feet for the 2-story condominiums.

There were no public present for the meeting and the meeting remained connected for eighteen (18) minutes to make sure no one came late.

Since LDC Section 33-1532 does not specify advertising requirements, Lee Plan Policy 17.3.4 was utilized and a notice was advertised in the Fort Myers News Press a minimum of 10 days prior to the meeting that included a link to the PowerPoint presentation describing the project including the location and plans, a link to the online Microsoft Teams meeting session, a conference call in number for the meeting and contact information for any questions or comments. No phone calls or emails were received.

Attached please find the following backup documentation

- Public Notice – Affidavit of meeting notice in The News Press dated April 19, 2020 regarding Online Public Information Session
- PowerPoint Presentation

• **SERVING THE STATE OF FLORIDA** •

The News-Press media group news-press.com A GANNETT COMPANY

Attn: Stacy Ellis Hewitt
BANKS ENGINEERING
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33966

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Nicholas Penstrom, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Legal Notices

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

04/19/2020

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 19th of April 2020, by legal clerk who is personally known to me.

Affiant [Signature]

Notary State of Wisconsin, County of Brown [Signature]

My commission expires 8-25-23

SHELLY HORA Notary Public State of Wisconsin

of Affidavits 1

This is not an invoice

ONLINE PUBLIC MEETING NOTICE
PUBLIC INFORMATION SESSION
ONLINE PUBLIC PRESENTATION DATE:
Wednesday, April 29, 2020 at 5:30 p.m.
MEETING LOCATION:
Online Meeting Link:
https://bit.ly/34H0JF
Conference Call in: (866) 633-5703 -
Conference ID: 817 065 180#
Preview Power Point and Plans: https://
bit.ly/3aa4hsW
APPLICANT: Shooting Star Investments
LLC.
PROJECT NAME: Carriage Homes III
Bldgs 12-15 & Coach Homes V Bldgs 14,
16 & 17 Moody River Estates RPD
PROJECT LOCATION: 13210, 13220,
13230 & 13240 Silver Thorn Loop &
3180, 3181 & 3191 Sea Trawler Bend,
North Fort Myers, FL (within Moody
River Estates at SW Corner Hancock
Bridge Parkway & Moody Road)
ACTIONS REQUESTED: Administrative
Zoning Amendment to deviate from
property development regulations in
zoning resolution Z-05-048 which re-
quires a 20 foot building separation for
buildings two stories or higher to allow
building separations less than 20 feet
for condominiums previously approved
in 2005 with concurrent Limited Re-
view Development Order.
FOR MORE INFORMATION CONTACT:
Stacy Ellis Hewitt, AICP shewitt@bankse
ng.com/239-770-2527
Ad# 4154135 April 19, 2020

Carriage Homes III Bldgs 12-15 &
Coach Homes V Bldgs 14, 16 & 17
MOODY RIVER ESTATES RPD
ADD2020-00019/LDO2020-00042

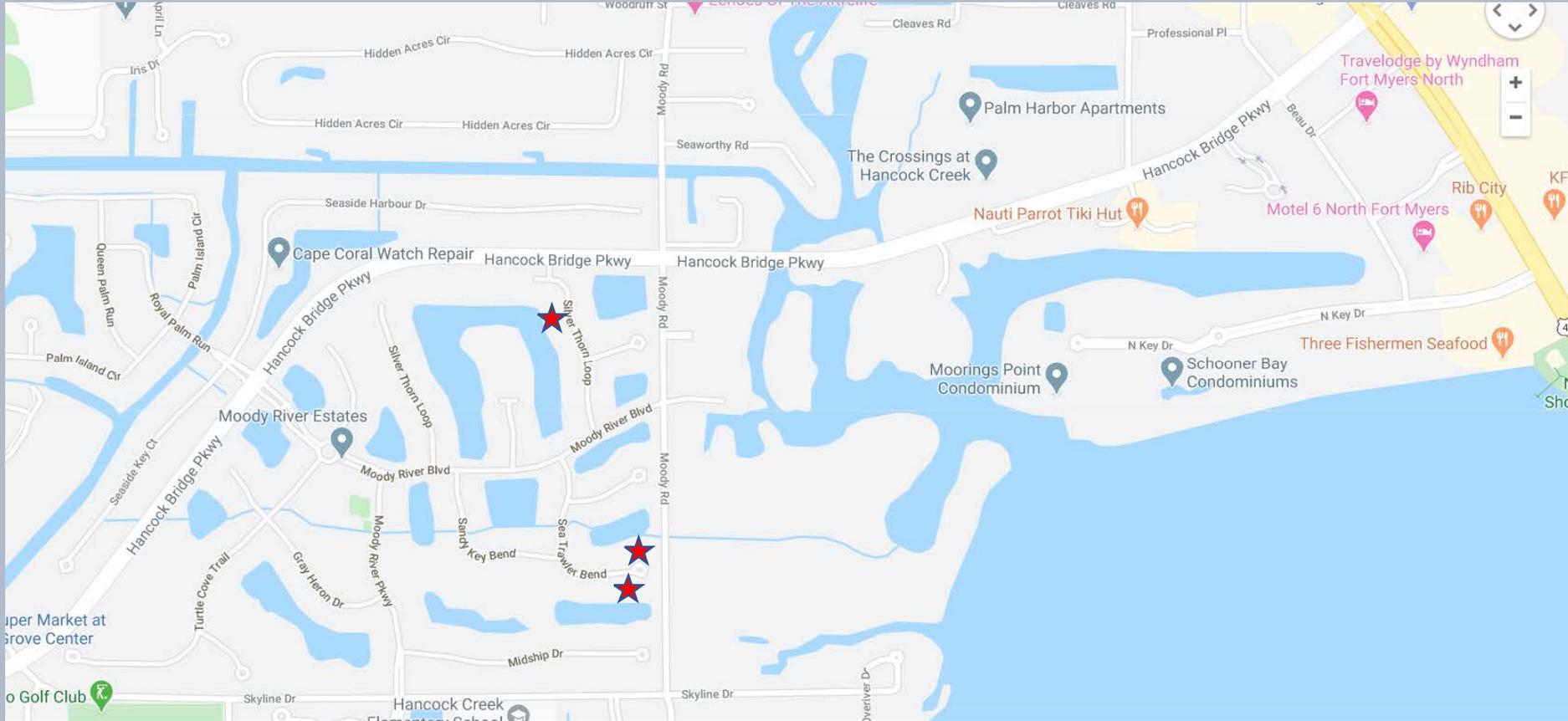
Online Public Information Session
April 29, 2020, 5:30 PM

<https://bit.ly/34HOcJF>
(866) 633-5703 - Conference ID: 817 065 180#



Stacy Ellis Hewitt, AICP
Director of Planning
(239) 770-2527
shewitt@bankseng.com

Project Location



Location: Moody River Estates: SW Corner Hancock Bridge Parkway & Moody Road. West side of Silver Thorn Loop & North & South end of Sea Trawler Bend

Summary

Applicant: Shooting Star Investments LLC

Summary:

- **Development Order approved/Condominium Documents recorded for proposed buildings since 2005**
 - Carriage Homes III/DOS2004-00222-Parcel A
 - Coach Homes V/DOS2004-00087-Parcel B
- **Existing approvals had building separations less than 20 feet**
- **Although not constructed, owner has been paying taxes**
- **Development order expired requiring new applications**

Requests:

- **Deviation from the property development regulations contained in zoning resolution Z-05-048 requiring a minimum building separation of 20 feet for buildings two stories and higher, to allow minimum building separations under 20 feet for the previously approved 2-story condominiums for Carriage Homes III Buildings 12 through 15 and Coach Homes V Buildings 14, 16 and 17.**
- **Concurrent Limited Review Development Order**

Planning Community: North Fort Myers

Aerial



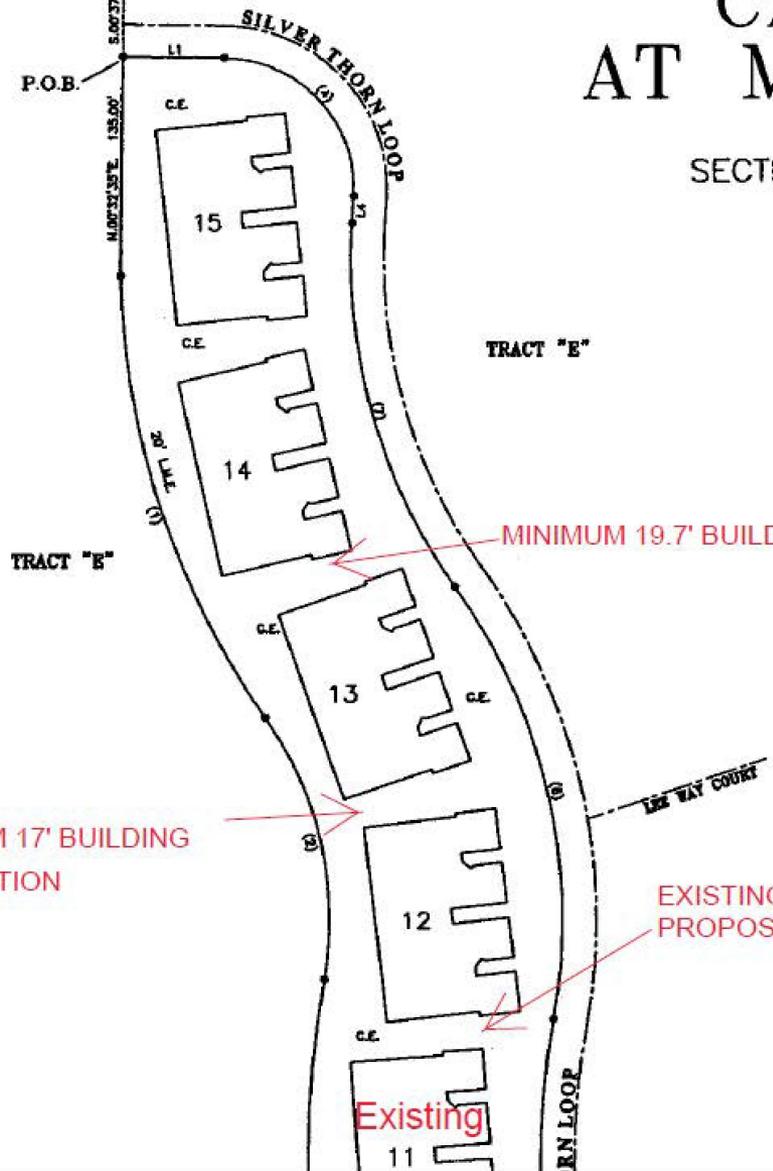
Carriage Homes III
Existing minimum separation ±16.5'

Coach Homes V
Existing minimum separation ±17'

CARRIAGE HOMES III AT MOODY RIVER ESTATES

A CONDOMINIUM LYING IN
SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

SITE PLAN /SURVEY



LINE TABLE

Line	Bearing	Distance
L1	S.89°22'43"E	61.25'
L2	N.14°14'57"W	54.78'
L3	S.14°14'57"E	54.78'
L4	S.87°41'41"W	18.58'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	485.00'	37°55'17"	287.14'	147.82'	282.86'	N.18°11'22"W
2	215.00'	45°03'58"	188.11'	89.20'	184.78'	N.12°37'01"W
3	635.00'	2°00'58"	287.82'	135.83'	283.84'	N.02°09'58"W
4	80.00'	67°04'23"	128.98'	84.41'	116.13'	S.42°50'31"E
5	485.00'	24°09'58"	208.77'	105.98'	207.23'	S.02°09'58"E
6	300.00'	45°03'58"	278.23'	147.29'	272.09'	S.12°37'01"E
7	340.00'	38°00'41"	233.90'	121.05'	228.45'	S.15°43'40"E

MINIMUM 17' BUILDING SEPARATION

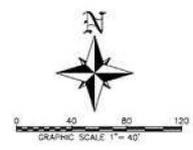
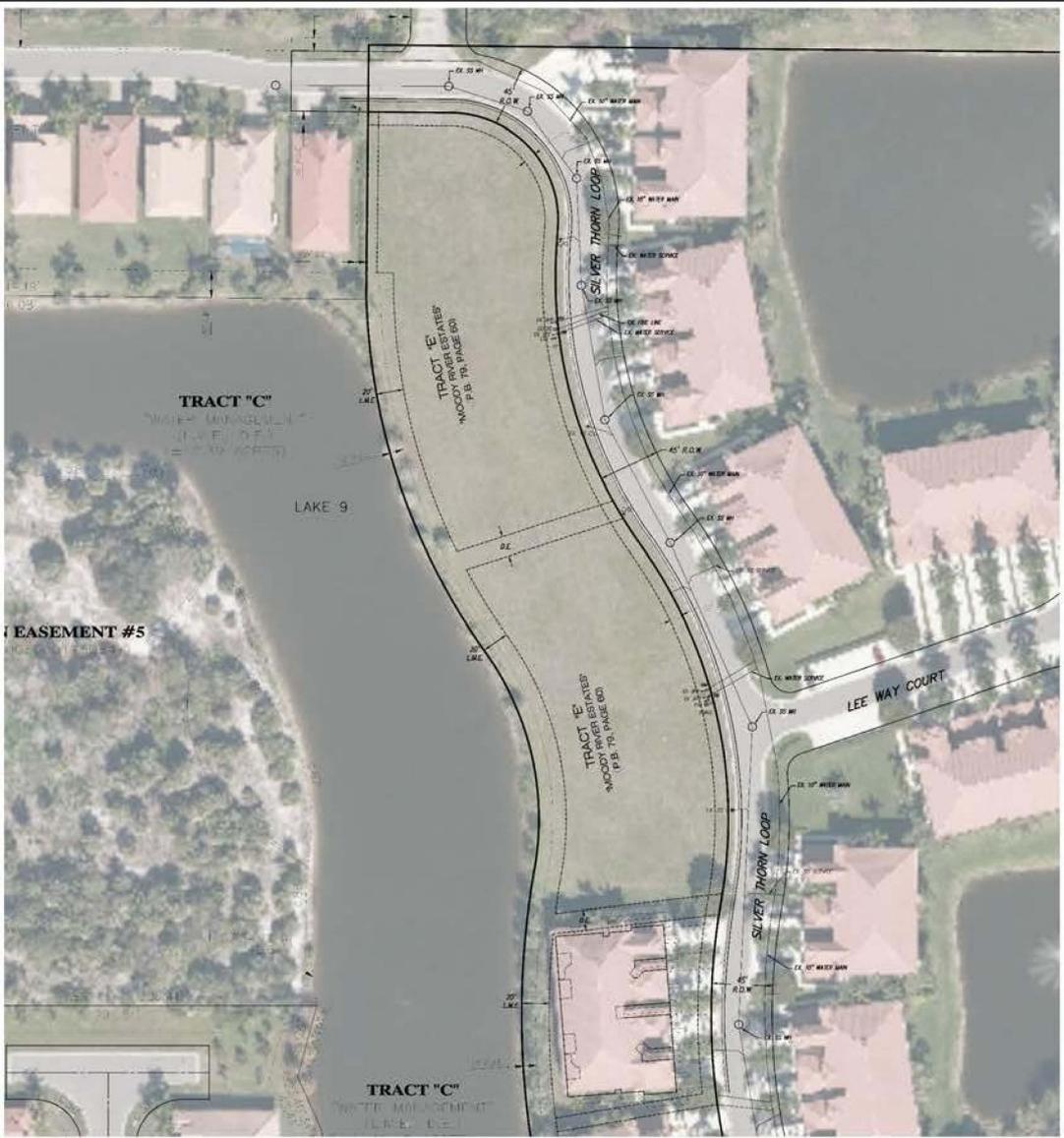
MINIMUM 19.7' BUILDING SEPARATION

EXISTING: ±16.5' SEPARATION
PROPOSED: MINIMUM 19.5' SEPARATION

MAP OF BOUNDARY SURVEY OF CARRIAGE HOMES III AT MOODY RIVER ESTATES, BEING PART OF TRACT "E", MOODY RIVER ESTATES, AS RECORDED IN PLAT BOOK 79, PAGES 60 THROUGH 67, PUBLIC RECORDS, OF LEE COUNTY, FLORIDA.

THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 471.022, FLORIDA STATUTES, AND CHAPTER 61G17-4, FLORIDA ADMINISTRATIVE CODE. NO OTHER PERSON OR ENTITY SHALL RELY UPON THIS SURVEY.

Deviation request incorporates a 1/2 foot reduction to the building separations demonstrated on the LDO plans to accommodate any potential minor adjustments during construction.



NOTE:

1. ALL EXISTING INFORMATION AS SHOWN IS FROM THE PREVIOUS APPROVED DEVELOPMENT ORDER PLANS AS PREPARED BY HEET & ASSOCIATES INC. AND DATED 8/23/2004.
2. CONTRACTOR TO VERIFY UTILITY CONNECTION LOCATIONS AND INVERTS.
3. FINISHED FLOOR ELEVATIONS BASED ON FEMA ELEVATION 7.0' NAVD88 + 1'
4. GRADING ADJACENT TO EXISTING BUILDINGS TO BE ADJUSTED TO DIRECT RUNOFF AWAY FROM BUILDINGS.

EASEMENT #5

The form has been electronically signed and sealed using a Bank's authentication code and printed copies of the Document are not considered signed and sealed until a Bank's authentication code must be verified on any electronic copies.

PREPARED FOR:
SHOOTING STAR INVESTMENTS, LLC.
 7058 SOUTHEAST MELODY LANE, SUITE 191
 LEE'S SUMMIT, MO. 64062

NO.	DATE	REVISION/DESCRIPTION	BY

BANKS ENGINEERING
 Professional Engineers, Planners & Civil Surveyors
 Serving the State of Florida

10501 SIX MILE CYPRESS PARKWAY
 FORT MYERS, FLORIDA 33907
 PHONE: 239.338-9460 FAX: 239.338-2923
 ENGINEERING LICENSE # TB 8409
 SURVEY LICENSE # CA 800
 WWW.BANKSINC.COM

EXISTING CONDITIONS (CARRIAGE HOMES III)									
CARRIAGE III & COACH V HOMES AT MOODY									
LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
1/17/2020	28760	EXIST.	DBA	-	DBA	1"=40'	02		

CARRIAGE III & COACH V HOMES AT MOODY

TRACT "B"
DEVELOPMENT #1
(.36 ACRES)

TRACT "C"
"WATER MANAGEMENT"
(L.M.C., P.C.)
(112.39 ACRES)

RECREATION EASEMENT #5
(EASEMENT #200000175084)

LAKE 9

TRACT "C"
"WATER MANAGEMENT"
(L.M.C., P.C.)
(112.39 ACRES)

NO.	DATE	REVISION DESCRIPTION	BY

PREPARED FOR
SHOOTING STAR INVESTMENTS, LLC.
7028 SOUTHEAST MELODY LANE, SUITE 191
LEES SUMMIT, MO. 64085

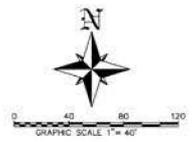
BANKS ENGINEERING
Professional Engineers, Planners & Land Surveyors
Serving the South-Central Region

1000 1st WEE EXPRESS AVENUE
FORT WORTH, TEXAS 76104
PHONE: (817) 333-4444 FAX: (817) 333-2343
ENGINEERING LICENSE # 69,848
SURVEY LICENSE # 33,660
www.bankseng.com

DEVELOPMENT STANDARDS FOR MULTI-FAMILY BUILDINGS:

	REQ. REQUIREMENT	PROVIDED
MIN. LOT DEPTH	100'	130'
FRONT YARD SETBACK	20'	20'
SIDE YARD SETBACK	10'	10'
SIDE YARD SETBACK-CORNER LOTS	10'	10'
REAR YARD SETBACK-PRINCIPAL	20'	20'
REAR YARD SETBACK-ACCESSORY	5'	5'
REAR YARD SETBACK-WETLAND	20'	20'
WATER BODY SETBACK	20'	20'
MAX. BLDG. HEIGHT	35' OR 2 STORIES	35' OR 2 STORIES
MIN. BLDG. SEPARATION - 1 STORY BLDG	10'	10'
MIN. BLDG. SEPARATION - 2 OR MORE STORIES	20'	20'

- NOTE:**
1. ALL EXISTING INFORMATION AS SHOWN IS FROM THE PREVIOUS APPROVED DEVELOPMENT ORDER PLANS AS PREPARED BY HEDT & ASSOCIATES INC. AND DATED 8/23/2004.
 2. CONTRACTOR TO VERIFY UTILITY CONNECTION LOCATIONS AND INVERTS.
 3. FINISHED FLOOR ELEVATIONS BASED ON FEMA ELEVATION 7.0' NAVD83 + 1'
 4. GRADING ADJACENT TO EXISTING BUILDINGS TO BE ADJUSTED TO DIRECT RUNOFF AWAY FROM BUILDINGS.



Digital Signature
The item has been electronically signed and sealed using a SHA-1 authentication code and printed copies of the document are not considered signed and sealed until all SHA-1 authentication codes must be verified on any electronic copies.

PROPOSED CONDITIONS (CARRIAGE HOMES III)

CARRIAGE III & COACH V HOMES AT MOODY
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
1/17/2020	28760	PROP.	DBA	-	DBA	1"=40'	03

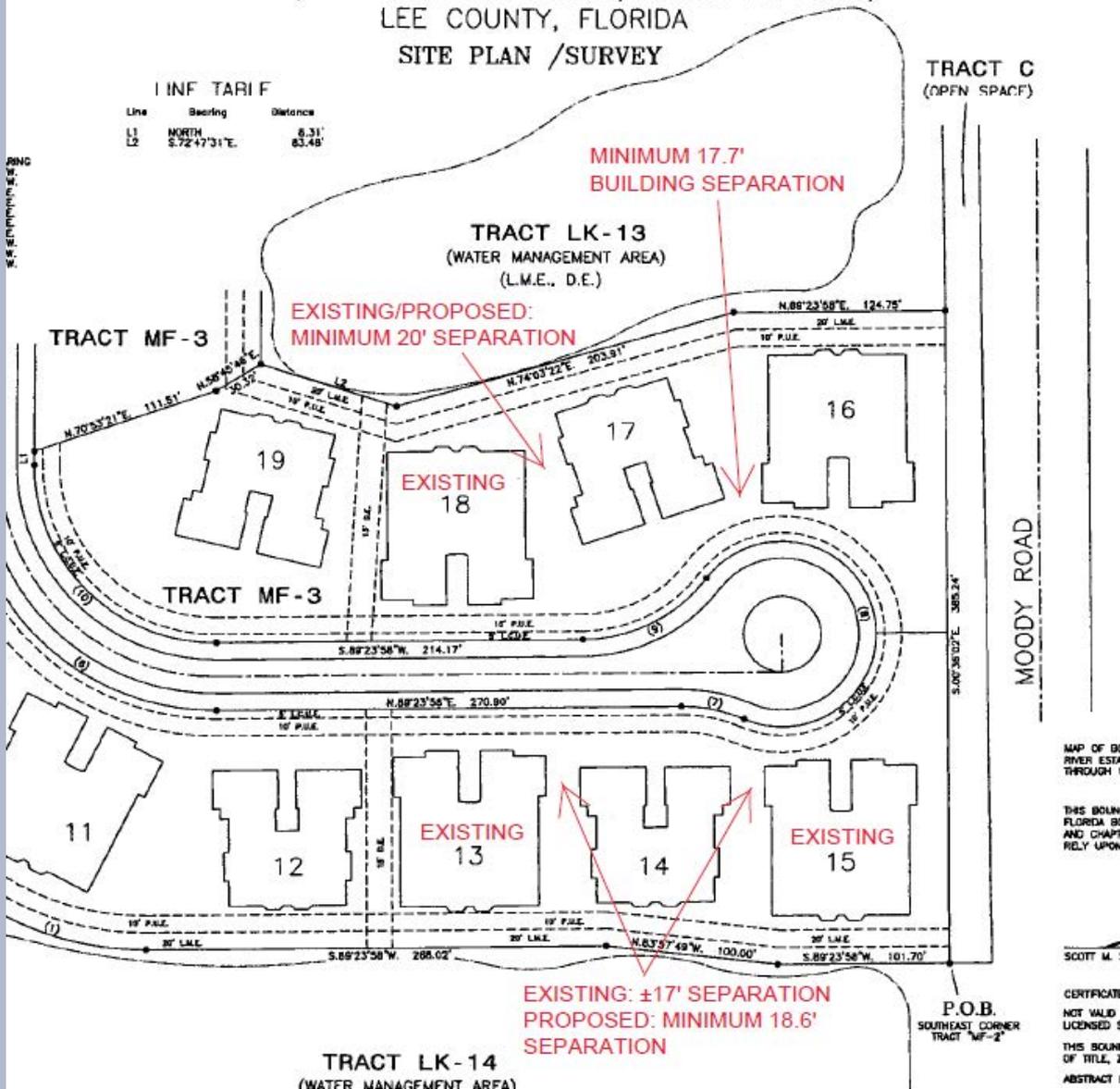
COACH HOMES V AT MOODY RIVER ESTATES

A CONDOMINIUM LYING IN
SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

SITE PLAN / SURVEY

LINE TABLE

Line	Bearing	Distance
L1	NORTH	8.31'
L2	S.72°47'31"E.	83.48'



Deviation request incorporates a 1/2 foot reduction to the building separations demonstrated on the LDO plans to accommodate any potential minor adjustments during construction.

MAP OF DC RIVER ESTA THROUGH 1

THIS BOUND FLORIDA BC AND CHART RELY UPON

SCOTT M. 1

CERTIFICATE NOT VALID LICENSED S THIS BOUND OF TITLE, 2 ABSTRACT 1



- NOTE:**
1. ALL EXISTING INFORMATION AS SHOWN IS FROM THE PREVIOUS APPROVED DEVELOPMENT ORDER PLANS AS PREPARED BY HEIT & ASSOCIATES INC. AND DATED 8/23/2004.
 2. CONTRACTOR TO VERIFY UTILITY CONNECTION LOCATIONS AND DATUMS.
 3. FINISHED FLOOR ELEVATIONS BASED ON FEMA ELEVATION 7.0' NAVD83 + 1'
 4. GRADING ADJACENT TO EXISTING BUILDINGS TO BE ADJUSTED TO DIRECT RUNOFF AWAY FROM BUILDINGS.

Digitally signed by: The text has been electronically signed and sealed using a Class 1 authentication code and protocol copies of the document are not considered signed and sealed and all Class 1 authentication code must be verified on any electronic copies.

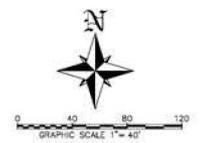
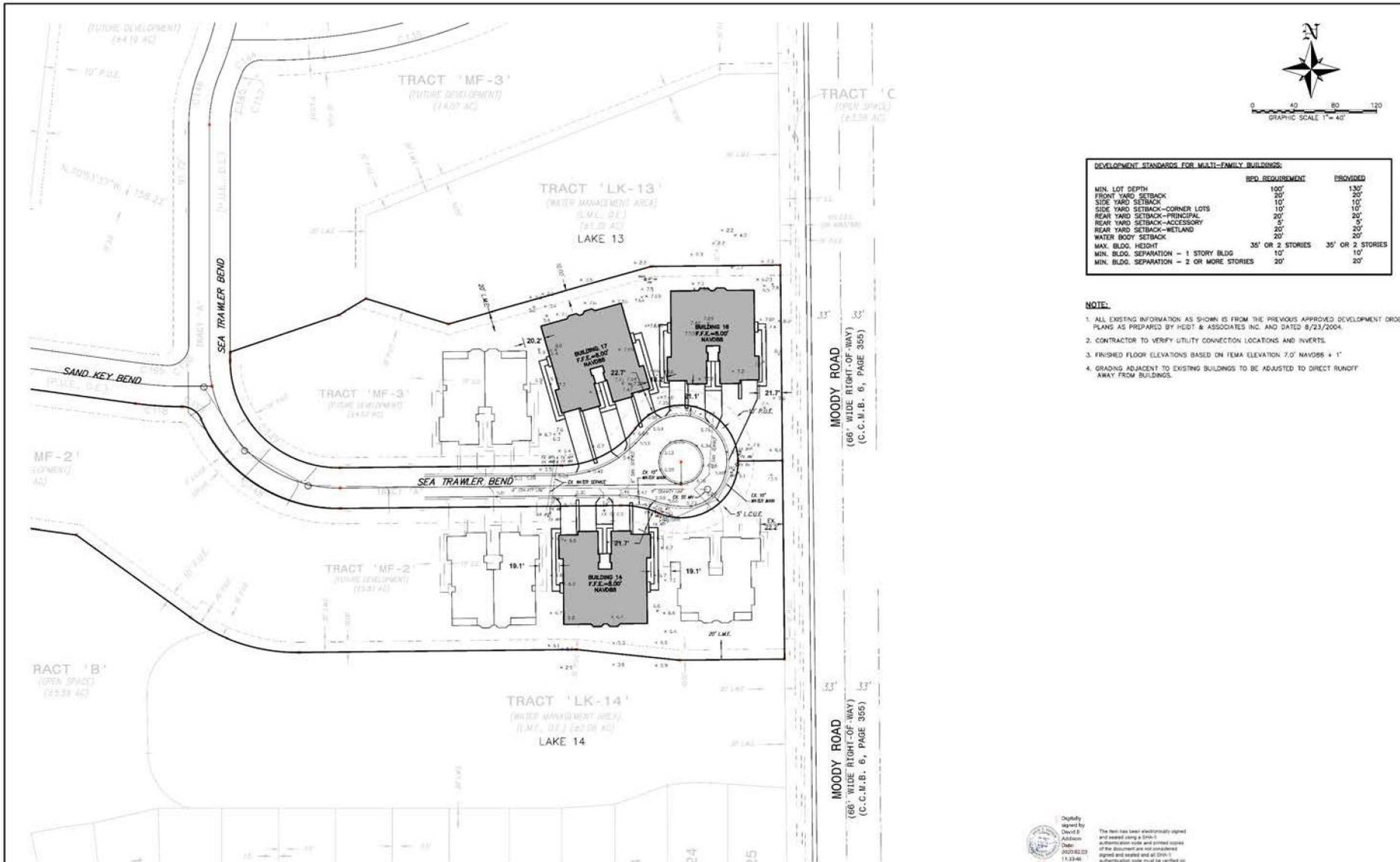
PREPARED FOR:
SHOOTING STAR INVESTMENTS, LLC.
 7058 SOUTHEAST WELDY LANE, SUITE 191
 LEES SUMMIT, MD. 84043

NO.	DATE	REVISION DESCRIPTION

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 Serving the State of Florida

1501 SW 34th STREET PARKWAY
 SUITE 1000, FORT WORTH, TEXAS 76104
 PHONE: (325) 938-5400 FAX: (325) 938-3523
 COMPUTER LICENSE # 018889 SURVEY LICENSE # 018890
 WWW.BANKSENG.COM

EXISTING CONDITIONS (COACH HOMES V)						
CARRIAGE III & COACH V HOMES AT MOODY						
LEE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SHEET
1/17/2020	2878C	EXIST.	DBA	-	DBA	04
D. BRENT ADDISON P.E. LIC # 70611						SCALE 1"=40'



DEVELOPMENT STANDARDS FOR MULTI-FAMILY BUILDINGS:

	REQ. REQUIREMENT	PROVIDED
MIN. LOT DEPTH	100'	130'
FRONT YARD SETBACK	20'	20'
SIDE YARD SETBACK	10'	10'
SIDE YARD SETBACK-CORNER LOTS	10'	10'
REAR YARD SETBACK-PRINCIPAL	20'	20'
REAR YARD SETBACK-ACCESSORY	5'	5'
REAR YARD SETBACK-WETLAND	20'	20'
WATER BODY SETBACK	20'	20'
MAX. BLDG. HEIGHT	35' OR 2 STORIES	35' OR 2 STORIES
MIN. BLDG. SEPARATION - 1 STORY BLDG	10'	10'
MIN. BLDG. SEPARATION - 2 OR MORE STORIES	20'	20'

- NOTE:**
1. ALL EXISTING INFORMATION AS SHOWN IS FROM THE PREVIOUS APPROVED DEVELOPMENT ORDER PLANS AS PREPARED BY HEDT & ASSOCIATES INC. AND DATED 8/23/2004.
 2. CONTRACTOR TO VERIFY UTILITY CONNECTION LOCATIONS AND INVERTS.
 3. FINISHED FLOOR ELEVATIONS BASED ON FEMA ELEVATION 7.0' NAVD83 + 1'
 4. GRADING ADJACENT TO EXISTING BUILDINGS TO BE ADJUSTED TO DIRECT RUNOFF AWAY FROM BUILDINGS.

PREPARED FOR:
SHOOTING STAR INVESTMENTS, LLC.
 7058 SOUTHEAST MELODY LANE, SUITE 197
 LEES SUMMIT, MD. 84063

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Surveyors
 Serving the State of Florida
 15911 W. WILEY CREEK PARKWAY
 FORT WORTH, TEXAS 76150
 PHONE: (214) 438-3400 FAX: (214) 438-2555
 ENGINEERING LICENSE # 16164
 SURVEY LICENSE # 111660
 WWW.BANKSENG.COM

PROPOSED CONDITIONS (COACH HOMES V)
CARRIAGE III & COACH V HOMES AT MOODY
 LEE COUNTY, FLORIDA

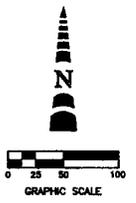
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
1/17/2020	28762	PROP.	DBA	-	DBA	1"=40'	05

S. BRENT ADDISON
 P.E. LIC # 10611

Questions?

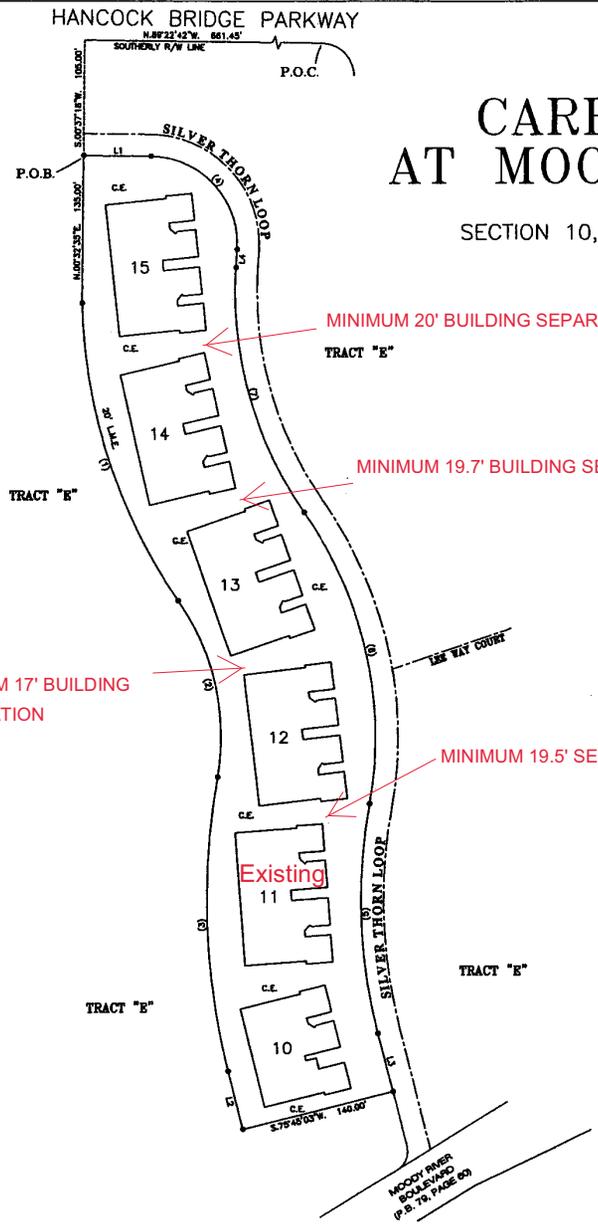
Exhibit D

THIS INSTRUMENT PREPARED BY:
METRON
 SURVEYING & MAPPING, LLC
 LAND SURVEYORS-PLANNERS
 L.B.W. 7071
 5245 RAMSEY WAY, SUITE #2
 FORT MYERS, FLORIDA 33907
 PHONE: (239) 275-8575
 FAX: (239) 275-8457



CARRIAGE HOMES III AT MOODY RIVER ESTATES

A CONDOMINIUM LYING IN
 SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST,
 LEE COUNTY, FLORIDA
 SITE PLAN /SURVEY



LINE TABLE

Line	Bearing	Distance
C.E. LI	S.89°22'43"E	81.25'
C.E. LI	N.14°14'57"W	84.78'
C.E.	S.83°41'41"W	18.58'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	485.00'	32°50'17"	287.14'	147.52'	282.50'	N.19°11'22"W
2	215.00'	67°07'58"	140.11'	69.57'	124.74'	N.12°27'31"W
3	247.00'	28°22'36"	133.33'	282.24'	112.27'	N.12°08'58"W
4	85.00'	128.58'	13.58'	118.15'	112.27' S17"	N.12°27'31"W
5	485.00'	28°22'36"	287.14'	147.52'	282.50'	N.19°11'22"W
6	345.00'	38°50'41"	233.39'	121.05'	228.40'	N.15°43'40"W

DESCRIPTION:
 A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING PART OF TRACT "C", MOODY RIVER ESTATES AS RECORDED IN PLAT BOOK 79, PAGES 80-87, PUBLIC RECORDS OF LEE COUNTY, FLORIDA LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWESTERLY POINT OF CURVATURE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HANCOCK BRIDGE PARKWAY AT THE SOUTHWEST CORNER OF HANCOCK BRIDGE PARKWAY AND MOODY ROAD; THENCE N.89°22'43"E, ALONG SAID SOUTHERLY LINE FOR 81.25 FEET; THENCE S.00°27'18"W, FOR 50.30 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S.89°22'43"E, FOR 81.25 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.80 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°04'23" FOR 128.85 FEET; THENCE S.03°41'41"W, FOR 14.58 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 343.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°00'11" FOR 233.80 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 384.00 FEET AND A CENTRAL ANGLE OF 49°32'28" THENCE SOUTHERLY ALONG THE ARC FOR 278.25 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 485.00 FEET AND A CENTRAL ANGLE OF 2°00'06" THENCE SOUTHERLY ALONG THE ARC FOR 204.78 FEET; THENCE S.14°14'57"W, FOR 84.78 FEET; THENCE S.70°45'33"W, FOR 140.00 FEET; THENCE N.14°14'57"W, FOR 84.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 83.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°00'06" FOR 287.32 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 49°32'28" THENCE NORTHERLY ALONG THE ARC FOR 188.11 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 33°00'17" THENCE NORTHERLY ALONG THE ARC FOR 287.14 FEET; THENCE N.00°07'10"E, FOR 135.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 124,132 SQUARE FEET OR 2.85 ACRES, MORE OR LESS.
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)
 BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HANCOCK BRIDGE PARKWAY BEING N.89°22'43"E.

NOTES:
 1. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER SECTION 10 OF SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST AS BEING NORTH 01°06'40" WEST.
 2. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
 3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 4. ABBREVIATIONS
 R = RADIUS, D = DELTA ANGLE, A = ARC LENGTH, T = TANGENT, C = CHORD DISTANCE, C.B. = CHORD BEARING
 P.C.P. = PERMANENT CONTROL POINT, P.O.C. = POINT OF COMMENCEMENT
 R/W = RIGHT-OF-WAY, P.U.E. = PUBLIC UTILITY EASEMENT, L.M.E. = LIKE MAINTENANCE EASEMENT
 U.L.E. = UTILITY EASEMENT, D.E. = DRAINAGE EASEMENT, C.A. = COMMON AREA
 F.P.L. = FLORIDA POWER & LIGHT COMPANY, (D.R.) = NON-RADIAL LINE
 U.T.S. = UNITED TELEPHONE COMPANY, C.E. = COMMON ELEMENT
 P. = PLAT, M. = MEASURED, C. = CALCULATED, O. = DEED
 D.M.P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT, S.F. = SQUARE FEET
 F.M.D. = FOUND, C.M. = CONCRETE MONUMENT, I.D. = IDENTIFICATION
 O.P.C.P. = INDICATES PERMANENT CONTROL POINT
 S.L.R. = SET 5/0" FROM ROD & CAP L.W. 7071
 P.M.L. = PERMANENT REFERENCE MONUMENT
 5. ALL IMPROVEMENTS SHOWN ARE PROPOSED EXCEPT TO THE EXTENT SUCH IMPROVEMENTS HAVE BEEN CERTIFIED AS BEING SUBSTANTIALLY COMPLETE, AND ARE BASED ON THE DEVELOPMENT PLANS PREPARED BY TERRY & ASSOCIATES, INC.

MAP OF BOUNDARY SURVEY OF CARRIAGE HOMES III AT MOODY RIVER ESTATES, BEING PART OF TRACT "C", MOODY RIVER ESTATES AS RECORDED IN PLAT BOOK 79, PAGES 80-87, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 473.02, FLORIDA STATUTES AND CHAPTER 61B17-4, FLORIDA ADMINISTRATIVE CODE, IN THE PRESENCE OF EXISTING RELY UPON THIS SURVEY.

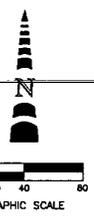
Scott M. Shore
 SCOTT M. SHORE, PROFESSIONAL SURVEYOR AND MAPPER, L.S. 5743, DATE OF SURVEY 12-23-2005

CERTIFICATE OF AUTHORIZATION
 NOT VALID WITHOUT THE SIGNATURE AND THE EXPIRING ASSES SEAL OF A LICENSED SURVEYOR AND MAPPER.
 THIS BOUNDARY SURVEY IS ONLY VALID FOR THE LANDS AT DESCRIBED IN THE CERTIFICATE OF TITLE, ZONING, EASEMENTS AND RIGHTS-OF-WAY.
 ABSTRACT NOT RECORDED.
 ALL IMPROVEMENTS SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT OF CARRIAGE HOMES III AT MOODY RIVER ESTATES IS A CONDOMINIUM CONSISTING OF THE 70 UNITS TOGETHER WITH THE COMMON ELEMENTS OF CONDOMINIUM FOR CARRIAGE HOMES III AT MOODY RIVER ESTATES AND IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON ELEMENTS AND SHOW ANY AND ALL OTHER BEARING LOCATIONS AND APPROPRIATE DIMENSIONS.
 THE CONSTRUCTION OF THIS CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETE.
Scott M. Shore 12-23-2005
 SCOTT M. SHORE DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5743

INSTR # 2005000188482 Page Number: 41 of 81

FILE# 1334252-1.000



THIS INSTRUMENT PREPARED BY:
METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS-PLANNERS
LB# 7071
5245 RAMSEY WAY, SUITE #2
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

COACH HOMES V AT MOODY RIVER ESTATES

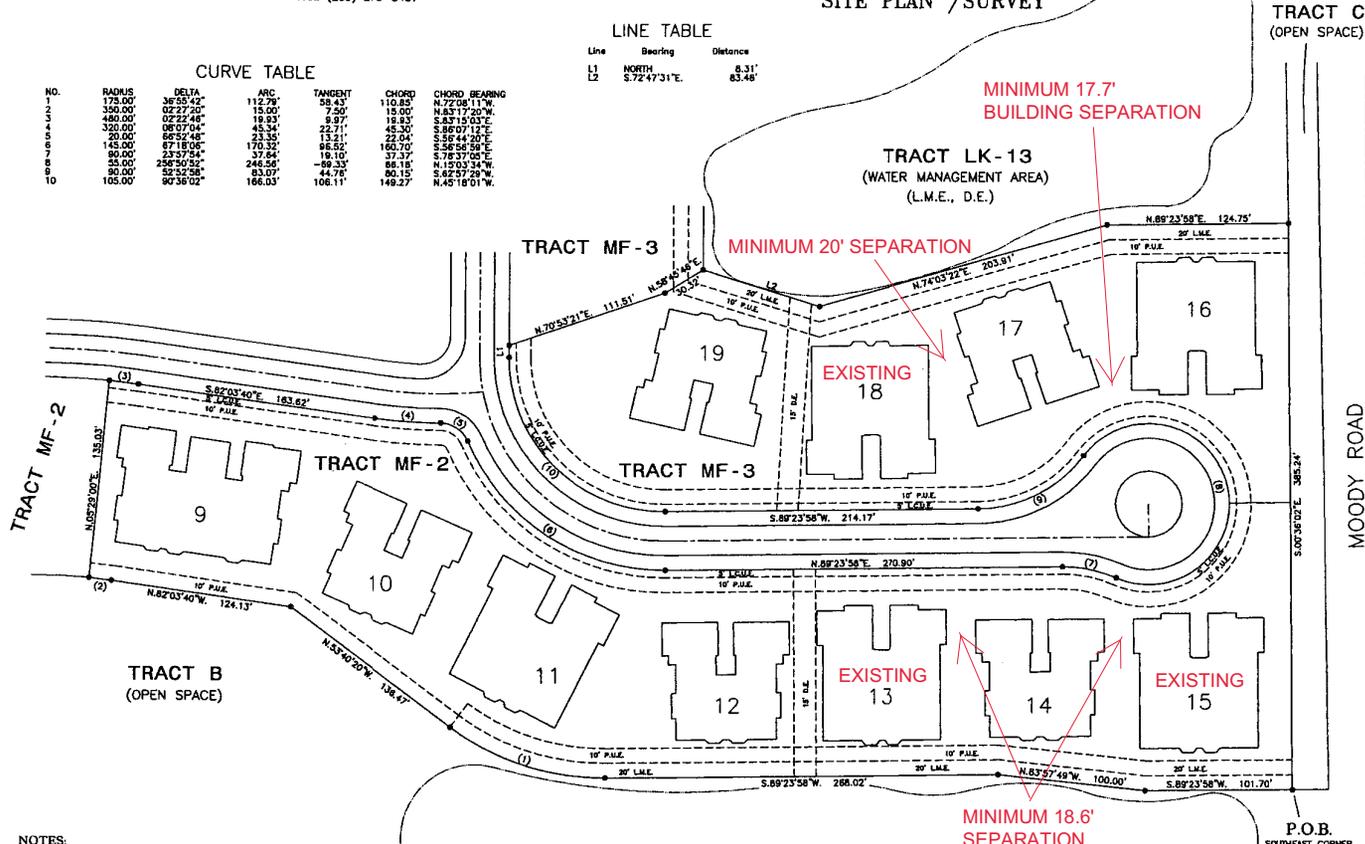
A CONDOMINIUM LYING IN
SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA
SITE PLAN / SURVEY

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	175.00'	36.5542°	112.79'	58.43'	110.85'	N.72°08'11"W
2	350.00'	02°22'46"	15.00'	7.50'	15.00'	N.83°17'20"W
3	480.00'	02°22'46"	18.93'	9.97'	18.93'	S.83°15'03"E
4	320.00'	06°07'04"	18.34'	22.71'	45.30'	S.89°07'12"E
5	20.00'	66°52'48"	23.35'	13.21'	22.04'	S.56°44'20"E
6	143.00'	87°18'18"	16.52'	16.52'	160.70'	S.59°58'58"E
7	80.00'	23°57'54"	37.34'	19.10'	37.37'	S.76°53'28"W
8	35.00'	236°30'52"	246.56'	-89.33'	86.18'	N.15°03'34"W
9	80.00'	52°52'48"	63.07'	44.76'	80.15'	S.82°52'28"W
10	105.00'	90°36'02"	166.03'	106.11'	149.27'	N.45°18'01"W

LINE TABLE

Line	Bearing	Distance
L1	NORTH	8.31'
L2	S.72°47'31"E	83.44'



DESCRIPTION:
COACH HOMES V AT MOODY RIVER ESTATES

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 24 EAST, BEING PART OF TRACT "MF-2" AND "MF-3", MOODY RIVER ESTATES UNIT TWO AS RECORDED IN PLAT BOOK 83, PAGES 14-16, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "MF-2"; THENCE S.89°23'58"W. FOR 101.70 FEET; THENCE N.83°57'49"W. FOR 100.00 FEET; THENCE S.89°23'58"W. FOR 268.02 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°55'42" FOR 112.79 FEET; THENCE N.57°40'20"W. FOR 136.47 FEET; THENCE S.82°23'40"W. FOR 124.13 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°22'46" FOR 15.00 FEET; THENCE N.02°22'46" FOR 15.00 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.05°33'33"W, A RADIAL DISTANCE OF 480.00 FEET; THENCE EASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 02°22'46" FOR 18.93 FEET; THENCE S.82°03'40"E. FOR 163.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°07'04" FOR 45.34 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 66°52'48"; THENCE SOUTHEASTERLY ALONG THE ARC FOR 23.35 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 143.00 FEET AND A CENTRAL ANGLE OF 87°18'18"; THENCE SOUTHEASTERLY ALONG THE ARC FOR 170.32 FEET; THENCE N.89°23'58"E. FOR 270.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°57'54" FOR 37.34 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET AND A CENTRAL ANGLE OF 52°52'48"; THENCE NORTHERLY ALONG THE ARC FOR 246.56 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 52°52'48"; THENCE SOUTHWESTERLY ALONG THE ARC FOR 83.07 FEET; THENCE S.89°23'58"W. FOR 214.17 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°36'02" FOR 166.03 FEET; THENCE NORTH FOR 8.31 FEET; THENCE N.70°53'21"E. FOR 111.51 FEET; THENCE N.58°45'48"E. FOR 30.32 FEET; THENCE S.72°47'31"E. FOR 83.44 FEET; THENCE N.74°03'22"E. FOR 203.91 FEET; THENCE N.89°23'58"E. FOR 124.75 FEET; THENCE S.00°36'02"E. FOR 385.24 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 202,440 SQUARE FEET OR 4.65 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

MAP OF BOUNDARY SURVEY OF COACH HOMES V AT MOODY RIVER ESTATES, BEING PART OF MOODY RIVER ESTATES UNIT TWO, TRACT "MF-2" AND "MF-3", AS RECORDED IN PLAT BOOK 83, PAGES 14 THROUGH 16, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 412.027, FLORIDA STATUTES, AND CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. NO OTHER PERSON OR ENTITY MAY RELY UPON THIS SURVEY.

Scott M. Shore
SCOTT M. SHORE, PROFESSIONAL SURVEYOR AND MAPPER LS# 5743 DATE OF SURVEY 12-13-2005

CERTIFICATE OF AUTHORIZATION # LB-7071
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
ABSTRACT NOT REVIEWED.
ALL IMPROVEMENTS SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF COACH HOMES V AT MOODY RIVER ESTATES CONDOMINIUM CONSISTING OF 58 (58) PAGES TOGETHER WITH THE DECLARATION OF CONDOMINIUM FOR COACH HOMES V AT MOODY RIVER ESTATES ARE IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON ELEMENTS AND EACH UNIT AND THEIR RELATIVE LOCATIONS AND APPROXIMATE DIMENSIONS.
THE CONSTRUCTION OF THIS CONDOMINIUM IS NOT SUBSTANTIALLY COMPLETE.
Scott M. Shore
SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5743 DATE SIGNED 12-16-2005

- NOTES:**
- BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOODY BOULEVARD BEING N.57°48'18"E.
 - UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
 - DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - ABBREVIATIONS
R = RADIUS, D = DELTA ANGLE, A = ARC LENGTH, T = TANGENT, C = CHORD DISTANCE, C.B. = CHORD BEARING, P.C.P. = PERMANENT CONTROL POINT, P.O.B. = POINT OF BEGINNING, P.R.M. = PERMANENT REFERENCE MONUMENT, P.O.C. = POINT OF COMMENCEMENT, R/W = RIGHT-OF-WAY, P.U.E. = PUBLIC UTILITY EASEMENT, U.E. = UTILITY EASEMENT, D.E. = DRAINAGE EASEMENT, F.P.L. = FLORIDA POWER & LIGHT COMPANY, (NR) = NON-RADIAL LINE, U.T.S. = UNITED TELEPHONE COMPANY, C.E. = COMMON ELEMENT, P. = PLAT, M. = MEASURED, C. = CALCULATED, D. = DEDD, D.&P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT, S.F. = SQUARE FEET, FND. = FOUND, C.M. = CONCRETE MONUMENT, ID. = IDENTIFICATION
⊙ P.C.P. = INDICATES PERMANENT CONTROL POINT
● F.I.R. = FOUND IRON ROD
■ P.R.M. = PERMANENT REFERENCE MONUMENT
 - ALL IMPROVEMENTS SHOWN ARE PROPOSED EXCEPT TO THE EXTENT SUCH IMPROVEMENTS HAVE BEEN CERTIFIED AS BEING SUBSTANTIALLY COMPLETE, AND ARE BASED ON THE SITE DEVELOPMENT PLANS PREPARED BY HEDT & ASSOCIATES, INC.

STACY ELLIS HEWITT, AICP



Planning Director



Stacy has extensive knowledge of planning and permitting with over 30 years of experience in land planning, civil engineering, and land development. She has been responsible for comprehensive plan amendments, rezonings, zoning amendments, planned developments, variances, special exceptions, conditional uses, and the associated development permitting of various projects, including residential, commercial and mixed-use, industrial and office parks, RV parks, and assisted living facilities. Stacy is experienced in dealing with the local development agencies and representing clients before various government boards and public groups for hearings or public meetings in various jurisdictions including Lee County, the Village of Estero, City of Bonita Springs, City of Cape Coral, City of Fort Myers, City of Labelle and the Town of Fort Myers Beach.

EDUCATION

Edison Community College

PROFESSIONAL REGISTRATION

American Institute of Certified Planners, AICP Certification #022886 (Since 2009)

COMMUNITY INVOLVEMENT

American Planning Association
Volunteer at Miles of Smiles Foundation

SELECTED PROJECT EXPERIENCE



Grand Bay MPD

46± acre Mixed-Use Planned Development
Comprehensive Plan Map and Text Amendments
Zoning, Bonus Density
Public Hearings
Site Preservation

Diplomat North RPD Amendment

35± acre Residential Planned Development
Community Engagement
Public Hearings
Zoning Entitlements

Island Storage Suites

9± acre Industrial Planned Development
Public Hearings
Zoning Entitlements

Palm Pointe Shoppes MPD

20± acre Mixed-Use Planned Development
Zoning Entitlements
Public Hearings

Brightwater RPD Amendment

741± acre Residential & Public Development
Coordination of Public Input
Public Hearings
Zoning Entitlements

Owl Creek RPD

343± acre Residential Planned Development
Community Engagement
Public Hearings
Comprehensive Plan Map and Text Amendments
Zoning Entitlements

ON A PERSONAL NOTE

One of Stacy's many hobbies include volunteering with her family and others at a local ranch that provides Equine Assisted Psychotherapy (EAP) and mental health services for veterans and underprivileged children.