



D.O. FILE FOR

CASE #: ADD 2006-00220

Keith, Ruth

From: Keith, Ruth
Sent: Friday, December 08, 2006 2:25 PM
To: Dan Johnson (dan.johnson@tkwonline.com); Binoy (binoy@tkwonline.com)
Subject: ADD2006-00220 Buckingham 345

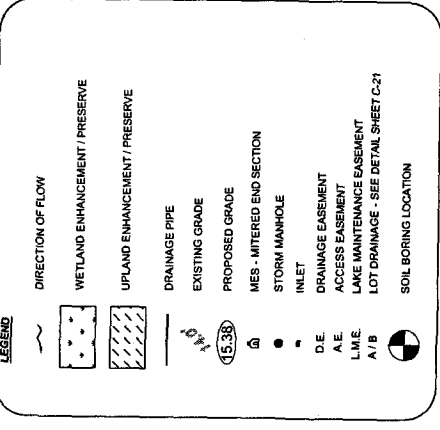
The Development Services Division has reviewed your letter and application dated November 22, 2006 to the referenced Deviation for **Buckingham 345**, and found the following:

LDC Chapter 10 Deviation is not a proper avenue for your application, and cannot be approved by Development Services at this time. The appropriate submittal procedure would be an Administrative Amendment to the Planned Development. If you have questions, please let me know.

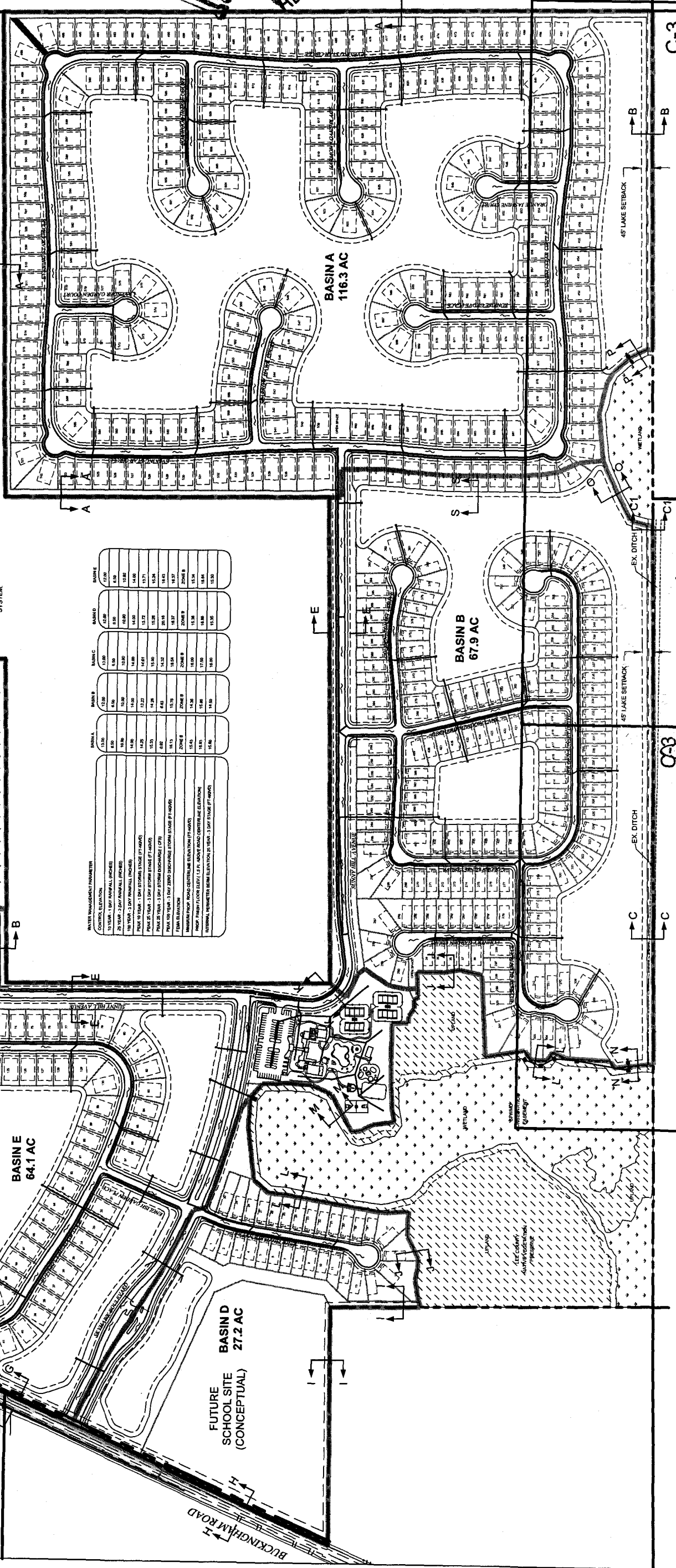
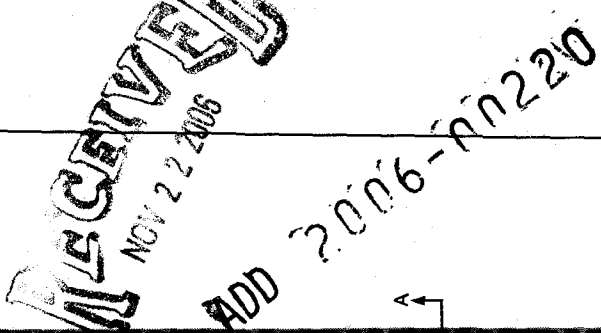
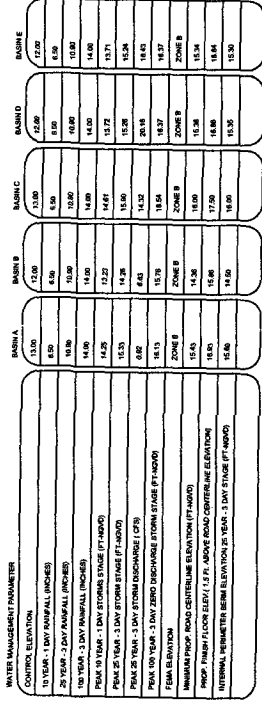
Ruth Keith

Lee County
Department of Community Development
Development Services Division
rkeith@leegov.com
239-479-8440 Ph
239-479-8341 Fax

12/8/2006



1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
2. THE SITE CAN BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOODS OR OTHER SUCH OTHER FOUNDATION CONDITIONS SUBJECT TO SUBSURFACE SOIL EXPLORATION AND DESIGN OF EACH STRUCTURE BY AN ARCHITECT OR GEOTECHNICAL ENGINEER.
3. THE CONTRACTOR SHALL RETAIN ON SITE, AT ALL TIMES, COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
4. THE CONTRACTOR SHALL IMMEDIATELY REPORT ALL FILL CHANGES TO THE ENGINEER AND OWNER.
5. THERE ARE NO POTENTIAL IMPACTS TO GROUND AND SURFACE WATERS, WETLANDS OR FLOOD PLAIN/SHRINE AREAS ANTICIPATED DUE TO CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
7. THE NATIONAL GEODETIC VERTICAL DATUM (NOVD) OF 1929 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
9. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFRESHED BY THE CONTRACTOR.
10. CONTRACTOR TO UTILIZE DESIGNATED CONSTRUCTION ENTRANCES FOR EMPLOYEES AND DELIVERY OF MATERIALS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND FILING A NOTICE OF INTENT AND SURETY PLAN WITH BOTH THE D.E.P. AND LEE COUNTY DEVELOPMENT SERVICES DIVISION AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.
12. THE BUCKINGHAM HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE ONSITE STORM WATER MANAGEMENT SYSTEM.
13. UNIMPAVED FLOOR ELEVATIONS SHALL BE THE BUCKINGHAM HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE ONSITE STORM WATER MANAGEMENT SYSTEM.

[illegible]

NARRATIVE

The deviation requested is for Buckingham 345, a residential subdivision project involving construction of 690 single family dwelling units on a 345 acre property. The parcel is located on Buckingham road in Lee County, Florida.

The deviation requested is for proposed Lake 7 & 8 which lies to the south of the property. The requested setback is 45' in lieu of the required 50' of water excavation setback from adjacent property pursuant to LDC 10-329(d) (1) a.3. The proposed alternative is no less consistent with the health, safety and welfare of the abutting landowners and the general public. Extensive landscaping is proposed along the setbacks per the approved rezoning and master concept plan, based on sound engineering practices.

The granting of the deviation is not inconsistent with any specific policy directive of the Board of County Commissioners or any other ordinance. An Environmental Resource Permit (ERP) from South Florida Water Management District is already obtained for the project. Also a DO is being sought from Lee County and the application is in review.

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November 22, 2006

Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33902

RE: Buckingham 345
Sec. 33, T35S, R26E
TKW Job No. 03783.00

Dear Sir/ Madam:

We are submitting information as required for an Administrative Deviation from Chapter 10 of the LDC for Buckingham 345 project located in Lee County. The project involves construction of 690 single family dwelling units on a 345 acre site within the Parcel located on Buckingham Road in Lee County, Florida.

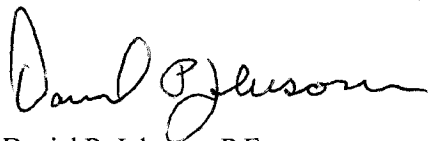
This deviation is requested for Lake 7 & 8 which lies on the south of the property. The deviation is from the required water excavation setback from adjacent property under separate ownership pursuant to LDC 10-329(d) (1) a.3. The provided setback is 45' in lieu of the required 50'. An Environmental Resource Permit (ERP) from South Florida Water Management District is already obtained for the project. Also a DO is being sought from Lee County and the application is in review.

Please refer to attached plans/ application for details.

Please do not hesitate to call with questions or for further assistance at 239-278-1992.

Sincerely,

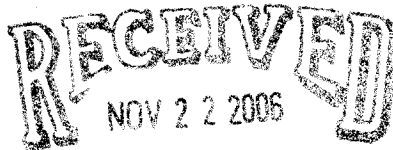
TKW CONSULTING ENGINEERS, INC.



Daniel P. Johnson, P.E.
Civil Engineering Manager

tec/File

Cc: GL Homes, Alan Fant



ADD 2006-00220

APPLICATION FOR ADMINISTRATIVE ACTION
FOR UNINCORPORATED AREAS ONLY

APPLICATION FOR ADMINISTRATIVE ACTION
FOR UNINCORPORATED AREAS ONLY

Applicant's Name: Lee County Homes Associates I, LLLP

Project Name: Buckingham 345

STRAP Number(s): 33-43-26-00-00004.0000

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TYPE OF ADMINISTRATIVE APPLICATION:

PERMIT COUNTER

- ☐ Administrative Variance (attach Supplement A)
☐ Commercial Lot Split (attach Supplement B)
☐ Consumption On Premises (attach Supplement C)
☐ Minimum Use Determination (attach Supplement D)
☐ LCLDC, Zoning District Boundaries, or Ordinance Interpretation (attach Supplement E)
☐ Relief for Designated Historic Resources (attach Supplement F)
☐ Relief for Easement Encroachment (attach Supplement G)
☐ Administrative Amendment to PUD or PD (attach Supplement H)
☐ Final Plan Approval for PD per Resolution: # _____ (attach Supplement H)
☒ Administrative Deviation from LCLDC Chapter 10, Section 10-104 (attach Supplement I)
☐ Placement of Model Home/Unit or Model Display Center (attach Supplement J)
☐ Dock & Shoreline Structures (attach Supplement K)
☐ Wireless Communication Facility Shared Use Plan Agreement (attach Supplement M)

Is this project located in the Estero Planning Community? ☐ YES ☒ NO

*If YES, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens.

STAFF USE ONLY

Case Number:

ADD 2006-00220

Commission District:

5

Current Zoning:

RPD

Fee Amount:

\$400

Land Use Classification:

Outlying Suburban

Intake by:

VER

Planning Community:

Fort Myers Shores

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585

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PART 1
APPLICANT/AGENT INFORMATION

A. Name of applicant: Lee County Homes Associates I, LLLP by Lee County Homes I Corporation its General Partner c/o: Richard Norwalk of William Fenno

Address: Street : 1600 Sawgrass Corporate Parkway, Suite 300

City: Sunrise State: FL Zip: 33323

Phone: Area Code: 954 Number: 753-1730 Ext: -n/a-

Fax: Area Code: 954 Number: 575-5387

E-mail address: Bill.Fenno@glhomes.com

B. Relationship of Applicant to owner (check one):

Applicant (including an individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.]

Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2. (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) [34-202(b)(1)c.]

☒ Applicant has been authorized by the owner(s) to represent them for this action.

Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2. (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.) [34-202(b)(1)c.]

Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2. [34-202(b)(1)c.] (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.)

C. Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

C.1. Company Name: TKW Consulting Engineers, Inc.

Contact Person: Daniel P. Johnson, P.E.

Address: Street : 5621 Banner Drive

City: Fort Myers State: FL Zip: 33912

Phone: Area Code: 239 Number: 278-1992 Ext: -n/a-

Fax: Area Code: 239 Number: 278-0922

E-mail address: dan.johnson@tkwonline.com

C.2. ☒ Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as Exhibit AA-1.C.2. [34-202(b)(1)c.]

PART 2
PROPERTY OWNERSHIP

Is this request specific to a particular tract of land? _____ NO ___X___ YES. If the answer is YES, please complete the following items.

A. **Property Ownership:** **Single owner (individual or husband & wife only)** [34-201(a)(1)a.1.]

A.1. **Name:** -N/A-

Mailing Address: Street: _____

City: _____ State: _____ Zip: _____

Phone: Area Code: _____ Number: _____ Ext: _____

Fax: Area Code: _____ Number: _____

E-mail: _____

B. **Property Ownership: Multiple owners (Corporation, partnership, trust, association)** [34-201(a)(1)].

B.1. X **Disclosure of (Ownership) Interests Form is attached as Exhibit AA-2.B.1.** [34-201(b)2]

C. **Multiple parcels**

C.1. _____ **Property owners list is attached as Exhibit AA-2.C.1.** [34-202(a)(5)]

C.2. _____ **Property owners' map is attached as Exhibit AA-2.C.2.** [34-202(a)(5)]

D. **Date property was acquired by present owner(s):** 06/09/2003

**PART 3
PROPERTY INFORMATION**

Is this request specific to a particular tract of land? _____ NO X YES. If the answer is YES, please complete the following items.

A. **STRAP Number(s):** 33-43-26-00-00004.000

B. **Street Address of Property:** 3621 Buckingham Road. Fort Myers, FL

C. **Legal Description**

X **Legal description (on 8 1/2" by 11" paper) is attached as Exhibit AA-3.C.1.** [34-202(a)(1)]

X **Sealed sketch of the legal description is attached as Exhibit AA-3.C.2.** [34-202(a)(1)]

_____ **Electronic version of the legal description is attached as Exhibit AA-3.C.3.**

D. **Boundary Survey**

X **A Boundary survey, tied to the state plane coordinate system, is attached as Exhibit AA-3.D.1.**
[34-202(a)(2)]

_____ **The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as Exhibit AA-3.D.2.** [34-202(a)(2)]

E. **Planning Community:** Caloosahatchee Shores

**PART 5
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. PLEASE NOTE THAT THE THREE (3) SETS OF REQUIRED SUBMITTAL AND SUPPLEMENTAL FORMS MUST BE SUBMITTED IN SETS OF THREE. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	Exhibit Number	SUBMITTAL ITEMS
3 ✓	✓	Completed application for Administrative Action
1 ✓	✓	Filing Fee - [34-202(a)(9)]
Copies Required*	SUP Number	SUPPLEMENTAL FORMS (select applicable request/form)
3	SUP A	Administrative Variance request
3	SUP B	Commercial Lot Split request
3	SUP C	Consumption On Premises request
3	SUP D	Minimum Use Determination request
3	SUP E	Ordinance Interpretation request
3	SUP F	Relief for Designated Historic Resources request
3	SUP G	Easement Encroachment request
3	SUP H	Administrative Amendment to a PUD or Planned Development request
3	SUP H	Final Plan Approval for a Planned Development request
✓ 3	✓ SUP I	Administrative Deviation from Chapter 10 of the LDC request
3	SUP J	Placement of Model Home/Unit or Model Display Center request
3	SUP K	Dock & Shoreline Structure request
3	SUP M	Wireless Communication Facility Shared Use Plan Agreement
Copies Required*	Exhibit Number	ADDITIONAL SUBMITTAL ITEMS
✓ 3 ✓	✓ AA-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
✓ 3 ✓	✓ AA-1.C.2	Additional Agents [34-202(b)(1)c.]
✓ 3 ✓	✓ AA-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
3	AA-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
3	AA-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
3 ✓	✓ AA-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
✓ 3 ✓	✓ AA-3.C.1	Legal Description [34-202(a)(1)]
✓ 3 ✓	✓ AA-3.C.2	Sealed Sketch of the Legal Description [34-202(a)(1)]
1	AA-3.C.2	Electronic version of legal description (if available)
✓ 3 ✓	✓ AA-3.D.1	Boundary Survey (tied to State Plane Coordinate System) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications and for all properties of 10 acres or more [34-373(a)(4)a.]}
3	AA-3.D.2	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
✓ 3 ✓	✓ AA-3.F	Area Location Map on 8-1/2" by 11" paper pursuant to LCLDC Section 34-202(a)(4).

* At least one copy must be an original.

PART 1 AFFIDAVIT A2
(EXHIBIT AA-1.B.2)

AFFIDAVIT FOR ADMINISTRATIVE ACTION
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, William Fenno as Authorized Signatory of Lee County Homes Associates I, LLLP by Lee County Homes I Corporation its general partner, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Lee County Homes Associates I, LLLP
*Name of Entity (corporation, partnership, LLP, LC, etc)

William Fenno
Signature

William Fenno, P.E.
(Type or printed name)

Director of Land Development
(Title of signatory)

STATE OF Florida
COUNTY OF Lee



The foregoing instrument was sworn to (or affirmed) and subscribed before me this November 7, 2006 (date) by William M Fenno (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

William Fenno
Signature of person taking oath or affirmation

WILLIAM M. FENNO
Name typed, printed or stamped

DIRECTOR OF LAND DEVELOPMENT
Title or rank

Serial number, if any

*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

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**EXHIBIT AA-2.B.1
DISCLOSURE OF INTEREST FORM FOR:**

STRAP NO. 33-43-26-00-00004.0000 **CASE NO.** DCI964568, 99-10-090.03Z, ADD2003-0067

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
Lee County Homes I Corporation 1401 University Drive, Suite 200 Coral Springs, FL 33071	1%
G.L. Homes Limited Corporation 1401 University Drive, Suite 200 Coral Springs, FL 33071	99%

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5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustees, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____

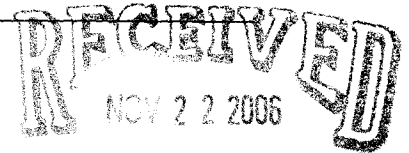
William Fenno

(Applicant)

William Fenno, as Authorized Signatory of Lee County Homes Assoc I, LLLP by Lee County Homes I Corp. its
general partner

(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE



The foregoing instrument was acknowledged before me this

17th day of November 20 06

by William M Fenno

who is personally known to me or who has produced

as identification.

Rachael L. Morgan

Signature of Notary Public

Rachael L. Morgan

Printed Name of Notary Public



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**EXHIBIT AA-1.C.2
ADDITIONAL AGENTS**

Company Name: Roetzel & Andress

Contact Person: Ms. Beverly Grady Esq.

Address: Street : 2320 First Street, Suite 1000

City: Fort Myers State: FL Zip: 33901

Phone: Area Code: 239 Number: 338-4207 Ext:

Fax: Area Code: 239 Number: 337-0970

E-mail address: bgrady@ralaw.com

Company Name:

Contact Person:

Address: Street :

City: State: Zip:

Phone: Area Code: Number: Ext:

Fax: Area Code: Number:

E-mail address:

Company Name:

Contact Person:

Address: Street :

City: State: Zip:

Phone: Area Code: Number: Ext:

Fax: Area Code: Number:

E-mail address:

Company Name:

Contact Person:

Address: Street :

City: State: Zip:

Phone: Area Code: Number: Ext:

Fax: Area Code: Number:

E-mail address:



**ADMINISTRATIVE ACTION REQUEST
SUPPLEMENT I
FOR UNINCORPORATED AREAS ONLY**

**ADMINISTRATIVE DEVIATION FROM
CHAPTER 10, per LCLDC SECTION 10-104**

Case Number: _____
Project Name: Buckingham 345
Applicant's Name: Lee County Homes Associates I, LLLP
STRAP Number(s): 33-43-26-00-00004.0000

If the request is for an administrative deviation from Chapter 10 (Development Standards), Section 10-104 of the Lee County Land Development Code, please submit the "Application for Administrative Action" form for unincorporated areas and Supplement I including the following:

**PART 1.
ADDITIONAL PROPERTY INFORMATION**

A. **PRESENT USE OF THE SUBJECT PROPERTY** (briefly describe): Agricultural

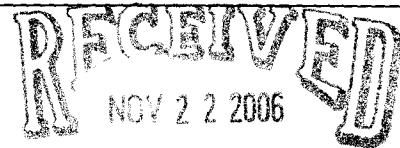
B. **CURRENT USE OF THE ADJACENT PROPERTIES** (briefly describe):

North: Single Family Residential (Portico)

East: Single Family Residential (Portico)

South: Agricultural with a drainage ditch running partially along the property line and wetlands

West: Buckingham Road



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**PART 2.
ACTION REQUESTED**

A. BACKGROUND INFORMATION:

1. _____ **PUBLIC HEARINGS:** Has a public hearing for any purpose been held regarding the subject property within the last 12 months? X NO YES

_____ **If YES**, please provide the following information regarding the hearing:

- a) **Name of Applicant:** _____
- b) **Date of Hearing:** _____
- c) **Case Number:** _____
- d) **Type of Request:** _____
- e) **Result/Disposition of Hearing:** _____

2. _____ **LOCAL DEVELOPMENT ORDERS:** Has an application for a Development Order been filed with Lee County Department of Community Development ? NO X YES.

_____ **If YES**, please provide the following information:

- a) **Name of Applicant:** Lee County Homes Associates I, LLLP
- b) **Lee County DOS Application Number:** DOS2006-0078
- c) **Current status of the Development Order application:** In Review

B. SPECIFIC REQUEST: Indicate the Section(s) of Lee County Land Development Code from which the administrative deviation approval is sought [please check the appropriate selection(s)]:

- | | |
|--|---|
| _____ 10-283 (access streets) | _____ 10-285 (intersection separations) |
| _____ 10-296(g) (horizontal curves) | _____ 10-296(j) (intersection designs) |
| _____ 10-296(k) (cul-de-sacs) | _____ 10-296, Table 2 (ROW widths - County maintained streets) |
| _____ 10-296, Table 3 (ROW widths - private streets) | _____ 10-296, Table 4 Items (2)--(7) and (13) (road specifications) |
| _____ 10-322 (swale sections) | <u> X </u> 10-329(d)(1)a.2.&a.3 (Water excavation setbacks) |
| _____ 10-352 (public water) | _____ 10-353 (public sewer) |
| _____ 10-385(c) (water mains) | _____ 10-415(b)(5) (Indigenous native vegetation) |
| _____ 10-416(c) Landscaping of parking and vehicle use areas | _____ 10-441 (mass transit facilities) |
| | _____ 10-610(a) Parking angle |

PART 3.

ADDITIONAL SUBMITTAL REQUIREMENTS
Please submit the following:

- A. **WRITTEN NARRATIVE STATEMENT:** A written narrative statement explaining the proposed request and why the administrative deviation is needed (See explanatory notes for required contents of written statement). [10-104(c)(3)] Label as **Exhibit I-3.A.**

- B. **PLANS:** One (1) copy of full size plan (24" x 36") (Label as **Exhibit I-3.B.1.**) and six (6) reduced size copies (11" x 17" maximum - two originals required) (Label as **Exhibit I-3.B.2.**), both signed, sealed and dated by a registered professional engineer, that accurately reflect the applicant's alternative proposal {not required for deviations requested from LCLDC Sections 10-415(b)(5) or 10-416(c); see PART 3.C below}. **[10-104(c)(2)]**
- C. **PLANS FOR INDIGENOUS OPEN SPACE AND PARKING LOT LANDSCAPING DEVIATIONS:** (for deviations requested from LCLDC Section 10-415(b)(3) and Section 10-416(c)): One (1) copy of full size plan (24" x 36") (Label as **Exhibit I-3.C.1**) and six (6) reduced size copies 11" x 17" maximum - two originals required) (Label as **Exhibit I-3.C.2.**), both signed, sealed and dated by a registered landscape architect, that accurately reflect the applicant's alternative proposal. **[10-104(c)(2)]**
- D. **OTHER REQUESTED DOCUMENTATION:** Any other materials and/or calculations requested by the Director of Development Services to aid in the decision. **[10-104(c)(4)]** Label as **Exhibit I-3.D.**

PART 4. SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH SUBMITTAL ITEM/EXHIBIT IS INDICATED BELOW. PLEASE NOTE THAT THIS SUPPLEMENT NEEDS TO BE ACCOMPANIED BY THE APPLICATION FOR ADMINISTRATIVE ACTION. COPIES OF BOTH OF THESE APPLICATIONS SHOULD BE SUBMITTED TOGETHER IN SETS OF THREE ALONG WITH ALL OTHER REQUIRED DOCUMENTATION.

Copies Required*	Exhibit Number	SUBMITTAL ITEMS	
3 ✓		Completed Application for Administrative Action Form [34-201(b); 10-104]	✓
1 ✓		Filing Fee - [34-202(a)(9); 10-108(a)]	✓
3 ✓	SUP I	Administrative Deviation from Chapter 10 of the LDC request Supplement Form	✓
3 ✓	I-3.A	Written Narrative Statement explaining the proposed deviation and why it is needed	
1 ✓	I-3.B.1	Plan(s) (24" X 36" size) by a registered Professional Engineer that accurately reflect the applicant's alternative proposal for deviation (not required for Indigenous Open Space or Parking Lot Landscaping deviations, see below)	✓
3 ✓	I-3.B.2	Reduced Size Plan(s) (11" X 17" maximum size - two originals required) by a registered Professional Engineer that accurately reflect the applicant's alternative proposal for deviation (not required for Indigenous Open Space or Parking Lot Landscaping deviations, see below)	✓
3	I-3.B.4	Other Requested Documentation (as may be required)	
		FOR INDIGENOUS OPEN SPACE AND PARKING LOT LANDSCAPING DEVIATION APPLICATIONS [LCLDC Section 10-415(b)(5) & 10-416(c)]	
1	I-3.C.1	Plan(s) (24" X 36" size) signed and sealed by a registered Landscape Architect that accurately reflect the applicant's alternative proposal for deviation	
3	I-3.C.2	Reduced Size Plan(s) (11" X 17" maximum size - 2 originals required) signed and sealed by a registered Landscape Architect that accurately reflect the applicant's alternative proposal for deviation	

* At least one copy must be an original

Spatial District Query Report

STRAP Number: 33-43-26-00-00004.0000

District Name	District Value		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone			NOT FOUND	
Airspace Notification			NOT FOUND	
Census Tract	Tract ID	402.01		
Coastal Building Zone			NOT FOUND	
Coastal High Hazard Area			NOT FOUND	
Fire District	Fire District Taxing Authority	Ft Myers Shores		
Flood Insurance Zone	Flood Zone	B	96.63%	
	Flood Zone	A6-EL12	2.04%	1
	Flood Zone	A6-EL13	1.33%	1
FIRM Floodway			NOT FOUND	
Flood Insurance Panel	Community	125124		
	Panel	0250		
	Version	B		
	Date	091984		
DNR Flood Zones			NOT FOUND	
Flood Insurance Coastal Barrier			NOT FOUND	
Lighting District			NOT FOUND	
Planning Community	ID	4		
	Plan Community	Fort Myers Shores		
Planning Land Use 2010	Landuse	Outlying Suburban		
Sanibel/County Agreement			NOT FOUND	
School Board District	District	5		
	School Board Member	Elinor Scricca, Ph.D.		
School Choice Zone	Choice Zones	East Zone		
	Choice Zones	East Zone 2		
Solid Waste District	District Area	Area 4		
Storm Surge	Category	3	97.7%	
	Category	2	2.3%	1
Subdivisions	Subdivision No.	04442601	0.1%	1
	Subdivision Name	RANCO EIGHTY		
	Book Page 1	OR 891/305		
	Book Page 2			
	Book Page 3			
Traffic Analysis Zone				
Archaeological Sensitivity			NOT FOUND	
Sea Turtle Lighting Zone			NOT FOUND	
Watersheds	Shed ID	Olga	99.95%	
	Shed ID	Orange River	0.05%	1
FLUCCS1995	Code	215	89.44%	
	Landuse	Field crops		
	Code	624	5.61%	1
	Landuse	Cypress - pine - cabbage palm		

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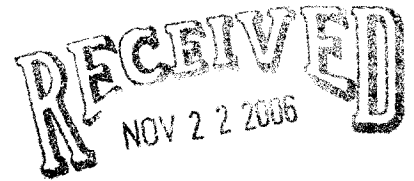
	Code	6172	2.51%	<u>1</u>
	Landuse	Mixed wetland hardwoods - mixed shrubs		
	Code	194	1.38%	<u>1</u>
	Landuse	Other open land		
	Code	211	0.64%	<u>1</u>
	Landuse	Improved pastures		
	Code	111	0.35%	<u>1</u>
	Landuse	Fixed Single Family Units		
	Code	630	0.05%	<u>1</u>
	Landuse	Wetland Forested Mixed		
	Code	411	0.02%	<u>1</u>
	Landuse	Pine flatwoods		
Vegetation Permit Required		NOT FOUND		
Soil	Map Symbol	28	47.91%	
	Soil Name	IMMOKALEE SAND		
	Map Symbol	33	34.11%	
	Soil Name	OLDSMAR SAND		
	Map Symbol	13	6.79%	
	Soil Name	BOCA FINE SAND		
	Map Symbol	45	4.86%	<u>1 2</u>
	Soil Name	COPELAND SANDY LOAM, DEPRESSIONAL		
	Map Symbol	14	2.72%	<u>1 2</u>
	Soil Name	VALKARIA FINE SAND		
	Map Symbol	34	2.41%	<u>1 2</u>
	Soil Name	MALABAR FINE SAND		
	Map Symbol	49	0.76%	<u>1 2</u>
	Soil Name	FELDA FINE SAND, DEPRESSIONAL		
	Map Symbol	44	0.42%	<u>1 2</u>
	Soil Name	MALABAR FINE SAND, DEPRESSIONAL		
Panther Habitat		NOT FOUND		
Eagle Nesting Site Buffer		NOT FOUND		
Commissioner District	District Commissioner	5 John Albion		
Unincorporated Lee County Zoning	Zoning Designation	RPD	99.03%	<u>Zoning Notes</u>
	Zoning Designation	AG-2	0.17%	<u>1</u>
Development Orders	Development Order Status Wet Season Water Table	DOS2005-00255	99.1%	
	Development Order Status Wet Season Water Table	DOS2006-00078	98.24%	
	Development Order	DOS2004-00352	1.21%	<u>1</u>

	Status Wet Season Water Table			
	Development Order Status Wet Season Water Table	DOS2005-00369	0.03%	<u>1</u>
Road Impact Fee Districts	District Tidemark ID Name	53 53 CENTRAL		
Water Franchise	Franchise Name	Lee County Utilities		
Wastewater Franchise	Franchise Name	Lee County Utilities	99.98%	
	Franchise Name	Florida Governmental Utility Authority	0.02%	<u>1</u>
Res. Garbage Collection Day	Hauling Day	Thursday		
Res. Recycling Collection Day	Hauling Day	Thursday		
Res. Horticulture Collection Day	Hauling Day	Wednesday		

[Modify Report Settings]

Note	Details
1	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.
2	Contact DEP (239) 332-6975 for wetland determination

Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation.
All information subject to change without notice.



5621 BANNER DRIVE • FORT MYERS, FLORIDA 33912
(239) 278-1992 • FAX (239) 278-0922 • E-MAIL info@tkwonline.com

LETTER OF TRANSMITTAL

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To: Lee County Community Development 1500 Monroe Street Fort Myers, FL 33902	Date: 11-22-06
	Attn:
	Project: Buckingham 345
	Job No.: 03783.00

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
3	11/17/06		Application for Administrative Action
3	11/22/06		Signed/Sealed plans (24x36)
3	11/22/06		Signed/Sealed plans (11x17)
3	01/14/05		Legal Description & Sketch
3	02/15/06		Signed/Sealed Boundary Survey
3	11/22/06		Location Map
3	11/17/06		Application Supplement I
3	11/22/06		Narrative

THESE ARE TRANSMITTED as marked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 20 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO TKW File, GL Homes

SIGNED: Daniel P. Johnson, P.E.

RECEIVED BY: Hand Delivered by Teri 11/22/06
/tec

If enclosures are not as noted, kindly notify us at once

LEGAL DESCRIPTION

BUCKINGHAM 345

A PARCEL OF LAND LOCATED IN SECTIONS 32 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 89°06'45" W, ALONG THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,647.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE RUN S 89°06'35" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,647.40 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE RUN N 00°56'26" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,329.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 89°35'38" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 978.47 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, A 60 FOOT RIGHT-OF-WAY; THENCE RUN N 24°23'58" E, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, FOR A DISTANCE OF 2,286.09 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°56'26" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 80.68 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°04'22" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,498.70 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 00°46'36" W, ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 662.58 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°09'14" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,167.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°38'54" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,321.87 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 88°59'29" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,330.50 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°47'40" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,331.24 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°03'02" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE

(Page 1 of 2)

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(continued)

SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,327.10 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°03'03" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 661.05 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN N 00°41'05" W, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,333.31 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN N 88°59'29" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,980.63 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE RUN S 00°47'37" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,670.83 FEET TO THE POINT OF BEGINNING, CONTAINING 344.882 ACRES, MORE OR LESS.

TKW CONSULTING ENGINEERS, INC.

SIGNED:

Eric V. Sandoval

DATE:

1-14-05

ERIC V. SANDOVAL P.S.M

STATE OF FLORIDA # 5223

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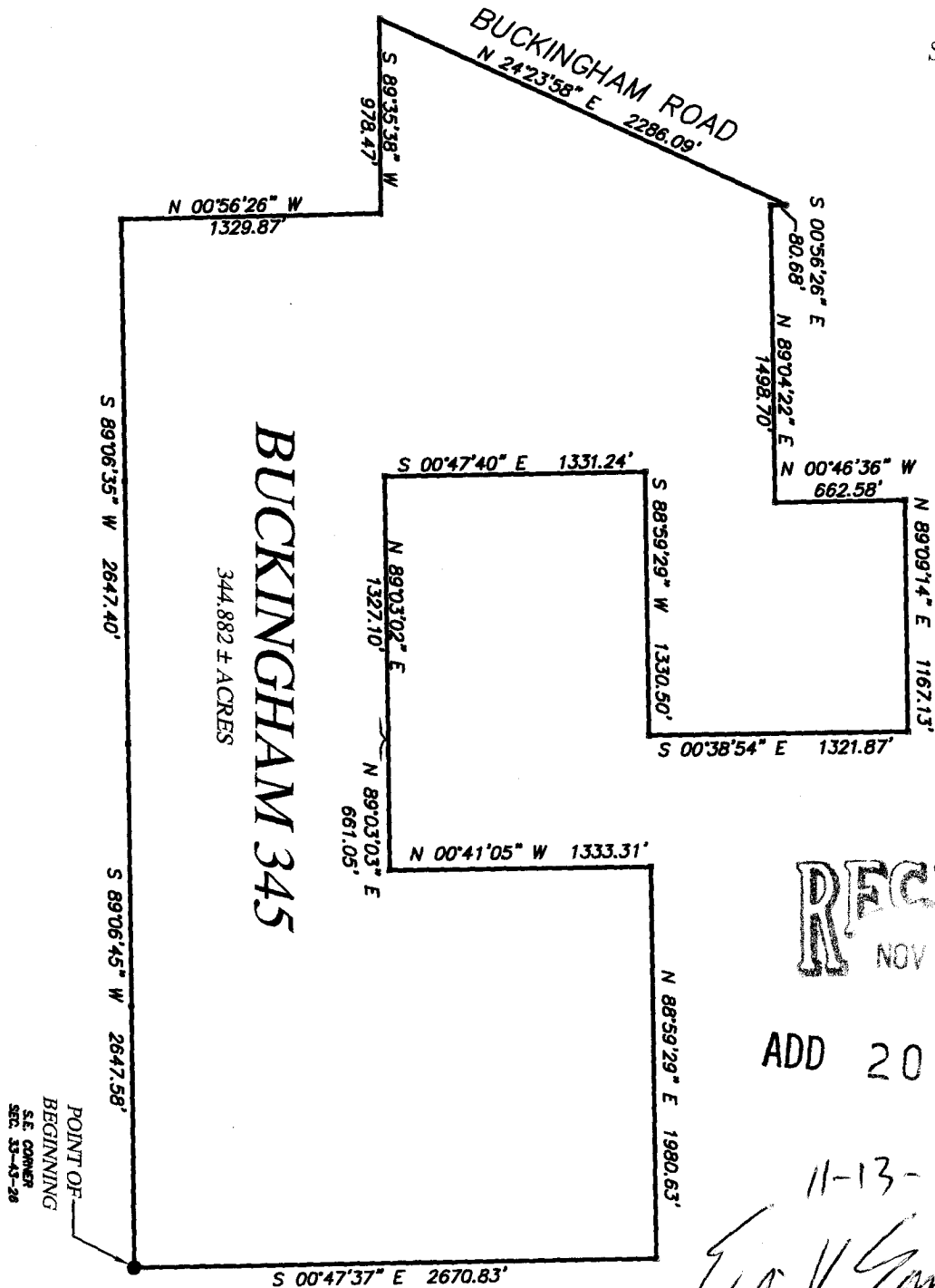
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SCALE: 1" = 800'



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11-13-06

E. V. Gaudreault
P.S.M. # 5223

* THIS IS NOT A SURVEY *

TKW
CONSULTING ENGINEERS, INC.
environmental-civil-structural-survey

6621 Banner Drive
Fort Myers, Florida 33912
(239) 278-1992 • FAX (239) 278-0922
E-MAIL tkw@tkwonline.com
Certification # 734

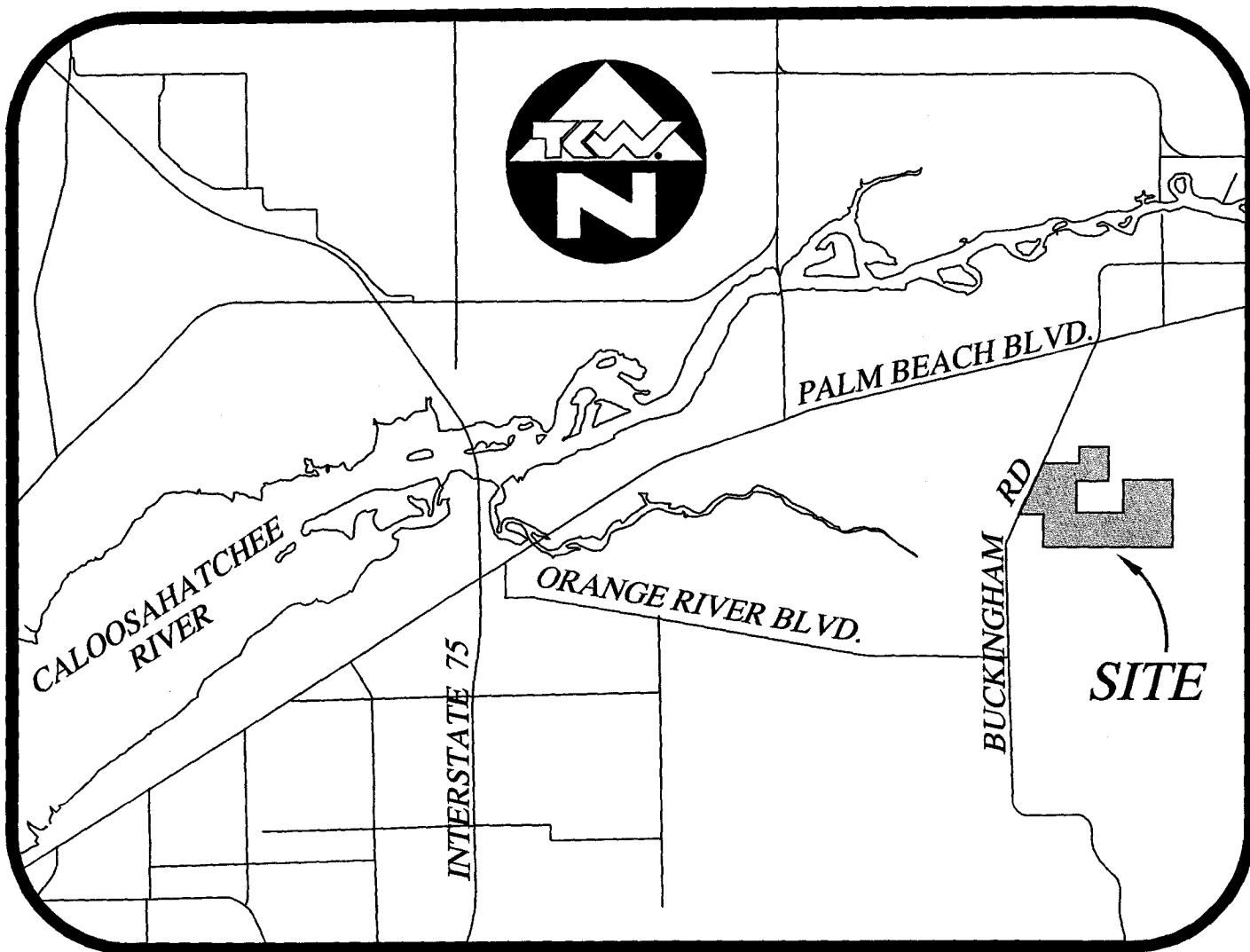
DRAWN BY: A.D. JOB NO.: 03783.00 SHEET 1 OF 1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

BUCKINGHAM 345
A PORTION OF
SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

DATE: JANUARY 2005

DRAWING: 03783SCKT



LOCATION MAP
N.T.S.

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REVIEW CHECKLIST COVER SHEET

ADD **2006-00220**

Case Number:

Project Name:

BUCKINGHAM 345

Application type:

DSO

Target Date:

12/22/2006

Other Information:

Fort Myers Beach

Estero

City of Bonita Springs

DISTRIBUTION:

Review Environmental Matters - (RHS) - 4TH FLOOR

Review Fire Protection Design - (CWN) - 1ST FLOOR

Review Utility Design - (JXG) - 3RD FLOOR

Distribute to if Lee County Utilities is checked on application of
new D.O.'s if not give to the Reviewer.

Public Works - **BONITA ONLY** - (JIM MELTON)
(Interoffice thru Code Enforcement)

Review County Roads Impacts - (AJG) - 3RD FLOOR

Review Traffic Impact Statement - (CMC) - 2ND FLOOR

Hurricane Evacuation - **RESIDENTIAL ONLY**
(Interoffice to Emergency Operations - Terry Kelly)

SWP3 - (No Assignment) - 3RD FLOOR

Check Legal - (RLM) - 2ND FLOOR

✓ ASSIGNED TO REVIEWER: RSK

Review Engineering Design

Review Zoning / Comp Pln Cmplnce

Review Surface Water Design

FEE:

\$ 400.00

Date Stamp:

12/29/2005

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