

RESOLUTION NUMBER Z-98-093

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

WHEREAS, Stephanie Miller, Managing Partner, The Lexington Associates, LLP, on behalf of Don Fisher, Trustee, filed an application to rezone a 55.6± acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD) and Commercial Planned Development (CPD), in reference to Kristen Woods RPD/CPD; and

WHEREAS, Don Fisher, Trustee, the owner of the subject parcel, authorized Stuart & Associates, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was advertised and held on December 23, 1998, but then continued to January 8, 1999, with the record held open for written submissions until January 15, 1999, before the Lee County Hearing Examiner who gave full consideration to the evidence in the record for Case # 98-08-067.03Z 01.01; and

WHEREAS, a second public hearing was advertised and held on March 15, 1999, 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 the 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 55.6± acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD) and Commercial Planned Development (CPD) to permit a maximum of 220 dwelling units and 170,000 square feet of office not to exceed 40 feet in height. The property is located in the Suburban Land Use Category. The legal description of the subject property is set forth in Exhibit A attached to this resolution. The request is hereby APPROVED subject to the conditions and deviations set forth in Sections B and C below.

SECTION B. CONDITIONS:

1. The development of **Tracts "B," "C," "D," "E" and "F"** must be consistent with the two-page Master Concept Plan entitled "Kristen Woods RPD/CPD," dated July 30, 1998, last revised December 18, 1998, and stamped "Received Dec 21 1998", filed as Applicant's Exhibit 1 in the public hearing, except as modified by the conditions below.

The development of **Tract "A"** must be consistent with the one-page Preliminary Site Plan entitled "Kristen Woods," dated January 7, 1999 and filed as Applicant's Exhibit 11.a (attached as Master Concept Plan Page 3 of 3) in the public hearing, except as modified in this paragraph and by the conditions below. **A maximum of 105 dwelling units may be constructed in Tract "A" as follows: 35 units (two bedrooms or less) in the six multi-**

family buildings constructed adjacent to the Estero River; and the remaining 70 units in the six multi-family buildings internal to the overall site.

This development must comply with all requirements of the Lee County Land Development Code (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 or the Preliminary Site Plan for Tract "A" are subsequently pursued, appropriate approvals will be necessary.

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

Schedules of Uses:

[All references are to applicable Lee County Land Development Code (LDC) Sections.]

a. **Schedule of Uses - Tract "A"**

Administrative Offices

Agricultural Uses, existing only, subject to Condition 12

Dwelling Unit:

Townhouse

Multiple Family Building

Entrance Gate and Gatehouse, in compliance with LDC Section 34-1749

Essential Services

Essential Service Facilities, Group I

Excavation, water retention

Fences, walls

Home occupation, with no outside help

Model Unit

Parking lot, accessory

Recreation Facilities, Private on-site, Personal

Recreation Facilities, including but not limited to:

Boardwalk/overlook - EXCEPT within preserve area located along banks of Estero River

Swimming pools

Tennis courts

Shuffleboard courts

Horseshoe pits

Vita course, picnic area - EXCEPT within preserve area located along banks of Estero River

Boccie court

Residential Accessory Uses

Signs, in compliance with LDC Chapter 30

Temporary sales center

Temporary uses (LDC Section 34-3041)

Schedule of Uses - Tracts "B" and "C"

Administrative Offices
Agricultural Uses, existing only, subject to Condition 12
ATM, limited to one in southwest corner of Tract "B"
Banks and Financial Establishments, Groups I & II
Business Services, Group I
Cultural Facilities, limited to art galleries and museums
Day Care Center, adult
Day Care Center, child, limited to Tract "C" only
Essential Services
Essential Service Facilities, Group I
Excavation, water retention
Fences, walls
Health Care Facility, Group III, including pharmacy
Insurance Company
Medical office, including pharmacy
Parking lot, accessory
Personal Services, all groups, EXCLUDING massage parlors, escort services, tattoo shops, coin operated laundries, laundromats and palm readers
Pet Services, grooming only
Place of Worship
Real estate Sales Office
Research and Development Laboratories, Groups II & IV
Signs, in accordance with LDC Chapter 30
Social Services, Group I
Studios
Laundry, Dry Cleaning, Group I

Schedule of Uses - Tract "D"

All uses permitted on Tracts "B" and "C" and including the following:

ATM
Day Care Center, Adult & Child
Drive-thru facility for bank
Pet shop
Schools, commercial

Schedule of Uses - Tract "E"

Administrative Offices
Agricultural Uses, existing only, subject to Condition 12
Business Services, Group I
Cultural Facilities, limited to art galleries and museums
Day Care Center, Adult & Child
Essential Services
Essential Service Facilities, Group I
Excavation, water retention

Fences, walls
Health Care Facility, Group III
Insurance Company
Medical office
Parking lot, accessory
Place of Worship
Real estate Sales Office
Research and Development Laboratories, Groups II & IV
Signs, in accordance with LDC Chapter 30
Studios

Schedule of Uses - Tract "F"

Administrative Offices
Adult Living Facility
Agricultural Uses, existing only, subject to Condition 12
Dwelling Unit:
 Townhouse
 Multiple Family Building
Entrance Gate and Gatehouse, in compliance with LDC Section 34-1749
Essential Services
Essential Service Facilities, Group I
Excavation, water retention
Fences, walls
Health Care Facility, Groups I & II, including pharmacy
Home occupation, with no outside help
Model Unit
Parking lot, accessory
Recreation Facilities, Private on-site, Personal
Recreation Facilities, including but not limited to:
 Boardwalk/overlook
 Swimming pools
 Tennis courts
 Shuffleboard courts
Residential Accessory Uses
Signs, in compliance with LDC Chapter 30
Temporary sales center
Temporary uses (LDC Section 34-3041)

b. **Site Development Regulations - Tracts "A" and "F"**

Minimum Lot Size: Townhouse

Lot Width Per Unit	37.5 feet
Lot Depth	100 feet
Lot Area Per Unit	3,750 square feet

Minimum Lot Size: Multiple Family Building and ALF

Lot Width	100 feet
Lot Depth	100 feet
Lot Area	10,000 square feet

Minimum Setbacks: Townhouse

Front (street)	20 feet
Side (exterior)	10 feet
Side (interior)	0 feet
Rear	20 feet

Minimum Building Separation: 20 feet

Maximum Building Height - Townhouse: 2 stories/30 feet adjacent to Estero River
3 stories/40 feet internal to the site

Minimum Setbacks - Multiple Family Building and ALF:

Front (street)	20 feet - carport/garage 15 feet - multiple family building 20 feet - ALF
Side (street)	10 feet
Side (exterior)	10 feet
Rear	20 feet
Water body	20 feet

Accessory structures: 5 feet from rear property line

Minimum Building Separation: $\frac{1}{2}$ the sum of the building heights but not less than 20 feet

Maximum Building Height: 2 stories/30 feet adjacent to Estero River
3 stories/40 feet for all buildings internal to Tract "A"
3 stories/40 feet - Tract "F"

Minimum Separation: 10 feet
(between multiple family units and garages/carports located on the same parcel)

Minimum Setbacks - Recreational Facility, Private On-Site:

Front (street)	20 feet
Side	10 feet
Rear (east property line-Tract "A" only)	200 feet
Water body	20 feet

3. In conjunction with Deviation D.2 below, at the time of development order submittal, the Applicant must provide evidence that the structural number of the proposed alternate pavement cross-section will equal or exceed the structural number of a "standard" Category A or B local road flexible pavement cross-section.
4. In conjunction with Deviation D.5 below, the 4-foot-high fence requirement for the east side of the lake on Tract "A" may be waived by the Director of Development Services during local development order review.
5. The proposed signs must comply with the requirements of LDC Section 30-93(a), Visibility Triangle, and must be set back a minimum of 15 feet from the Corkscrew Road right-of-way and a minimum of five feet from the edge of the Corkscrew Palms Boulevard pavement.
6. The proposed signs must comply with the requirements of LDC Section 30-93(a), Visibility Triangle, and are limited to private, internal rights-of-way only. Signs must be located in a manner which will not adversely obstruct the visibility between moving vehicles or vehicles and pedestrians.
7. Environmental Conditions.
 - a. Prior to local development order submittal, the Developer must field survey the eight oak trees located along the southern portion of the property. Where physically and economically feasible, the subject trees must be incorporated into the project's landscaping and site development design. If necessary, the lateral branches of the preserved trees may be trimmed or pruned, though not in a manner that alters or limits their normal mature height or crown spread.
 - b. A minimum 75-foot development setback from the Estero River top of bank must be provided along the north side of the subject property, except for those three areas indicated on Applicant's Exhibit 11.a (attached as Master Concept Plan Page 3 of 3). The 75-foot development setback area will be dedicated as a Conservation Easement. The only uses allowed within the Conservation Easement areas will be an earthen berm along the southern edge of the Easement, gopher tortoise (burrow) relocation and management, and a single controlled access point to the Estero River. The Conservation Easement shall be maintained in perpetuity by the owner of the underlying fee.
 - c. Within the proposed Estero River Conservation Area, in areas consisting of cleared, open tracts and/or dominated by non-native vegetation, a vegetative buffer made up entirely of native plantings will be planted by the developer as part of the initial phase of development. The vegetative buffer will attain an opacity of 75 percent and

be eight feet tall within 12 months of planting. These plantings will be subject to compatibility with the Gopher Tortoise Management Plan and Staff approval. The vegetative buffer will consist of the following native species, which must be Florida Grade A, nursery-grown plants: a) Coco Plum; b) Wax Myrtle; c) Saw Palmetto; and d) Wild Coffee.

8. The gopher tortoise management plan entitled "Protected Species Management plan," counter stamped October 8, 1998, is hereby adopted. Prior to issuance of a Vegetation Removal Permit, the invasive exotics within the protected species preserve must be removed per the approved management plan. Should the native seed source not rejuvenate to provide sufficient forage for gopher tortoises, native plants appropriate for gopher tortoise foraging must be provided. The determination by Lee County Environmental Sciences Staff will be based on the quantity of vegetation available and the number of tortoises to be relocated to the preserve. If additional forage material is deemed necessary, all plantings must be approved by Lee County Environmental Sciences Staff.
9. If curbs are installed along the roadway abutting the "Estero Bank Buffer & Protected Species Conservation Area," FDOT type "E" or equivalent curbs must be used on both sides of the road to help prevent gopher tortoises from becoming entrapped in the roadway.
10. No footpath, mulched or otherwise, boardwalk, or vita course may be constructed in the buffer area along the Estero River's bank, but this condition is not intended to preclude the single controlled access point allowed (in Condition 7(b) above) within the area of the Conservation Easement to allow access to the Estero River.
11. At a minimum, development of the subject property must comply with LDC Section 10-600 et seq. pertaining to building design standards regardless of whether the Developer applies for a local development order prior to or after April 1, 1999.
12. Any existing agricultural use must be discontinued upon issuance of a local development order for the individual tract being utilized for agricultural purposes.
13. Parking lot layouts must be based upon the design concepts of smaller decentralized lots. Parking lot areas within 75 feet of Corkscrew Road are prohibited. Parking lot areas must be buffered and screened in accordance with LDC Section 10-416(d)(3).
14. 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.
15. Approval of this rezoning does not give the Developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the 2020 Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b), of the Lee Plan.
16. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

17. **Hurricane and Other Natural Hazards**

- a. The purchaser/end-user of Tracts "A" and "F" only must initiate the establishment of a property or resident's association for the purpose of providing an educational program for the residents and occupants. The program must be held on an annual basis, in conjunction with the staff of Emergency Management, which will provide literature, brochures and technical assistance for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.
- b. The purchaser/end-user of Tracts "A" and "F" only must formulate an emergency hurricane notification and evacuation plan for the development, which will be subject to review and approval by the Lee County Office of Emergency Management.
- c. If access to this development or into portions of this development is through a security gate or similar device that is not manned 24 hours a day, it must be equipped with an override strip installed in a glass-covered box to be used by drivers of emergency vehicles to gain entry consistent with LDC Section 34-1749.
- d. The purchaser/end-user of Tracts "A" and/or "F" must cooperate with the Emergency Management in determining and participating in a means to lessen their adverse impacts on the County's hurricane preparedness process and public safety. This could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or the improvement of roads for use as additional evacuation routes. Final decision as to the choice of "means" rests with the purchaser/end-user.
- e. The purchaser/end user of any parcel which will be used to store, manufacture, or use hazardous materials, shall contact the Emergency Management Hazardous Material Representative, to discuss the proposed development in relation to the potential type, use, and storage of hazardous materials, which will be located on the premises.
- f. The purchaser/end-user must establish an emergency notification system to be used in the event of a hazardous material release.

SECTION C. DEVIATIONS:

Deviation Z.1, from LDC Section 34-2194(c)(1) - **WITHDRAWN**.

Deviation D.1, seeks relief from LDC Section 10-329(e)(1)(a)(3) which requires a minimum setback of 50 feet from private property lines under separate ownership, to allow a setback of 25 feet. This deviation is **APPROVED**.

Deviation D.2, seeks relief from LDC Section 10-296(d) Table 4(7)(c)(1) which requires that street wearing surfaces meet FDOT Standard Specifications, to allow the use of cement concrete pavers or similar decorative paving materials for local streets within the projects right-of-way. This deviation is APPROVED for the privately maintained roads only and SUBJECT TO the provisions of Condition 3 hereinabove.

Deviation D.3, from LDC Section 10-296(m)(4)(a) - **WITHDRAWN**.

Deviation D.4, seeks relief from LDC Section 10-413(c)(1) which requires that 50 percent of a project's open space consist of native indigenous vegetation, to permit the preservation of only 1.3 acres of existing native vegetation. This deviation is APPROVED.

Deviation D.5, seeks relief from LDC Section 10-329(e)(5) which may require, at the discretion of the director, a 4-foot-high fence around an excavation for water retention when located less than 100 feet from any property under separate ownership, to waive that requirement. This deviation is APPROVED, for all boundaries except the eastern boundary of the lake located on the eastern portion of Tract "A," and SUBJECT TO the provisions of Condition 4 herein above.

Deviation D.6, from LDC Section 10-414 - **WITHDRAWN**.

Deviation D.7, seeks relief from LDC Section 10-285(a) which requires that intersections on arterial streets be spaced at a minimum distance of 660 feet, to allow a minimum intersection separation of 600 feet between this property's easternmost access onto Corkscrew Road and the two access points for Corkscrew Palms Boulevard and the motel to the east. This deviation is APPROVED.

Deviation 8 seeks relief from the LDC Section 10-416(d)(9) requirement to maintain the existing vegetation within a 25 foot wide vegetative buffer landward of the mean high water line along natural waterways, to allow a boardwalk structure to be constructed within the single controlled access area identified in Condition 10. This deviation is APPROVED.

Deviation S.1, seeks relief from LDC Section 30-151(1)(a) which limits announcement signs to one ground-mounted, 32-square-foot sign per street frontage and for a period of up to 180 days duration, to allow one ground-mounted, 64-square-foot announcement signs for 360 days. This deviation is APPROVED.

Deviation S.2, seeks relief from LDC Section 30-152(2)(b) which permits one additional permanent residential identification sign along each boundary of the development which exceeds 2,000 feet in length, to permit one additional permanent entrance sign along the project's main Corkscrew Road/Corkscrew Palms Boulevard entrance. This deviation is APPROVED.

Deviation S.3, seeks relief from LDC Section 30-153(2)(a)(4) which requires signs to be set back a minimum of 15 feet from any street right-of-way, to allow a project identification sign within the median of the project's internal road right-of-way. This deviation is APPROVED, SUBJECT TO Condition 5 herein above.

Deviation S.4, seeks relief from LDC Section 30-152(4)(c)(4) which requires on-site directional signs to be set back a minimum of 15 feet from any street right-of-way, to permit a 5-foot setback from private, rights-of-way. This deviation is APPROVED, SUBJECT TO Condition 6 herein above.

SECTION D. EXHIBITS:

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

Exhibit A. The legal description and STRAP number of the subject property.

Exhibit B. A reduced copy of the Kristen Woods RPD/CPD Master Concept Plan.

Exhibit C. A map depicting the subject parcel (shaded in) in relation to the surrounding area.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The Applicant proved entitlement to the rezoning by demonstrating compliance with the Lee Plan, the Land Development Code, and any other applicable code or regulation.
2. The request, as conditioned:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area; and
 - d. will not adversely affect environmentally critical areas or natural resources.
3. The proposed use or mix of uses is appropriate at the subject location.
4. The development will not place an undue burden upon existing transportation or planned infrastructure facilities and it will be served by streets with the capacity to carry traffic generated by the development.
5. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest, and the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
6. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
7. The approved deviations, as conditioned, enhance the achievement of the objectives of the planned development, and preserves and promotes the general intent of LDC Chapter 34, to protect the public health, safety and welfare.
8. The two access points onto Sandy Lane are consistent with the intent of the "collector" designation on this roadway and other provisions of Goals 5, 6, 21, 22, 24, and 25 of the Lee Plan.
9. Applicant's revised Conditions 7.b. and 7.c. meet or exceed the "norm" for the larger multi-use projects previously approved along the Estero River, west of U.S. 41, and are consistent with the intent and provisions of the Lee Plan, and will adequately protect the

OFW designation for the Estero River and Estero Bay, as well as the quality of life of the surrounding property owners, and canoeists.

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

Ray Judah	Nay
John E. Manning	Absent
Douglas R. St. Cerny	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 15th day of March, 1999.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Michelle B. Reesmer
Deputy Clerk

BY: Ray Judah
Chairman

Approved as to form by:

Ann E. Albion 3/19/99
County Attorney's Office

FILED MAR 22 1999

MINUTES OFFICE

mqr

EXHIBIT "A"

(KRISTEN WOODS RPD - TRACTS "A" AND "F")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE S89°50'12"E ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER (NW1/4) OF SAID SECTION 34 FOR 30.01 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S89°50'12"E ALONG SAID NORTH LINE FOR 1960.49 FEET TO THE EAST LINE OF THE WEST HALF (W1/2) OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHWEST ONE QUARTER (NW1/4) OF SAID SECTION 34; THENCE S01°07'24"E ALONG SAID EAST LINE OF SAID FRACTION FOR 691.12 FEET; THENCE N89°50'12"W FOR 329.56 FEET; THENCE S01°07'24"E FOR 225.34 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1053.20 FEET, AND TO WHICH POINT A RADIAL LINE BEARS N04°49'56"E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°58'34" FOR 403.96 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 1319.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°14'19" FOR 673.10 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 2548.71 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°28'26" FOR 65.57 FEET; THENCE N01°10'40"W, NON-RADIALLY, FOR 288.05 FEET; THENCE N89°50'12"W FOR 500.14 FEET TO THE EAST RIGHT-OF-WAY LINE OF SANDY LANE; THENCE N01°10'40"W ALONG SAID EAST LINE, SAID EAST LINE BEING PARALLEL WITH AND LYING 30.00 FEET EASTERLY OF (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF THE NORTHWEST ONE QUARTER (NW1/4) OF SAID SECTION 34, FOR 691.14 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT ALL THAT LAND LYING NORTHERLY OF THE CENTERLINE OF THE ESTERO CREEK IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING S01°10'40"E.

(KRISTEN WOODS CPD - TRACTS "B" THRU "E")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

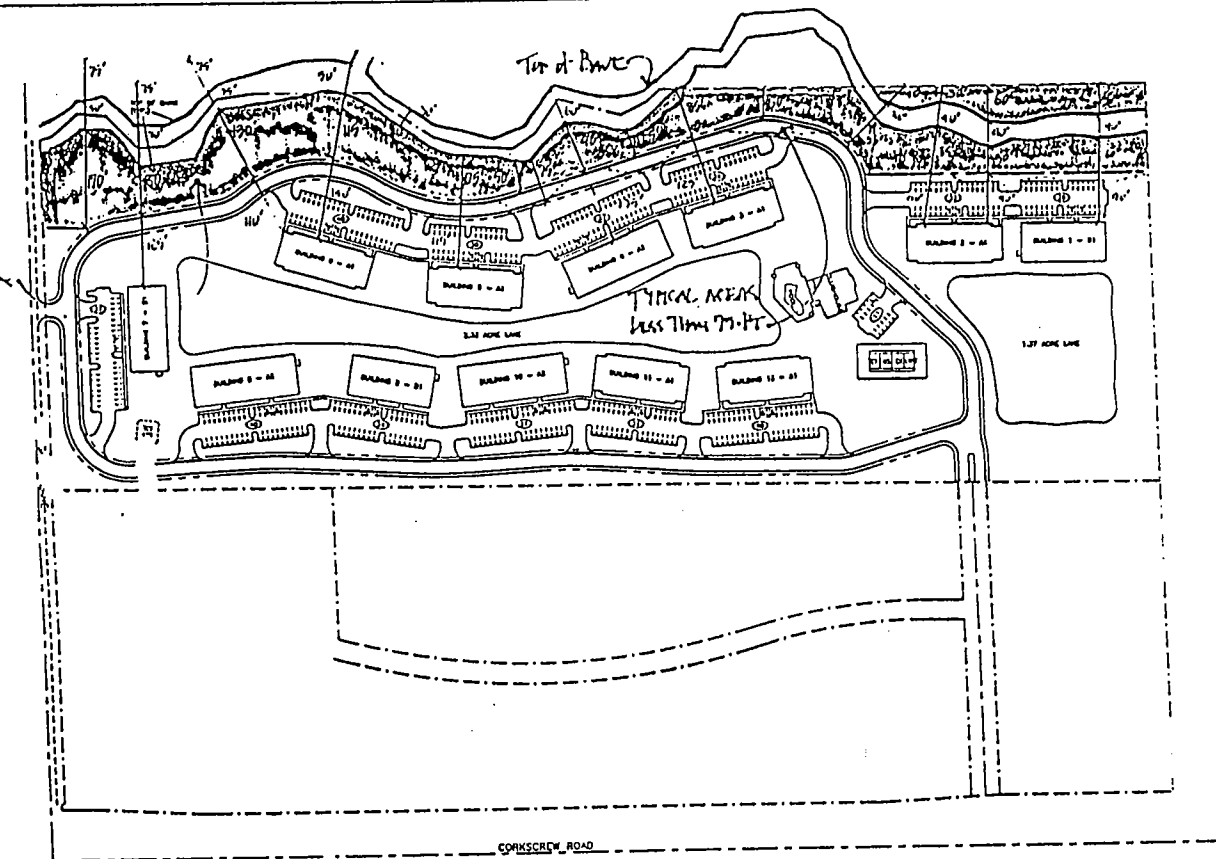
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE S01°10'40"E ALONG THE WEST LINE OF SAID SECTION 34 FOR 691.14 FEET; THENCE S89°50'12"E FOR 30.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF SANDY LANE AND THE **POINT OF BEGINNING**; THENCE CONTINUE S89°50'12"E FOR 500.14 FEET; THENCE S01°10'40"E FOR 288.05 FEET TO AN INTERSECTION WITH A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2548.71 FEET AND TO WHICH INTERSECTION A RADIAL LINE BEARS N10°37'15"E; THENCE SOUTHEASTERLY

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°28'26" FOR 65.57 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, CONCAVE NORTHERLY AND HAVING A RADIUS OF 1319.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°14'19" FOR 673.10 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1053.20 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°58'34" FOR 403.96 FEET; THENCE N01°07'24"W, NON-RADIALLY, FOR 225.34 FEET; THENCE S89°50'12"E FOR 329.56 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE S01°07'24"E ALONG SAID EAST LINE FOR 554.87 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD (STATE ROAD S-850) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1129, PAGE 1219 OF LEE COUNTY PUBLIC RECORDS; THENCE S89°37'03"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 304.65 FEET; THENCE S86°45'18"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 200.25 FEET; THENCE S89°37'03"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 1200.00 FEET; THENCE N87°31'12"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 200.25 FEET; THENCE S89°37'03"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 60.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SANDY LANE; THENCE N00°22'57"W ALONG SAID RIGHT-OF-WAY LINE FOR 10.00 FEET; THENCE N89°35'43"E ALONG SAID RIGHT-OF-WAY LINE FOR 5.55 FEET; THENCE N01°10'40"W ALONG SAID RIGHT-OF-WAY LINE FOR 563.54 FEET WITH SAID EAST RIGHT-OF-WAY LINE BEING 30.00 FEET EASTERLY OF, AS MEASURED ON A PERPENDICULAR, THEN WEST LINE OF SAID SECTION 34 AND TO THE **POINT OF BEGINNING**.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING S01°10'40"E.

STRAP NUMBERS

The applicant has indicated the STRAP #'s of the subject property are 34-46-25-00-00002.0000 and 34-46-25-00-00008.0000.



SITE AREAS		
101141	PAWELT AREA	= 1,307,274 SF, 20.07 AC
101142	CONWAY AREA	= 179,266 SF, 2.57 AC
101143	101101 AREA	= 1,111,763 SF, 16.20 AC
101144	ELITE NORTH AREA	= 101,901 SF, 1.47 AC
101145	CONWAYTOWN AREA	= 174,017 SF, 2.53 AC
101146	101102 AREA	= 1,171,710 SF, 17.07 AC
101147	101103 AREA	= 12,697 SF, 0.19 AC
101148	101104 AREA	= 100,933 SF, 1.46 AC
101149	101105 PAWELT JONESVILLE AREA	= 829,506 SF, 12.06 AC
101150	101106 AREA	= 1,111,763 SF, 16.20 AC
101151	101107 AREA	= 100,933 SF, 1.46 AC
101152	101108 AREA	= 1,111,763 SF, 16.20 AC
101153	101109 AREA	= 1,111,763 SF, 16.20 AC
101154	101110 AREA	= 1,111,763 SF, 16.20 AC
101155	101111 AREA	= 1,111,763 SF, 16.20 AC
101156	101112 AREA	= 1,111,763 SF, 16.20 AC
101157	101113 AREA	= 1,111,763 SF, 16.20 AC
101158	101114 AREA	= 1,111,763 SF, 16.20 AC
101159	101115 AREA	= 1,111,763 SF, 16.20 AC
101160	101116 AREA	= 1,111,763 SF, 16.20 AC
101161	101117 AREA	= 1,111,763 SF, 16.20 AC
101162	101118 AREA	= 1,111,763 SF, 16.20 AC
101163	101119 AREA	= 1,111,763 SF, 16.20 AC
101164	101120 AREA	= 1,111,763 SF, 16.20 AC
101165	101121 AREA	= 1,111,763 SF, 16.20 AC
101166	101122 AREA	= 1,111,763 SF, 16.20 AC
101167	101123 AREA	= 1,111,763 SF, 16.20 AC
101168	101124 AREA	= 1,111,763 SF, 16.20 AC
101169	101125 AREA	= 1,111,763 SF, 16.20 AC
101170	101126 AREA	= 1,111,763 SF, 16.20 AC
101171	101127 AREA	= 1,111,763 SF, 16.20 AC
101172	101128 AREA	= 1,111,763 SF, 16.20 AC
101173	101129 AREA	= 1,111,763 SF, 16.20 AC
101174	101130 AREA	= 1,111,763 SF, 16.20 AC
101175	101131 AREA	= 1,111,763 SF, 16.20 AC
101176	101132 AREA	= 1,111,763 SF, 16.20 AC
101177	101133 AREA	= 1,111,763 SF, 16.20 AC
101178	101134 AREA	= 1,111,763 SF, 16.20 AC
101179	101135 AREA	= 1,111,763 SF, 16.20 AC
101180	101136 AREA	= 1,111,763 SF, 16.20 AC
101181	101137 AREA	= 1,111,763 SF, 16.20 AC
101182	101138 AREA	= 1,111,763 SF, 16.20 AC
101183	101139 AREA	= 1,111,763 SF, 16.20 AC
101184	101140 AREA	= 1,111,763 SF, 16.20 AC
101185	101141 AREA	= 1,111,763 SF, 16.20 AC
101186	101142 AREA	= 1,111,763 SF, 16.20 AC
101187	101143 AREA	= 1,111,763 SF, 16.20 AC
101188	101144 AREA	= 1,111,763 SF, 16.20 AC
101189	101145 AREA	= 1,111,763 SF, 16.20 AC
101190	101146 AREA	= 1,111,763 SF, 16.20 AC
101191	101147 AREA	= 1,111,763 SF, 16.20 AC
101192	101148 AREA	= 1,111,763 SF, 16.20 AC
101193	101149 AREA	= 1,111,763 SF, 16.20 AC
101194	101150 AREA	= 1,111,763 SF, 16.20 AC
101195	101151 AREA	= 1,111,763 SF, 16.20 AC
101196	101152 AREA	= 1,111,763 SF, 16.20 AC
101197	101153 AREA	= 1,111,763 SF, 16.20 AC
101198	101154 AREA	= 1,111,763 SF, 16.20 AC
101199	101155 AREA	= 1,111,763 SF, 16.20 AC
101200	101156 AREA	= 1,111,763 SF, 16.20 AC
101201	101157 AREA	= 1,111,763 SF, 16.20 AC
101202	101158 AREA	= 1,111,763 SF, 16.20 AC
101203	101159 AREA	= 1,111,763 SF, 16.20 AC
101204	101160 AREA	= 1,111,763 SF, 16.20 AC
101205	101161 AREA	= 1,111,763 SF, 16.20 AC
101206	101162 AREA	= 1,111,763 SF, 16.20 AC
101207	101163 AREA	= 1,111,763 SF, 16.20 AC
101208	101164 AREA	= 1,111,763 SF, 16.20 AC
101209	101165 AREA	= 1,111,763 SF, 16.20 AC
101210	101166 AREA	= 1,111,763 SF, 16.20 AC
101211	1011	

OPEN SPACE CALCULATIONS

IN(CURR) = 0 = 1,207,225 W = 117,210 W
 PROVIDED =
 175,744 W
 130,707 W
 137,001 W
 175,744 W

CONVERSION RATE
 ARE (AREA EFFECT)
 ARE (AREA EFFECT)
 100%

PARKING CALCULATIONS

REQUIRED:
 $(40 (1.1) + 40 (1.75) + 40 (2.2)) \div 3 = 240.0 \text{ SPICES}$

PROVIDED:
 220 SPICES INCLUDING 25 HONEYCAPERS

Master Concept Plan

Site Plan # 98-093 Page 3 Of 3

Subject to conditions in Resolution Z-98-093

Zoning Case # 98-08-067.03Z 01.01

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PRELIMINARY SITE PLAN
KRISTEN WOODS
LEE COUNTY, FLORIDA

Bean, Whitaker, Lutz & Barnes, Inc.
CONSULTING ENGINEERS AND SURVEYORS

1111-B WILCOX BOULEVARD
FORT WORTH, TEXAS 76110
(817) 681-1201

										Bean, Whitaker, Lutz & Barnes, Inc. CONSULTING ENGINEERS AND SURVEYORS 18111-B INDEPENDENT BOULEVARD FORT WORTH, TEXAS 76114 (817) 451-1541									
DATE	PROJECT FILE	DESCRIPTION	DRAWN	CHECKED	SCALE						FILE NO. D-T-#								
1-7-99	309436	TOW	TOW	FTT	" = 100'						34-18-23								

ZONING MAP

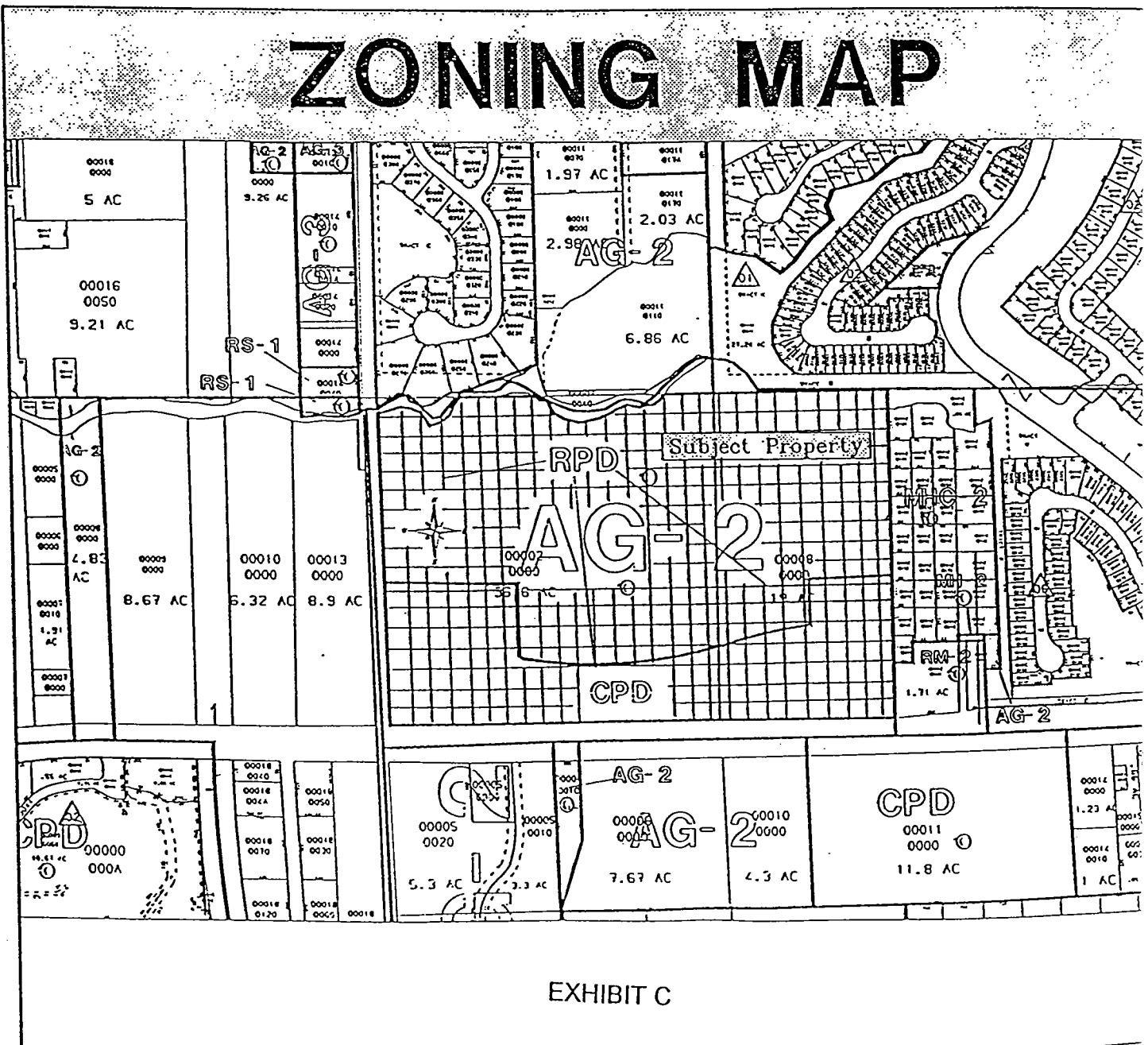


EXHIBIT C