

**REFUND REQUEST**DATE: 11/9/2006FROM: Mary Gibbs
Mary Gibbs

TO: FISCAL POOL - CASHIERS

TITLE: Director, Dept. of Community DevelopmentCUSTOMER/CO NAME: Villas at Hidden Harbour MarineCASE#: DCI2005-00019DATE PAID: 2/21/2005

REASON: On February 21, 2005 Sandpiper Properties Venture, LLC submitted an application for a public hearing for a Planned Development and Pinnacle Construction paid the fee of \$5,000.00 on case #DCI2005-00019. On October 26, 2006 the project was officially withdrawn due to inactivity per Bryan Kelner, Principal Planner. Pam Houck, Zoning Director, agreed that 50% of the \$5,000.00 fee should be refunded. 50% of \$5,000.00 is \$2,500.00.

TOTAL REFUND AMOUNT: \$2,500.00AMOUNT: \$2,500.00ACCOUNT STRING: LC5150015500.341900.9008SEND REFUND TO: Pinnacle Construction
c/o John Lesowski
2715 East Oakland Blvd., Suite 201
Ft. Lauderdale, FL 33306cc: **Project File**
Kara Stewart w/o attachmentsAttachments: **3****FISCAL USE ONLY**

SUPPLIER#: _____

SUBMITTED BY: _____

DATE: _____

PHONE#: _____

PLEASE RETURN CHECK TO FISCAL POOL CASHIERS TO MAIL TO RECIPIENT W/COPY OF FORM.

REFUND REQUEST

DATE: 11/3/2006

FROM: Mary Gibbs
Mary Gibbs

TO: FISCAL POOL - CASHIERS

TITLE: Director, Dept. of Community Development

CUSTOMER/CO NAME: Villas at Hidden Harbour Marine

CASE#: DCI2005-00019

DATE PAID: 2/21/2005

REASON: On February 21, 2005 Sandpiper Properties Venture, LLC submitted an application for a public hearing for a Planned Development and Pinnacle Construction paid the fee of \$5,000.00 on case #DCI2005-00019. On October 26, 2006 the project was officially withdrawn due to inactivity per Bryan Kelner, Principal Planner. Tony Palermo, Planner, informed that \$2,500.00 of the fee should go toward the new ~~submittal of case #REZ2006-00043.~~ Pam Houck, Zoning Director, agreed that the remaining \$2,500.00 of the fee should be refunded.

TOTAL REFUND AMOUNT: \$2,500.00

AMOUNT:	ACCOUNT STRING:
<u>\$2,500.00</u>	<u>LC5150015500.341900.9008</u>

SEND REFUND TO: Pinnacle Construction
c/o John Lesowski
2715 East Oakland Blvd., Suite 201
Ft. Lauderdale, FL 33306

cc: **Project File**
Kara Stewart w/o attachments

Attachments: **3**

FISCAL USE ONLY

SUPPLIER#: _____

SUBMITTED BY: _____

DATE: _____

PHONE#: _____

PLEASE RETURN CHECK TO FISCAL POOL CASHIERS TO MAIL TO RECIPIENT W/COPY OF FORM.

 **LEE COUNTY**
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8363

Bob Janes
District One

Douglas R. St. Cerny
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Ray Judah
District Three

Tammy Hall
District Four

John E. Alblon
District Five

Donald D. Stitwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

October 26, 2006

Mr. Gary F. Muller
1482 Argyle Drive
Ft. Myers, FL 33919

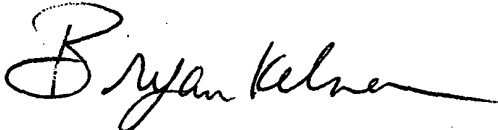
RE: Villas at Hidden Harbour Marina
DCI2005-00019

Dear Mr. Muller:

Please note, this project has been officially withdrawn due to inactivity. Please feel free to contact us if you require clarification or additional information.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



Bryan Kelner
Principal Planner

cc: Pam Houck, Director Zoning Division
Dawn Lehnert, CAO
Tina Boone, Legal Administrative Secretary
Bob Rentz, TIS Reviewer
Susan Hollingsworth, Development Services
Paul O'Connor, Planning Division
Kim Trebatoski, Environmental Sciences
Andy Getch, Lee County DOT
Roland Ottolini, Natural Resources
Jamie Prancing, DCD Admin
Planners working file
Zoning File

APPLICATION FOR PUBLIC HEARING
FOR
UNINCORPORATED AREAS ONLY

Applicant's Name: Sandpiper Properties Venture, LLC
Project Name: Villas at Hidden Harbour Marina
STRAP Number(s): 18-46-25-00-00020.0100, 18-46-25-00-00020.0110

TYPE OF APPLICATION

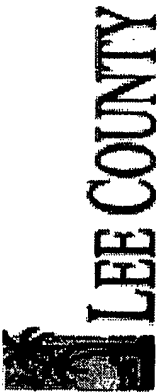
- Special Exception (attach Supplement A)
- Variance (attach Supplement B)
- Conventional Rezoning (attach Supplement C)
- X Planned Development (not PRFD) (attach Supplement D)
- Amendment to built Planned Development (Supplement D may be required)
- Private Recreational Facilities Planned Development (attach Supplement D)
- DRI - with rezoning (attach Supplement D and completed DRI Application)
- DRI - without rezoning (attach copy of ADA)

IS THIS PROJECT LOCATED IN THE ESTERO OR CAPTIVA PLANNING COMMUNITY? Yes* No
*If yes, please provide the meeting summary document and label accordingly.

STAFF USE ONLY

Case Number: DCI2005-00019 Commission District: 3
Current Zoning: AG-2/CM Fee Amount: \$5000.00
Land Use Classification: URBAN COMMUNITY Intake by: RW
Planning Community: SAN CARLOS

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (941) 479-8585



Fee History

Case #: DCI2005-00019
 Property Owner: MULLOCK CREEK LLC
 Property Address: 18501 MULLOCK CREEK LN FOR
 Contractor
 License Number
 Fax Number

Case #: DCI2005-00019

Permit Description Rezone 5.31+/- acres from agriculture (AG-2) and commercial marine (CM) to a residential planned development (RPD) to allow 28 multiple family dwelling units, marina, and dry boat storage building, all having a maximum height of 35 feet.

Description	Revenue Account Number	Fees	Paid	Date Paid	Due
Minor PD	LC5150015500.341900.9008	5,000.00	5,000.00	2/21/2005	

Total Fees: \$5,000.00 Paid: \$ 5,000.00 TOTAL REMAINING DUE: \$0.00

Documents Required for Pick-up:

Receipt # 120050000000004456
 ✓
 10

Hendry, Pamela K.

From: Stevens, Joanne M.
Sent: Wednesday, November 01, 2006 10:29 AM
To: Hendry, Pamela K.
Subject: RE: Remitter for Villas at Hidden Harbour Marina

The remitter was Pinnacle Construction.

Joanne Stevens
Senior Account Clerk
CD / PW Internal Services - Fiscal
jstevens@leegov.com
(239) 479-8539
(239) 479-8186 Fax

-----Original Message-----

From: Hendry, Pamela K.
Sent: Wednesday, November 01, 2006 9:12 AM
To: Coleman, Elizabeth; Stevens, Joanne M.
Subject: Remitter for Villas at Hidden Harbour Marina

Please give me the remitter's name for DCI2005-00019. Receipt #120050000000004456
\$5,000.00 paid on 2/21/05.

Thanks a lot!

Pam Hendry, Administrative Assistant
DCD Administration
Development Services
e-mail: hendrypk@leegov.com
Phone (239) 479-8348
FAX (239) 479-8341

Please withdraw this case at your convenience.
please make a note that this case was withdrawn and resubmitted as
DCI2006-00089.

(Pam Hendry: Bryan said it should get at least a 50% refund)

Thanks,
Billie



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8363

Bob Janes
District One

Douglas R. St. Cerny
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Ray Judah
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John E. Albion
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Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

October 26, 2006

Mr. Gary F. Muller
1482 Argyle Drive
Ft. Myers, FL 33919

RE: Villas at Hidden Harbour Marina
DCI2005-00019

Dear Mr. Muller:

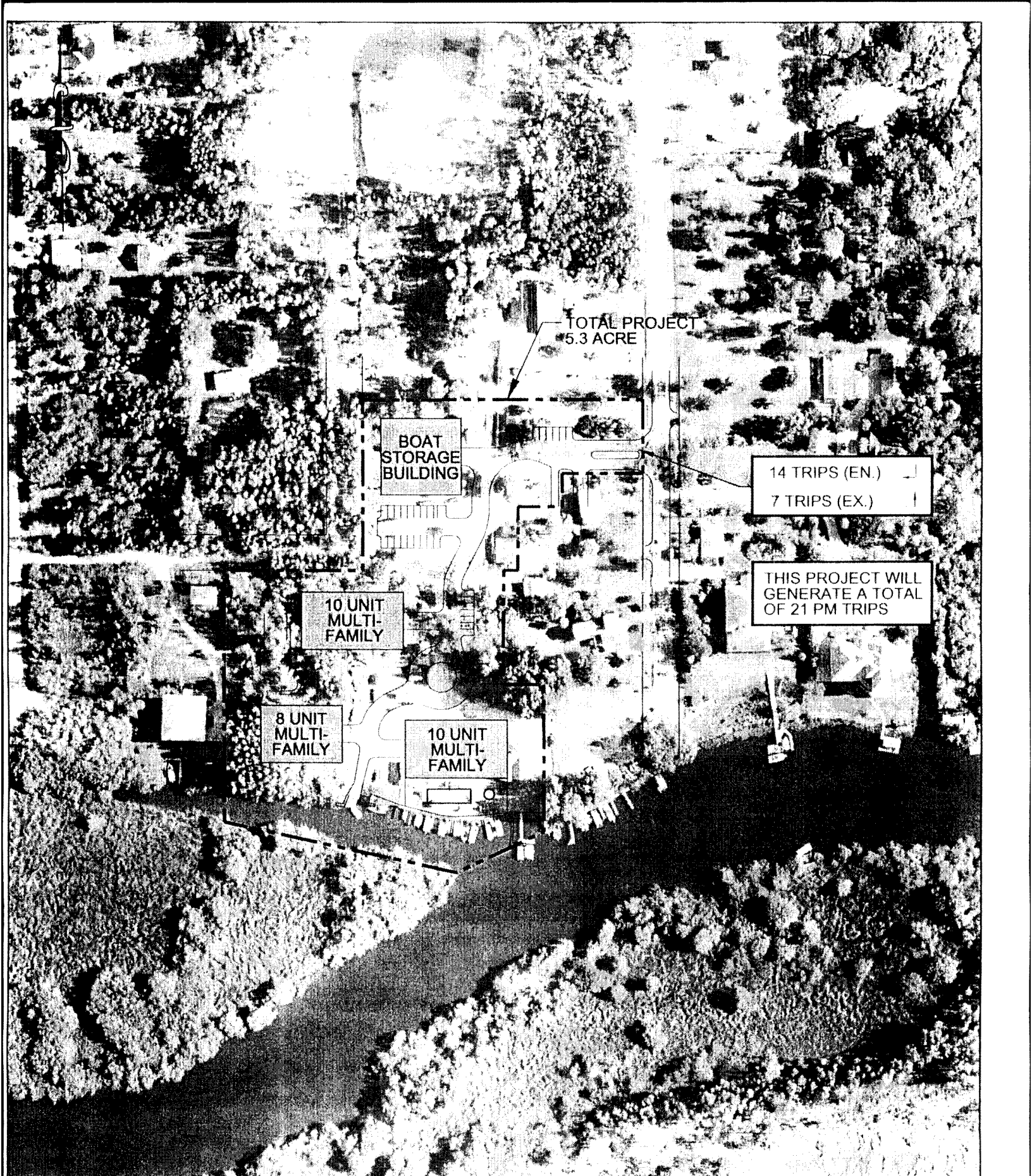
Please note, this project has been officially **withdrawn** due to inactivity. Please feel free to contact us if you require clarification or additional information.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Bryan Kelner
Principal Planner

cc: Pam Houck, Director Zoning Division
Dawn Lehnert, CAO
Tina Boone, Legal Administrative Secretary
Bob Rentz, TIS Reviewer
Susan Hollingsworth, Development Services
Paul O'Connor, Planning Division
Kim Trebatoski, Environmental Sciences
Andy Getch, Lee County DOT
Roland Ottolini, Natural Resources
Jamie Pringing, DCD Admin
Planners working file
Zoning File



TOTAL PROJECT
5.3 ACRE

BOAT
STORAGE
BUILDING

14 TRIPS (EN.)
7 TRIPS (EX.)

10 UNIT
MULTI-
FAMILY

THIS PROJECT WILL
GENERATE A TOTAL
OF 21 PM TRIPS

8 UNIT
MULTI-
FAMILY

10 UNIT
MULTI-
FAMILY

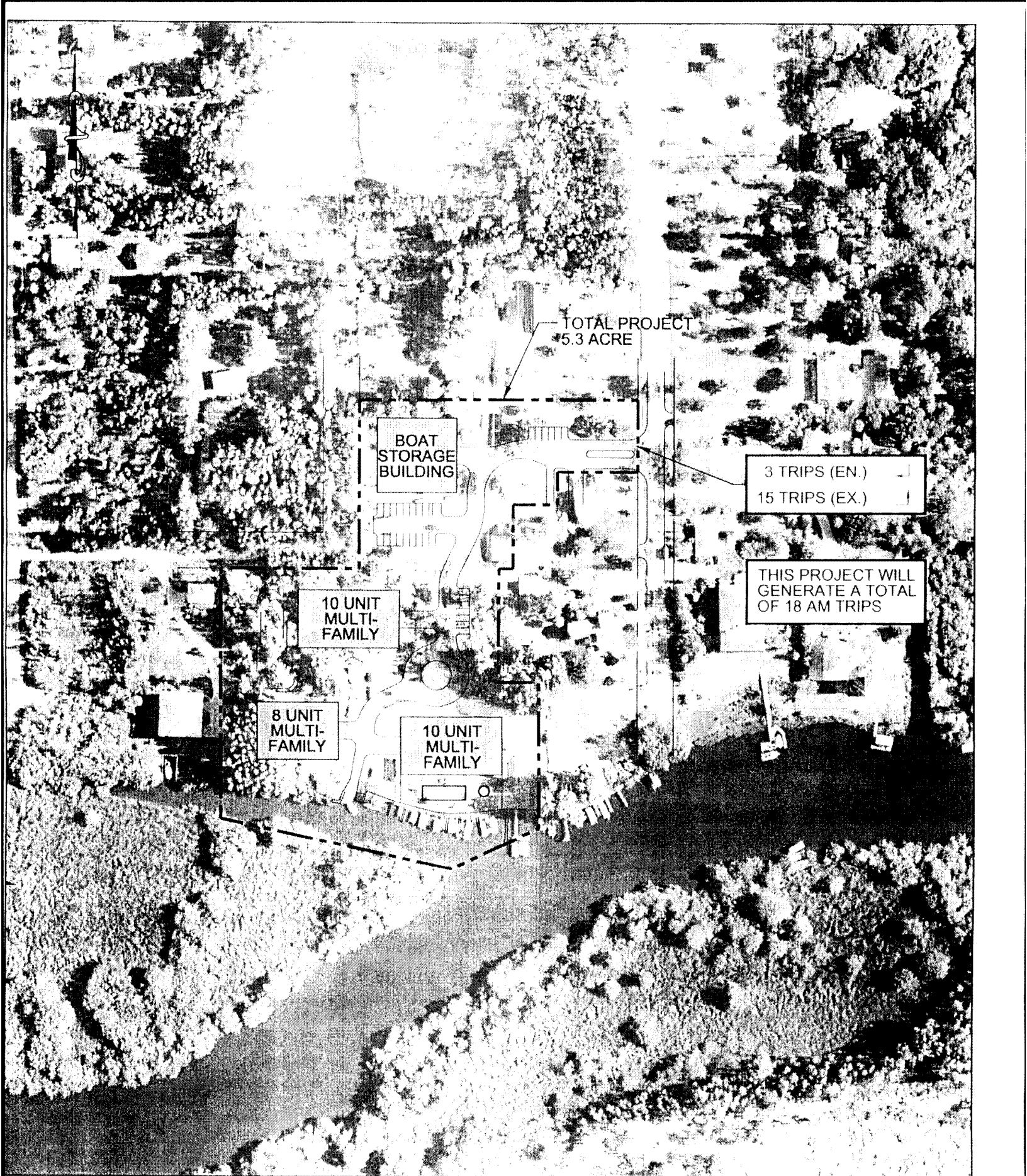
DATE : 01.27.05
SCALE : NTS
DESIGN : C.W.S.
CADD : C.W.S.
CHECK : L.S.H
FILE : 030137 T.I.S.



DDA ENGINEERS-PLANNERS, INC.
2037 West First Street, Fort Myers, Florida 33901
Ph 239-337-3330, Fax 239-337-1236
E-mail: ddaengineers@earthlink.net
Florida Certification of Business #8286

PROPOSED PM PEAK HOUR TRIPS
GIBBONEY-MULLOCK CREEK
LEE COUNTY, FLORIDA

EXHIBIT
3
#030137



TOTAL PROJECT
#5.3 ACRE

BOAT
STORAGE
BUILDING

3 TRIPS (EN.)
15 TRIPS (EX.)

10 UNIT
MULTI-
FAMILY

THIS PROJECT WILL
GENERATE A TOTAL
OF 18 AM TRIPS

8 UNIT
MULTI-
FAMILY

10 UNIT
MULTI-
FAMILY

DATE : 01.27.05
SCALE : NTS
DESIGN : C.W.S.
CADD : C.W.S.
CHECK : L.S.H
FILE : C30137 T.I.S.



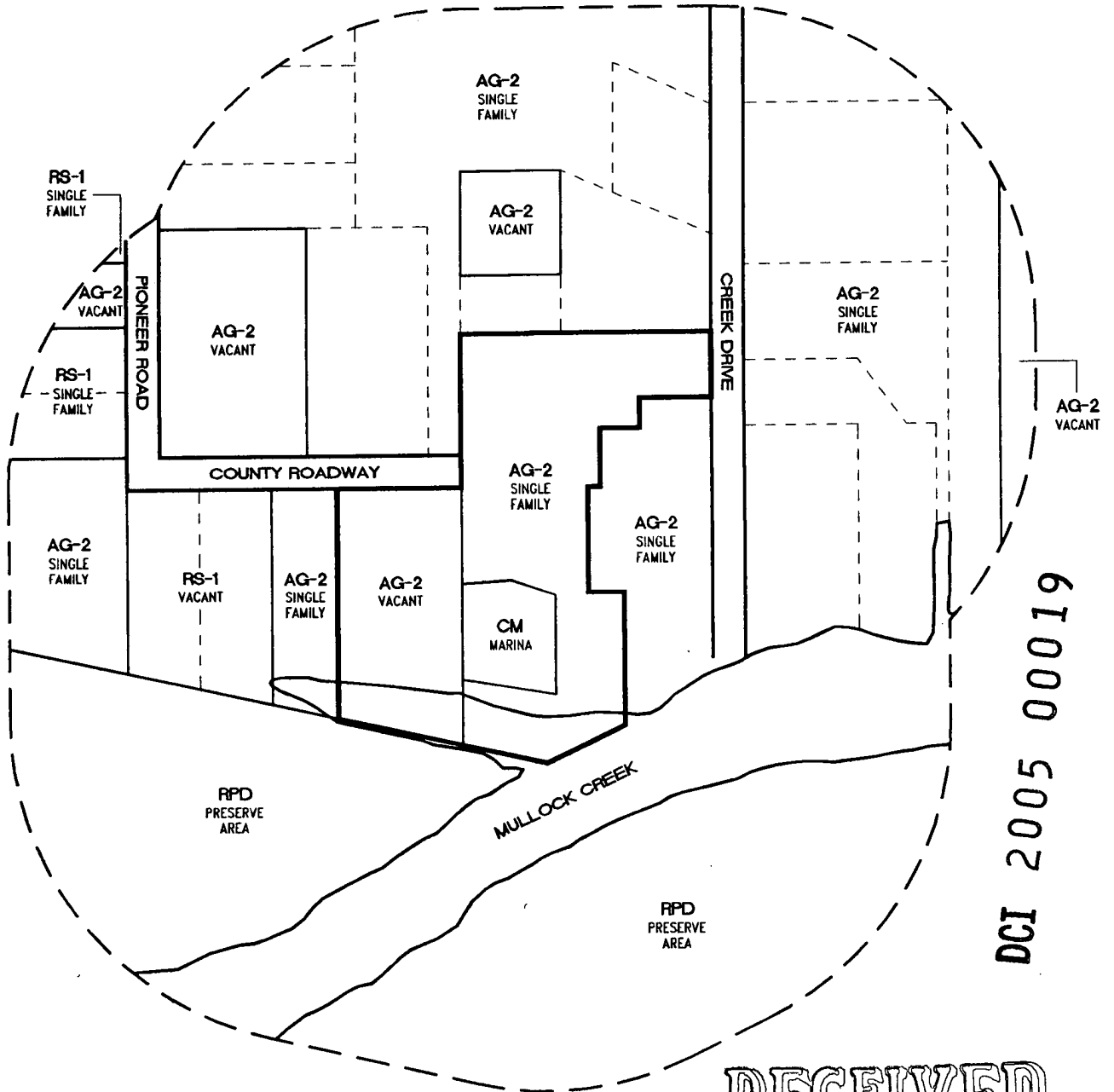
DDA ENGINEERS-PLANNERS, INC.
2017 West First Street, Fort Myers, Florida 33901
Ph: 239.337.3330 Fax: 239.337.1236
E-mail: ddaengineers@earthlink.net
Florida Certification of Business #8289

PROPOSED AM PEAK HOUR TRIPS
GIBBONEY-MULLOCK CREEK
LEE COUNTY, FLORIDA

EXHIBIT
2
#030137



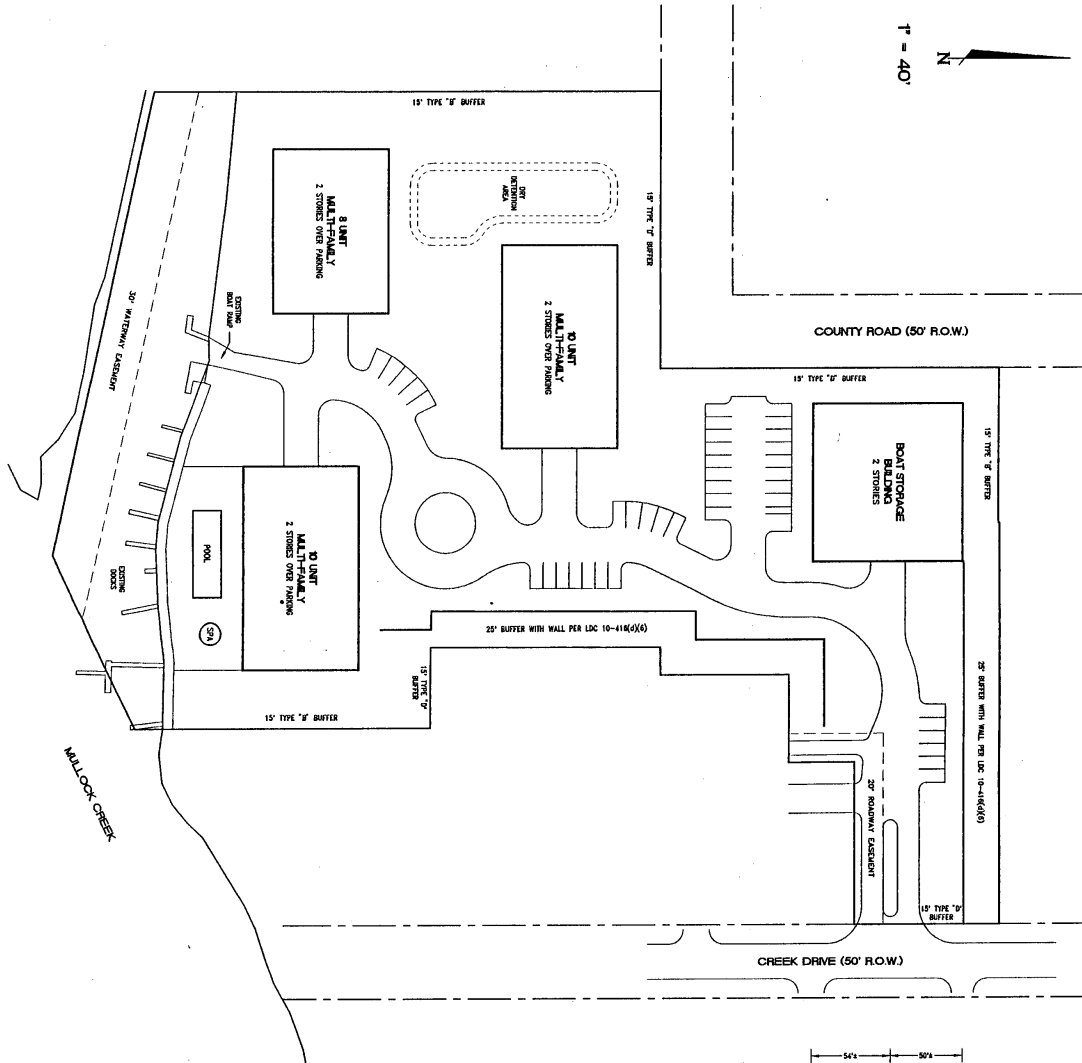
1" = 250'



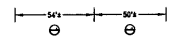
DCI 2005 00019

RECEIVED
FEB 21 2005

PERMIT COUNTER



T = 40'



① SCALE OF DIMENSIONS
 DIMENSION FT
 BRIDGE AREA: 5.31 ACRES
 SUBMITTED LOTS: 0.64 ACRES
 SUBMITTED LOTS: 0.64 ACRES
 DWELLING UNITS: 28 UNITS
 NET PROJECT DENSITY: 6.0 DW/AC
 MINIMUM OPEN SPACE: 40 PERCENT

MASTER CONCEPT PLAN
VILLAS AT HIDDEN HARBOUR MARINA
 DWG. NO. 0407

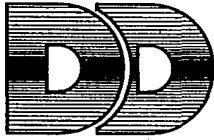
SEC 18, TWP 46S, RGE 25E.
 LEE COUNTY, FLORIDA



GARY F. MULLER, AICP
 1482 ARDYLE DRIVE • FT. MYERS, FLORIDA 33910 • (239) 939-0111

FILE #	0407MCP
DATE	01/05
SCALE	NOTED
DESIGN	GFM
DRAWN	GFM
CHECK	GFM

EXHIBIT 6-K



DAVID DOUGLAS ASSOCIATES, INC.
ENGINEERS • CONTRACT ADMINISTRATORS • PLANNERS

**TRAFFIC IMPACT STATEMENT
FOR
GIBBONEY-MULLOCK CREEK
18501 MULLOCK CREEK LN**

Project Description

The proposed project Consist of a 28 Multi family residential units, located on a 5.3 acre parcel west of US 41 off Park Road, Lee County, Florida, Sec. 18, Twn. 46 S., Rng. 25 E.

Site access

The site will have one entrance as shown on trip exhibits 2 & 3.

Trip generation

Vehicular trip ends generated by the proposed project were calculated by Microtrans software based on methodology provided by Trip Generation Manual of the Institute of Transportation Engineers (7th edition).

Land use code 230 – Residential Condominium /Town House
Trip generation equations vs: 1000 sf gross floor area

This project will not generate 300 vehicle trips during the peak hour. Having not met this threshold, the traffic impact statement shall provide information regarding the development's traffic generation and impact at the development's access points onto the adjacent street system.

Print outs of the trip generation by Microtrans for this use is attached.

Project Traffic Distribution

Directional splits onto adjacent roadway are based on existing population and vehicle movements. Assuming 50% directional splits on US 41 South onto Park Road. See attached sketch for trip distribution at project entrances.

Level of Service

See Level of Service Analysis for arterial or collector roads to be accessed adjacent to project, see page 2.

Conclusion

The proposed project is anticipated to generate a total of 21 PM peak hour trips. This total is below the threshold of 300 peak hour trips that is stated in the Lee County Land Development Code, sec. 10-286.

The trip volumes at the site entrances are such that they should have no impact on adjacent street traffic. Therefore, no improvements required at site access points.

EXHIBIT 6-G

LEE PLAN COMPLIANCE



PERMIT COUNTER

Zoning Request and Project Description

DCI 2005 00019

The applicant is requesting a zoning change from AG-2 and CM to Residential Planned Development (RPD) on a 5.31 acre parcel located on the west side of Creek Drive in San Carlos Park. The subject property has approximately 450 feet of frontage on Mullock Creek and the easterly portion of the site has been previously developed with five single family residences and a marina with a boat ramp and a bar. The proposed request would allow the site to be redeveloped with three multi-family buildings containing a combined total of 28 dwelling units. All three buildings will be two stories over parking with a maximum building height of 35 feet. The project will also include a pool and spa area overlooking the creek and a marina with a boat ramp, docking facilities, and a small boat storage building.

Consistency with the Lee Plan

The subject property is located within the Urban Community future land use category which is described as follows in the Lee Plan:

POLICY 1.1.4: The Urban Community areas are outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, Fort Myers Beach, South Fort Myers, Bonita Springs, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6). Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum of ten dwelling units per acre (10 du/acre). (Amended by ordinance No. 94-30)

All of the proposed uses listed on the Master Concept Plan are appropriate within the Urban Community future land use category and the requested density of 6 dwelling units per acre is within the standard density range. The proposed development is therefore consistent with Policy 1.1.4.

The rezoning request will also be consistent with these other goals, objectives, standards and policies set forth in the Lee Plan:

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns shall be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30)

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) shall be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Office. (Amended by Ordinance No. 94-30)

The subject property lies within the Urban Community future land use category and is surrounded by existing residential development. The rezoning request will therefore promote contiguous growth patterns in an existing urban area which already has the necessary infrastructure available to support the proposed development.

POLICY 2.2.1: Rezoning and development-of regional-impact proposals shall be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Amended by Ordinance No. 94-30)

The development will have access off of Creek Drive, approximately one-quarter mile south of Park Drive, a collector roadway which intersects with U.S. 41 Road to the east. Sewer and water will be provided from Lee County Utilities. Additional public facilities which are readily available include: fire protection (San Carlos Fire District), emergency medical services, (Lee County EMS) and police protection (Lee County Sheriff's Department).

POLICY 5.1.5: Protect existing and future residential areas from encroachment of uses that are potentially destructive to the character and integrity of the residential environment. If such uses are proposed in the form of a planned development and generally applicable development regulations are deemed to be inadequate, conditions shall be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application shall be denied altogether. Requests for conventional rezonings shall be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. The Land Development Code shall continue to require appropriate buffers for new developments. (Amended by Ordinance No. 94-30)

The proposed development will be compatible with the surrounding residential uses and rezoning request will eliminate an existing commercial use which is presently destructive to the character and integrity of the existing residential environment.

EXHIBIT 6-N

PROPOSED SCHEDULE OF DEVIATIONS

- 1) Deviation from the requirement that the connection separation between access points along local roadways be a minimum centerline distance of 125 feet, per LDC Section 10-285(a), to allow minimum connection separations of 50 feet and 54 feet along Creek Drive.

JUSTIFICATION: The applicant cannot comply with the required 125 foot connection separation standard due to the location of two existing driveways on the east side of Creek Drive. The requested deviation would allow the continued use of the existing access to the site via a recorded roadway easement which is also utilized to provide ingress and egress to two single family residences to the south. In support of this request, please note that the granting of this deviation will not be detrimental to the general health, safety and welfare of the public. The present separation distance is typical along this section of Creek Drive and the proposed redevelopment of the site should generate less traffic than the existing uses.

RECEIVED
FEB 21 2005

PERMIT COUNTER

DCI 2005 00019



RECEIVED NOV 29 2005 PERMIT COUNTER

APPLICATION FOR REQUEST FOR CONTINUANCE, DEFERRAL, WITHDRAWAL, OR REHEARING

REQUEST FOR: (refer to back of sheet for special notes)

X CONTINUANCE DEFERRAL WITHDRAWAL
REHEARING WITHDRAWAL OF ADMINISTRATIVE APPEAL

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

Length of time 30 Days

From: X Hearing Examiner BOCC (must be submitted 5 days prior to hearing)

- 1. Date of Scheduled Hearing: December 7, 2005.
2. Applicant/Project Name: Spectrum Engineering / Govt. Lot 3 Rezoning
3. Tracking/Hearing/Application Number: REZ 2005-00019
4. Date Decision was Rendered: N/A
5. Type of Application-Check X Rezoning Special Exception Variance Other

6. Reason for request (If rehearing is requested, see Special Notes on Back): to consider and address issues raised in Staff Report and obtain legal counsel

Signature of applicant or authorized agent [Signature] Date 11/29/05

Spectrum Engineering, Inc. by R.J. Ward, P.E.
Name (typed or printed legibly)
1342 Colonial Boulevard, Ste. 31, Fort Myers, FL 33907-1013
Address

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 29 day of Nov 20 by R.J. Ward who is personally known to me or who produced as identification.



Grace McDonald
Commission # DD125280
Expires July 13, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

[Signature]
Signature of Notary Public
GRACE McDONALD
Printed Name of Notary Public

FEE \$
DATE PAID:
RECEIPT NUMBER:
INTAKE BY:

Bryan Kelner - Re: Villas at Hidden Harbour - DCI2005-00019

From: "Gary Muller" <gfmuller@comcast.net>
To: "Bryan Kelner" <KELNERBJ@leegov.com>
Date: 1/23/2006 7:53 AM
Subject: Re: Villas at Hidden Harbour - DCI2005-00019

Bryan,
We would like to obtain another extension, if possible. Since the death of my client, his partner has been working on getting new investors for the project as a single family subdivision. Thanks.

----- Original Message -----

From: Bryan Kelner
To: gfmuller@comcast.net
Sent: Tuesday, January 17, 2006 7:48 AM
Subject: Villas at Hidden Harbour - DCI2005-00019

Gary,

your 60 day extension for Villas at Hidden Harbour ends today. Please advise if your are requesting another 60 day extension in accordance with Section 34-373(d) of the Land Development Code. Also, if you are requesting another extension, please include an explanation why a further extension should be considered by staff.



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

(239) 479-8363

Writer's Direct Dial Number: _____

Bob Janes
District One
January 23, 2006

Douglas R. St. Cerny
District Two
Mr. Gary Muller
1482 Argyle Drive
Fort Myers, FL 33919

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

**RE: Villas at Hidden Harbour
DCI2005-00019 - Extension Request**

Dear Mr. Muller:

The Zoning Division has reviewed your e-mail dated November 20, 2005 requesting an extension of the response time allowed by the Lee County Land Development Code for the above referenced project. Staff recognizes that you are actively pursuing additional information necessary for the resubmittal of the request and will allow a 60 day extension commencing January 18, 2006. This project could be deemed withdrawn after the extension date if you do not respond prior to this date.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Division of Zoning

Pam Houck
Director

copy:

Bryan Kelner, Zoning Division
Dawn Lehnert, CAO
Bob Rentz, TIS Reviewer
Susan Hollingsworth, Development Services
Paul O'Connor, Planning Division
Kim Trebatoski, Environmental Sciences
Andy Getch, Lee County DOT
Roland Ottolini, Natural Resources
Jamie Princing, DCD Admin
Zoning/DCI Files

U:\200601\DCI20050.001\9\HIDDENHARBOUREXTENSION5LTR.WPD



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

(239) 479-8363

Writer's Direct Dial Number: _____

Bob Janes
District One

September 28, 2005

Douglas R. St. Cerny
District Two

Mr. Gary Muller
1482 Argyle Drive
Fort Myers, FL 33919

Ray Judah
District Three

Tammy Hall
District Four

RE: Villas at Hidden Harbour
DCI2005-00019 - Extension Request

John E. Albion
District Five

Donald D. Stilwell
County Manager

Dear Mr. Muller:

David M. Owen
County Attorney

The Zoning Division has reviewed your e-mail dated September 18, 2005 requesting an extension of the response time allowed by the Lee County Land Development Code for the above referenced project. Staff recognizes that you are actively pursuing additional information necessary for the resubmittal of the request and will allow a 60 day extension commencing September 19, 2005. This project could be deemed withdrawn after the extension date if you do not respond prior to this date.

Diana M. Parker
County Hearing Examiner

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Division of Zoning

Pam Houck
Director

copy:

Bryan Kelner, Zoning Division
Dawn Lehnert, CAO
Bob Rentz, TIS Reviewer
Susan Hollingsworth, Development Services
Paul O'Connor, Planning Division
Kim Trebatoski, Environmental Sciences
Andy Getch, Lee County DOT
Roland Ottolini, Natural Resources
Jamie Prancing, DCD Admin
Zoning/DCI Files

U:\200509\DCI20050.00119\HIDDENHARBOUREXTENSION3LTR.WPD



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

(239) 479-8363

Writer's Direct Dial Number: _____

Bob Janes
District One

September 6, 2005

Douglas R. St. Cerny
District Two

Mr. Gary Muller
1482 Argyle Drive
Fort Myers, FL 33919

Ray Judah
District Three

Tammy Hall
District Four

**RE: Villas at Hidden Harbour
DCI2005-00019 - Extension Request**

John E. Albion
District Five

Donald D. Stilwell
County Manager

Dear Mr. Muller:

David M. Owen
County Attorney

The Zoning Division has reviewed your e-mail dated September 6, 2005 requesting an extension of the response time allowed by the Lee County Land Development Code for the above referenced project. Staff recognizes that you are actively pursuing additional information necessary for the resubmittal of the request. However, the first extension expired on July 20, 2005, therefore Staff will allow a 60 day extension commencing on July 21, 2005. This project could be deemed withdrawn after the extension date if you do not respond prior to this date.

Diana M. Parker
County Hearing Examiner

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Division of Zoning

Pam Houck
Director

copy:

Bryan Kelner, Zoning Division
Dawn Lehnert, CAO
Bob Rentz, TIS Reviewer
Susan Hollingsworth, Development Services
Paul O'Connor, Planning Division
Kim Trebatoski, Environmental Sciences
Andy Getch, Lee County DOT
Roland Ottolini, Natural Resources
Jamie Pringing, DCD Admin
Zoning/DCI Files

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Bryan Kelner - Villas at Hidden Harbour Marina DCI2005-00019

To: zone file

From: "Gary Muller" <gfmuller@comcast.net>
To: "Bryan Kelner" <KELNERBJ@leegov.com>
Date: 09/06/2005 1:59 PM
Subject: Villas at Hidden Harbour Marina DCI2005-00019

Bryan,
I would like to request a 60 day extension to file our sufficiency response on the above-referenced project. We are currently working on a new site plan for single family residences and are eliminating the boat storage and marina uses.
Thanks.



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

(941)479-8363

Writer's Direct Dial Number: _____

Bob Janes
District One

June 1, 2005

Douglas R. St. Cerny
District Two

Mr. Gary Muller
1482 Argyle Drive
Fort Myers, FL 33919

Ray Judah
District Three

Tammy Hall
District Four

**RE: Villas at Hidden Harbour
DCI2005-00019 - Extension Request**

John E. Albion
District Five

Donald D. Stilwell
County Manager

Dear Mr. Muller:

David M. Owen
County Attorney

The Zoning Division has reviewed your e-mail dated May 31, 2005 requesting an extension of the response time allowed by the Lee County Land Development Code for the above referenced project. Staff recognizes that you are actively pursuing additional information necessary for the resubmittal of the request and will allow a 60 day extension commencing May 22, 2005. This project could be deemed withdrawn after the extension date if you do not respond prior to this date.

Diana M. Parker
County Hearing Examiner

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Division of Zoning

Pam Houck
Director

copy:

Bryan Kelner, Zoning Division
Dawn Lehnert, CAO
Bob Rentz, TIS Reviewer
Susan Hollingsworth, Development Services
Paul O'Connor, Planning Division
Kim Trebatoski, Environmental Sciences
Andy Getch, Lee County DOT
Roland Ottolini, Natural Resources
Jamie Prancing, DCD Admin
Zoning/DCI Files

U:\200506\DCI20050.001\9\HIDDENHARBOUREXTENSION1LTR.WPD

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: _____

Bob Janes
District One

November 21, 2005

Douglas R. St. Cerny
District Two

Mr. Gary Muller
1482 Argyle Drive
Fort Myers, FL 33919

Ray Judah
District Three

Tammy Hall
District Four

**RE: Villas at Hidden Harbour
DCI2005-00019 - Extension Request**

John E. Albion
District Five

Donald D. Stilwell
County Manager

Dear Mr. Muller:


David M. Owen
County Attorney

The Zoning Division has reviewed your e-mail dated November 20, 2005 requesting an extension of the response time allowed by the Lee County Land Development Code for the above referenced project. Staff recognizes that you are actively pursuing additional information necessary for the resubmittal of the request and will allow a 60 day extension commencing November 19, 2005. This project could be deemed withdrawn after the extension date if you do not respond prior to this date.

Diana M. Parker
County Hearing Examiner

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Division of Zoning



Pam Houck
Director

copy:

Bryan Kelner, Zoning Division
Dawn Lehnert, CAO
Bob Rentz, TIS Reviewer
Susan Hollingsworth, Development Services
Paul O'Connor, Planning Division
Kim Trebatoski, Environmental Sciences
Andy Getch, Lee County DOT
Roland Ottolini, Natural Resources
Jamie Pringing, DCD Admin
Zoning/DCI Files

U:\200511\DCI20050.0019\HIDDENHARBOUREXTENSION4LTR.WPD

To: zone file.

From: Dawn Lehnert
To: Kelner, Bryan
Date: 2/24/05 10:58AM
Subject: Villas at Hidden Harbour Marina (DCI2005-00019)

Good Morning:

Based upon a cursory review of this new application, I offer the following comments for your consideration.

1. The disclosure of interest forms are not properly executed. An LLC must be executed by the managing member and an incorporation by the president or vice president.
2. The CAO package does not include the agent authorization form.
3. The legal description is not accompanied by the required sketch.
4. Additional information is required with respect tot he oat storage facility. for example, the number of slip (dry); whether this is a new use etc. Also, it does not appear appropriate to have a commercial marina type use in an RPD.

peace.

Dawn E. Perry-Lehnert,
Assistant County Attorney
Lehnertd@leegov.com
239-335-2236
239-335-2606 (fax)

CC: Houck, Pam

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>Map Index</u>
TINER JAMES E TR 1/2 INT + 18191 CREEK DR FT MYERS FL 33908	18-46-25-00-00029.0010 18301 CREEK DR FORT MYERS FL 33908	E 75 FT OF S 1/4 OF W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 + ALSO E 75 FT OF W	32
COOPER CHARLES M + 4867 GOLDEN GATE PKWY NAPLES FL 34116	18-46-25-00-00029.0020 18481 CREEK DR FORT MYERS FL 33908	PARL IN W 1/2 OF W 1/2 OF NW 1/4 AS DESC IN OR 1861 PB 1076 AKA PARCEL D	33
GOOD WILLIAM D 18325 CREEK DR FT MYERS FL 33908	18-46-25-00-00029.0030 18325 CREEK DR FORT MYERS FL 33908	BEG NW COR OF S 1/4 OF W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 TH S ALG N LI	34
SHADOW WOOD PRESERVE COMM ASSN 9990 COCONUT RD STE 200 BONITA SPRINGS FL 34135	18-46-25-00-00030.00CE ACCESS UNDETERMINED FORT MYERS FL 33908	PARL LOC IN W 1/2 OF SECT AS DESC IN OR 4374/788	35
TINER JAMES E TR 1/2 INT + 18191 CREEK DR FT MYERS FL 33908	18-46-25-00-00033.0040 ACCESS UNDETERMINED FORT MYERS FL 33908	W1/2 OF E1/2 OF E1/2 OF NW 1/4 + E1/2 OF W1/2 OF E1/2 OF NW1/4 W OF RR N OF CRK	36
LONG BAY PARTNERS LLC 9990 COCONUT RD STE 202 BONITA SPRINGS FL 34135	18-46-25-17-000GC.0010 GOLF COURSE FL	SHADOW WOOD PRESERVE GOLF COURSE LESS OR 4082 PG 1602	37
SHADOW WOOD PRESERVE COMM ASSN 9990 COCONUT RD STE 202 BONITA SPRINGS FL 34135	18-46-25-24-00LK1.00CE SUBMERGED FL	SHADOW WOOD PRESERVE UN 9 PB 75 PGS 40-44 TRACT LK-1	38

38 RECORDS PRINTED

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Bryan Kelner

DATE: 02/21/2005

Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Tina Silcox, Lee County School District
Roland Ottolini, Natural Resources
Luis Machado, Zoning

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: VILLAS AT HIDDEN HARBOUR MARIN

CASE #: DCI2005-00019

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file
 Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 03/07/2005

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).

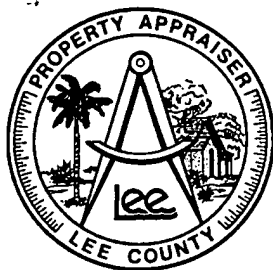
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jodi M Payne

Date: 02/23/2005



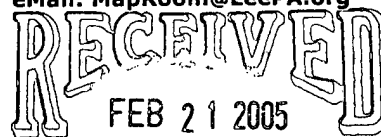
DCI 2005 00019
Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 339-6159 • Fax: (239) 339-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT



Date of Report: February 02, 2005
Buffer Distance: 500 ft
Parcels Affected: 36
Subject Parcel: 18-46-25-00-00020.0100, 18-46-25-00-00020.0110

PERMIT COUNTER

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>Map Index</u>
MULLOCK CREEK LLC 26811 SOUTH BAY DR #240 BONITA SPRINGS FL 34134	18-46-25-00-00020.0100 18501 MULLOCK CREEK LN FORT MYERS FL 33908	PAR IN N W 1/4 OF SEC 18 T 46 R 25 DESC IN OR 3418 PG 851	1
PURKIS ALWYN W TR PO BOX 445 SAN ANTONIO FL 33576	18-46-25-00-00020.0110 18471 PIONEER RD FORT MYERS FL 33908	FR SW COR OF SW 1/4 OF NW 1/4 RUN SELY ALG SLY LI OF 1/4 1/4 SEC 655.32 FT TO	2
CAREY PATRICK J P O BOX 60244 FT MYERS FL 33906	18-46-25-00-00017.0010 18501 CAREY WAY FORT MYERS FL 33908	FRM SW CRN OF NW 1/4 OF SEC N 210 FT THN E 320 TO POB THN E 100 S 135 E 90 S 187.25 NW 194.6 THN N 280.35	3
RUFFINO STEPHEN A + CAROL A 18446 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00020.0000 18446 PIONEER RD FORT MYERS FL 33908	FR SW COR OF NW 1/4 R N 260FT TO POB CONTINUE N 90 FT E 370 ETC	4
CLAPP DOUGLAS + DEBRA W P O BOX 713 ESTERO FL 33928	18-46-25-00-00020.0010 18321 PIONEER RD FORT MYERS FL 33908	PARL W1/2 OF W1/2 OF NW1/4 DESC OR 1062 PG 0801 LESS PARL 20.001A	5
ARMANI ELAINE 18355 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00020.0030 18355 PIONEER RD FORT MYERS FL 33908	PARL IN SW 1/4 OF NW 1/4 DESC IN OR 1821 PG 1619	6
GREGG RALPH + ANA C 18400 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00020.003A 18400 PIONEER RD FORT MYERS FL 33908	FR W1/4 COR RUN N535FT TO POB TH CONT N108FT E370FT S108FT W370FT	7
WINDLER JAMES S 18375 PIONEER RD S W FT MYERS FL 33908	18-46-25-00-00020.003B 18375 PIONEER RD FORT MYERS FL 33908	PARL IN SW 1/4 OF NW 1/4 E OF PIONEER RD DESC IN OR 1720 PG 3336	8
ANDERSON DANIEL L + MARY 18387 PIONEER RD FT MYERS FL 33908	18-46-25-00-00020.0040 18387 PIONEER RD FORT MYERS FL 33908	FRM SW COR OF NW 1/4 TH N 410 FT TH E 370 FT TH N 200 FT. TO POB TH N 100 FT.	9
MARKEY CHARLENE 4867 GOLDEN GATE PKWY NAPLES FL 33999	18-46-25-00-00020.0060 18451 PIONEER RD FORT MYERS FL 33908	FR SW COR NW 1/4 SELY ALG S LI NW 1/4 1000 FT. M/L TH N 850 FT. TO POB TH W 108	10
BRUCE MICHAEL L + MELISSA J 8462 CARDINAL RD FT MYERS FL 33912	18-46-25-00-00020.0090 18211 PIONEER RD FORT MYERS FL 33908	BEG 780 FT E + 1110.51 FT N OF SW COR OF NW 1/4 TH N 270 FT TO S LINE OF S 1/4 + PAR DESC IN DB 275/533 LESS 20.008A	11
TOKARZ STEVE H 18461 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00020.010A 18461 PIONEER RD FORT MYERS FL 33908	FR PT OF INTERSEC OF N LI S 1/4 OF NW 1/4 OF NW 1/4 WI LI PARL WI W LI SD FRAC	12
CAREY PATRICK J TR PO BOX 60244 FORT MYERS FL 33906	18-46-25-00-00020.0120 18491 CAREY WAY FORT MYERS FL 33908	PARCEL LYING NW 1/4 OF SECT N OF CREEK DESC IN OR 3503 PG 3079	13

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>Map Index</u>
COOPER CHARLES + SANDRA S 18481 PIONEER RD FT MYERS FL 33908	18-46-25-00-00020.0130 18481 PIONEER RD FORT MYERS FL 33908	A TR IN SW 1/4 OF NW 1/4 FR SW COR SD FR GO SELY ALG SLY 1/4 1/4 LI 542 FT	14
NAMOUR JOSEPH N + JENNIFER L 18340 CREEK DR FORT MYERS FL 33908	18-46-25-00-00020.0140 18340 CREEK DR FORT MYERS FL 33908	PARL IN W 1/2 OF NW 1/4 DESC IN OR 1115 PG 1389 LESS OR 1510 PG 399	15
BOSECKER AMY K 18430 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00021.0000 18430 PIONEER RD FORT MYERS FL 33908	FR SW COR OF NW 1/4 N 350 TO POB W 50 N 85 E 370 S 85 W 320	16
BOSECKER AMY K 18430 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00021.0010 18416 PIONEER RD FORT MYERS FL 33908	FR W1/4 COR RUN N435FT TO POB TH RUN E370FT N100FT W370FT S100FT	17
BUSTO ANTHONY ALVARO 1651 HERMITAGE RD FT MYERS FL 33919	18-46-25-00-00022.0000 18431 PIONEER RD FORT MYERS FL 33908	PARL IN SW 1/4 OF NW 1/4 SEC 18 TWP 46 R 25 DESC IN OR 1282 PG 1825	18
ANDERSON JERRY + LORETTA 1865 NW 5TH ST OKEECHOBEE FL 34972	18-46-25-00-00022.0010 18441 PIONEER RD FORT MYERS FL 33908	PARL IN SW 1/4 OF NW 1/4 SEC 18 TWP 46 R 25	19
WILLIAMS RALPH TR 18476 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00023.0000 18482 PIONEER RD FORT MYERS FL 33908	BEG SW COR NW 1/4 N 210 FT E 210 FT.S 210 FT W 210 FT TO POB LESS SLY	20
WILLIAMS RALPH JAMES TR 18476 PIONEER RD FT MYERS FL 33908	18-46-25-00-00023.0030 18476 PIONEER RD FORT MYERS FL 33908	PARL IN SW 1/4 OF SW 1/4 OF NW 1/4 DESC OR 496 PG 825 + OR 637 PG 446	21
SIMPSON ARTHUR C + DIANA M 18430 CREEK DR FORT MYERS FL 33908	18-46-25-00-00025.0010 18430 CREEK DR FORT MYERS FL 33908	A PAR OF LAND IN SE 1/4 OF SW 1/4 AS DESC IN OR 3418 PG 854	22
RAMP ELLA C PO BOX 1449 CHESAPEAKE BEACH MD 20732	18-46-25-00-00025.0020 18446 CREEK DR FORT MYERS FL 33908	FR PT OF INTERSEC OF N LI S 1/2 OF NW 1/4 OF NW 1/4 WI LI 1238 FT E FR W LI	23
CONNER EDWARD L 18480 CREEK DR FORT MYERS FL 33908	18-46-25-00-00026.0000 18480 CREEK DR FORT MYERS FL 33908	PAR IN TH SW 1/4 OF NW 1/4 DESC IN OR 1931 PG 1506 LESS OR 1931 PG 1508	24
SWANSON ROGER V + EVELYN A 18011 S TAMIAMI TRL STE 16 PMB-93 FT MYERS FL 33908	18-46-25-00-00026.0030 18456 CREEK DR FORT MYERS FL 33908	PAR IN SW 1/4 OF NW 1/4 DESC IN OR 2339 PG 2852	25
DUNCAN SANDRA 17365 DUMONT FT MYERS FL 33912	18-46-25-00-00027.0000 18380 CREEK DR FORT MYERS FL 33908	PARL IN SW 1/4 OF NW 1/4 DESC OR 1492 PG 2222 + OR 1510 PG 399	26
RANDALL GARY L + THERESA W 18461 CREEK DR FT MYERS FL 33908	18-46-25-00-00028.0000 18461 CREEK DR FORT MYERS FL 33908	PARL IN W 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 DESC OR 2391 PG2355 LES OR2577/930	27
SENS GUY 18381 CREEK DR FT MYERS FL 33908	18-46-25-00-00028.0010 18381 CREEK DR FORT MYERS FL 33908	PARL IN W 1/2 OF W 1/2 OF SW 1/4 ON NW 1/4 DESC OR 2391 PG 2349	28
STRATZ MARCUS G + SUSAN E 18371 CREEK DR FORT MYERS FL 33908	18-46-25-00-00028.0020 18371 CREEK DR FORT MYERS FL 33908	PARL IN N W 1/4 DESC IN OR 1518 PG 39 AKA PARCEL A	29
LALLY LUKE P 18365 CREEK DR FORT MYERS FL 33908	18-46-25-00-00028.0030 18365 CREEK DR FORT MYERS FL 33908	PARL IN NW 1/4 AS DESC IN OR 1518 PB 38 + OR 1505 PG 841	30
BENN BOBBY L + ROSE MARIE R 18445 CREEK DR FORT MYERS FL 33908	18-46-25-00-00029.0000 18445 CREEK DR FORT MYERS FL 33908	PAR IN THE W 1/2 OF SE 1/4 OF NW 1/4 OF SEC DESC IN OR2391/2352 + OR2577/930	31

To: zone file.



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TDD/TTY (239) 335-1512

ELINDA C. SCRIGGA, PH.D.
CHAIRMAN • DISTRICT 6

ROBERT D. CHILMONIK
VICE CHAIRMAN • DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

JANE E. KUCKEL, PH.D.
DISTRICT 3

STEVEN K. TEUBER
DISTRICT 4

JAMES W. BROWDER, ED.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

February 28, 2005

Mr. Bryan Kelner
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: Villas At Hidden Harbour Marina, DCI Substantive Review, Case #DCI2005-00019

Dear Mr. Kelner:

Thank you for the opportunity to review the Villas At Hidden Harbour Marina for substantive comments with regard to educational impacts. This proposed development is in the South Choice Zone of the District, on Creek Drive in the South Fort Myers Planning Area. This letter is in response to your request dated February 21, 2005.

Based on the proposed maximum total of 28 multifamily residential dwelling units the Lee County School District is estimating that the proposal could generate up to 1 additional school-aged child. This uses a generation rate of 0.109 students per unit generated in the South Choice Zone of Lee County for multifamily units. This would create the need for approximately one new classroom in the system, as well as additional staff and core facilities. Using the new small classroom legislative guidelines, additional classrooms may be generated.

The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, effective at this time. As such, the Villas At Hidden Harbour Marina developers will be expected to pay the impact fee at the appropriate time.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 335-1415.

Sincerely,

Tina Silcox, Community Development Planner
Planning Department

Cc: William G. Moore, Jr.
Executive Director, School Support

DISTRICT VISION

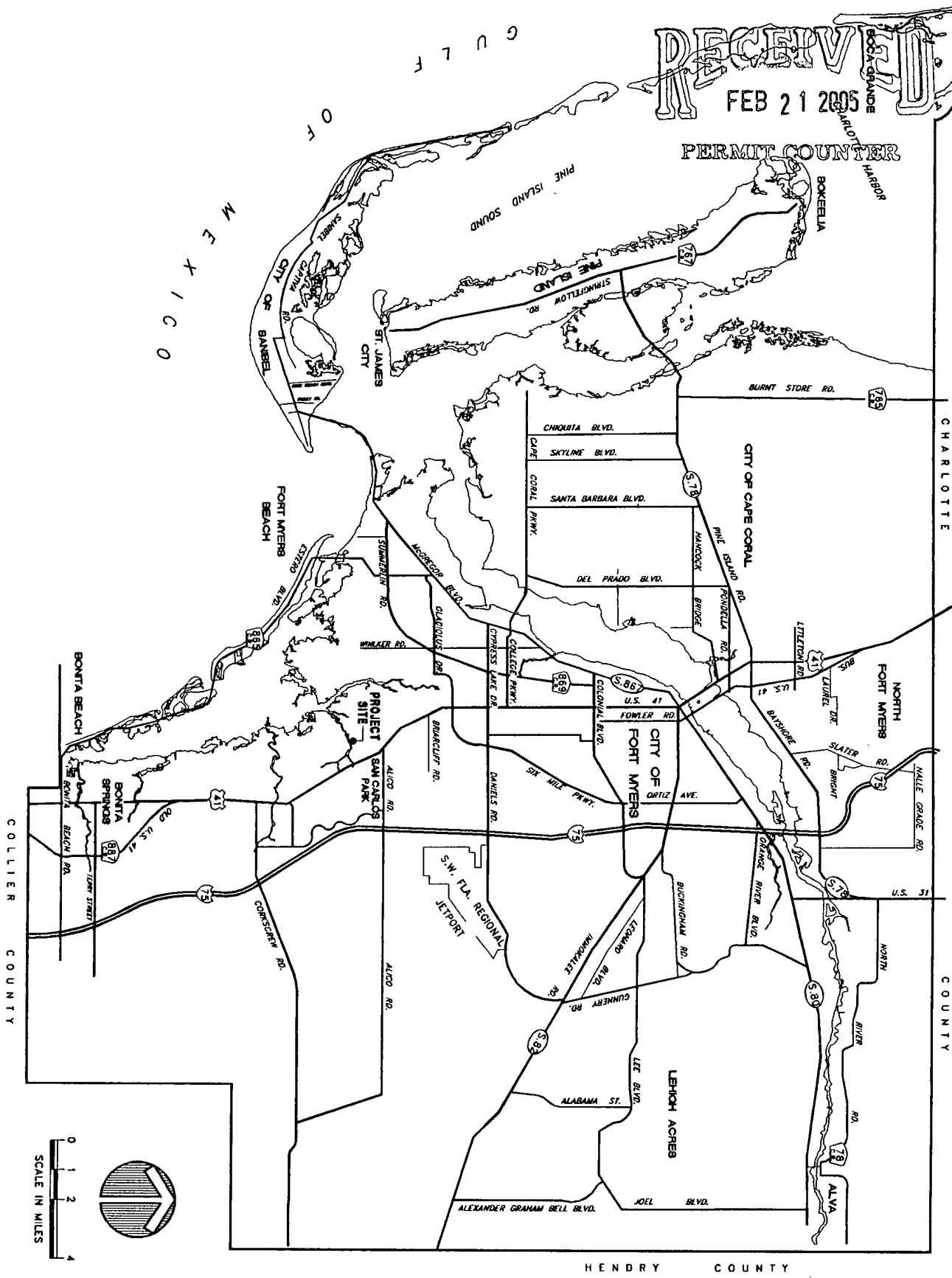
TO BE A WORLD-CLASS SCHOOL SYSTEM

DISTRICT MISSION

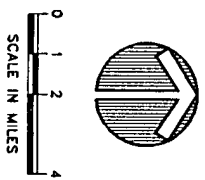
TO PROVIDE A QUALITY EDUCATION IN A SAFE AND WELL-MANAGED ENVIRONMENT

RECEIVED
 FEB 21 2005

PERMIT COUNTER



DCI 2005 00019



AREA LOCATION MAP
VILLAS AT HIDDEN HARBOUR MARINA

SEC 18, TWP 46S, R01E 25E
 LEE COUNTY, FLORIDA

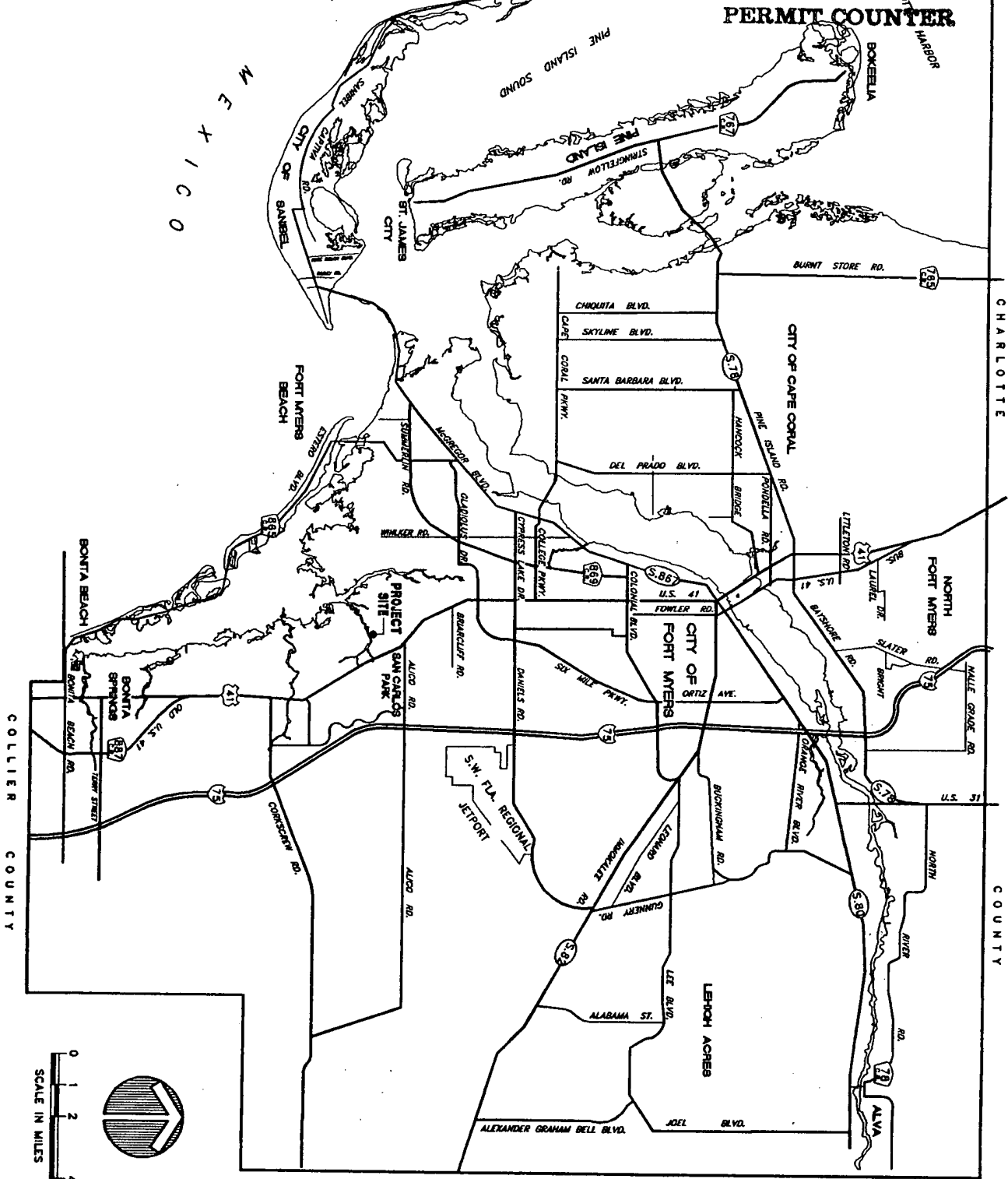
GARY F. MULLER, AICP
 1482 ARCTIC DRIVE • FT. MYERS, FLORIDA 33919 • (239) 930-0111

DATE	01/28
SCALE	NOTED
DESIGN	CFM
DRAWN	DM
CHECK	
APP'D	

EXHIBIT 6-B

RECEIVED
 FEB 21 2005

PERMIT COUNTER



DCI 2005 00019

AREA LOCATION MAP
VILLAS AT HIDDEN
HARBOUR MARINA

SEC 18, TWP 46S, R02E 25E
 LEE COUNTY, FLORIDA

GARY F. MULLER, AICP
 1483 ARGYLE DRIVE • FT. MYERS, FLORIDA 33919 • (239) 838-0111

DATE	02/18
SCALE	NOTED
DESIGN	DM
DRAWN	DM
CHECK	
APPROD	

EXHIBIT 6-B



**COURTESY NOTICE TO ADJACENT PROPERTY OWNERS
OF RECEIPT OF ZONING APPLICATION**

Date:

March 2, 2005

Case Number:

DC12005-00019

Case Name:

VILLAS AT HIDDEN HARBOUR MARINA

Request:

Rezone 5.31± acres from agriculture (A-G-2) and commercial marine (CM) to a residential planned development (RPD) to allow 28 multiple family dwelling units, marina, and dry boat storage building, all having a maximum height of 35 feet.

Location:

18501 Mullock Creek Lane and 18471 Pioneer Road, Fort Myers, FL 33908

Location Map:

SEE REVERSE

PROPERTY OWNERS
REPRESENTATIVE:

MR. GARY F MULLER
239-939-0111

Lee County Planner:

Bryan Keiner
(239) 479-8363

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.
This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

JMP

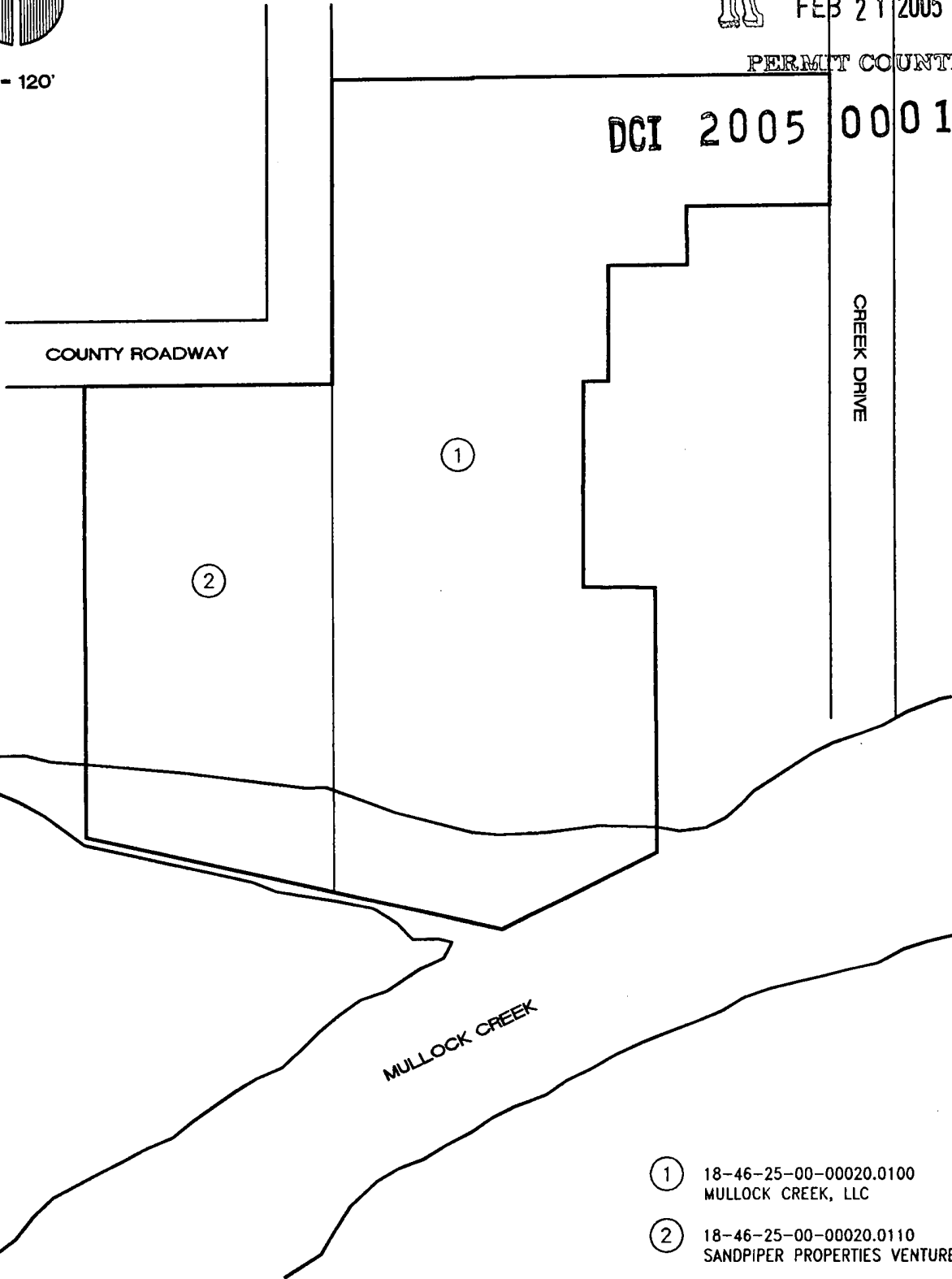


1" = 120'

RECEIVED
FEB 21 2005

PERMIT COUNTER

DCI 2005 00019



- ① 18-46-25-00-00020.0100
MULLOCK CREEK, LLC
- ② 18-46-25-00-00020.0110
SANDPIPER PROPERTIES VENTURE, LLC

0407

SUBJECT PROPERTY OWNERS MAP
VILLAS AT HIDDEN
HARBOUR MARINA

SEC 18, TWP 46S, RGE 25E
LEE COUNTY, FLORIDA



GARY F. MULLER, AICP

1482 ARCYLE DRIVE • FT. MYERS, FLORIDA 33919 • (238) 838-0111

DATE	01/06
SCALE	NONE
DESIGN	GM
DRAWN	GM
CHECK	GM
APPROVED	

EXHIBIT PH-1.C.2

**EXHIBIT 6-H
&
EXHIBIT II-E-5**

RECEIVED
FEB 21 2005

PERMIT COUNTER

**COMPLIANCE WITH DESIGN STANDARDS
AND DECISION MAKING GUIDELINES**

DCI 2005 00019

Compliance with Design Standards

The proposed development will comply with the General Design Standards set forth in Section 34-411 of the Lee County Land Development code as follows:

- a) The planned development is consistent with the provisions of the Lee Plan (refer to section on Lee Plan consistency contained in Exhibit II-E-2).
- b) The planned development will be designed and constructed in accordance with all applicable County development regulations.
- c) The planned development is compatible with adjacent uses and therefore will not negatively impact surrounding properties and the general public interest. The subject property is of adequate size to accommodate the proposed structures, all required open space, pedestrian ways, buffers, parking, access, on-site utilities, private recreational facilities, and water management areas.
- d) The planned development will have access off of Creek Drive, a local roadway that has sufficient capacity to handle the traffic generated by the proposed land use as well as the traffic generated by existing land uses.
- e) Public transit is not presently available to the subject property.
- f) The planned development will not create hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or any other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollution.
- g) Most of the subject property has been previously cleared to accommodate the existing development on site.
- h) The planned development will utilize open space and building setbacks to produce an architecturally integrated human environment.
- i) The planned development will not create any negative impacts on surrounding land uses.
- j) The planned development will be limited to 28 multi-family units and will be designed in a manner that will integrate the project with the existing residential development in the surrounding area.

- k) The proposed multi-family buildings will be oriented away from the existing single family residences to the east and west and will setback a minimum distance of 40 feet. In addition, the maximum building height will be limited to 35 feet (two stories over parking) and the entire perimeter of the property will be buffered in accordance with the requirements of the LDC.
- l) The planned development will only contain a total of 28 units which is too small to create any sub-units or internal communities.
- m) The proposed boat storage building will be located in the northwest corner of the site and will be adequately separated from the multi-family buildings.
- n) Given the size of the subject property, and the type of uses being proposed, it is not appropriate to vary parameters of intensity within the planned development.
- o) The planned development will meet all applicable parking requirements set forth for the proposed uses pursuant to LDC Section 34-2020.
- p) Joint use of parking is not applicable for the proposed uses within the project.
- q) Internal consistency for the proposed development will be encouraged through architectural design, signage, uniform planting schedules and other controls that will be regulated through a Homeowners Association.

Compliance with Decision Making Guidelines

Based on the documentation provided above and in Exhibit II-E-2, the rezoning request is consistent with all applicable Goals, Objectives and Policies of the Lee Plan as well as all procedural and design guidelines set forth for planned developments in the Lee County Land Development Code. The proposed development is compatible with the existing uses in the in the surrounding area and will not adversely impact environmentally critical areas or natural resources. Furthermore, the area has the necessary infrastructure and public facilities available to support the proposed project at the requested density. Given these factors, the requested zoning change to RPD to allow 28 multi-family dwelling units is appropriate at this location.

EXHIBIT 6-M

PROPOSED SCHEDULE OF USES

Accessory uses and structures
Dwelling units: multiple-family building
Essential services
Essential service facilities - group I
Fences, walls
Home occupation
Marina
Model unit
Parking lot: accessory
Real estate sales office
Recreational facilities, personal and private
Residential accessory uses
Signs in accordance with Chapter 30
Temporary construction/sales office

RECEIVED
FEB 21 2005

PERMIT COUNTER

DCI 2005 00019

EXHIBIT PH-1.C.1

SUBJECT PROPERTY OWNERS LIST

1) 18-46-25-00-00020.0100

Mullock Creek, LLC
26811 South Bay Drive
Bonita Springs, FL 34134

2) 18-46-25-00-00020.0110

Sandpiper Properties Venture, LLC
14021 Bentley Circle
Fort Myers, FL 33912

RECEIVED
FEB 21 2005

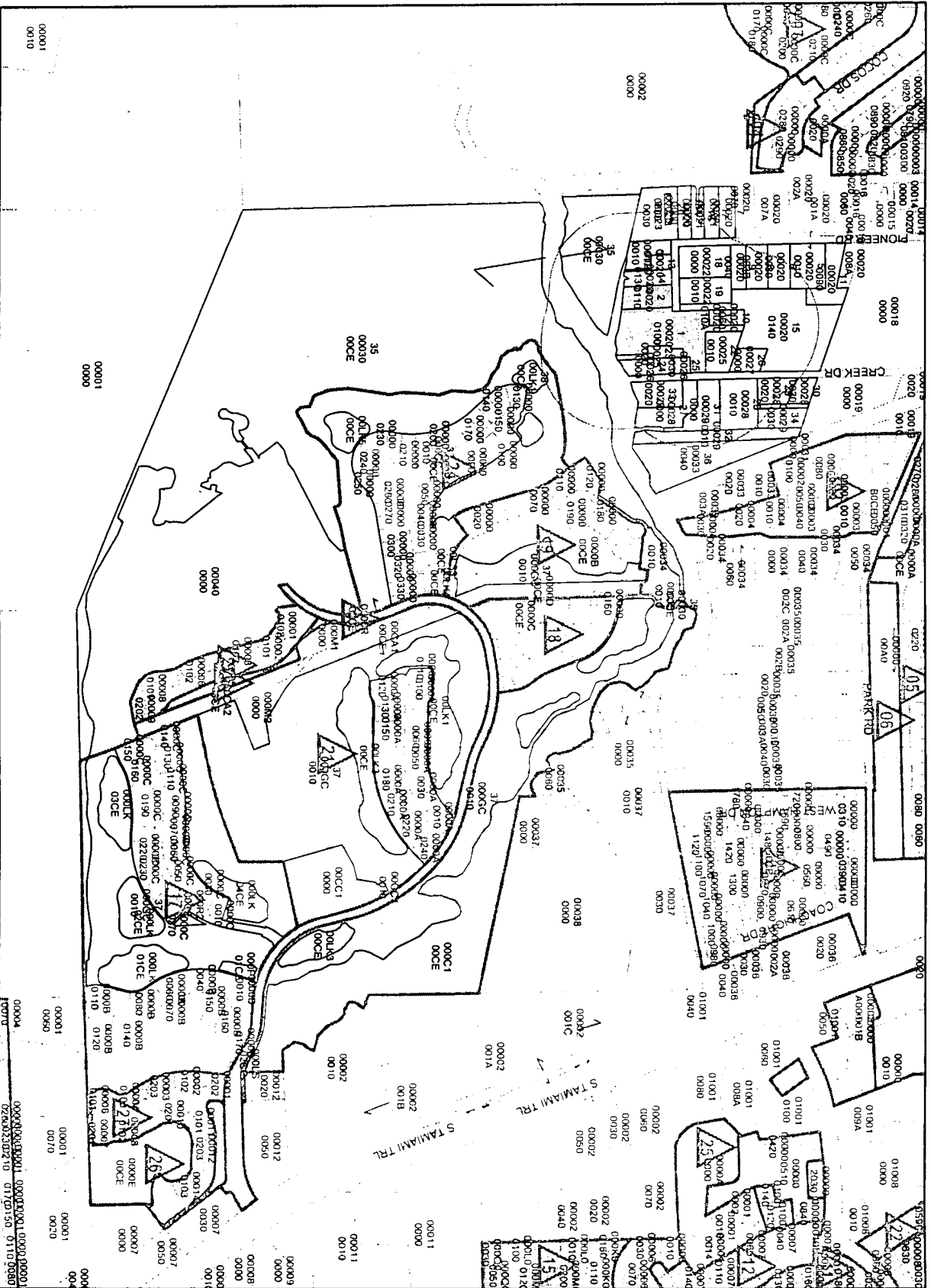
PERMIT COUNTER

DCI 2005 00019

VARIANCE REPORT

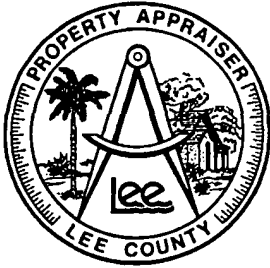
2/21/2005

Subject Parcels : 2 Affected Parcels : 36 Buffer Distance : 500 ft



18-46-25-00-00020.0100 et al.

1,000 500 0 1,000 Feet



DCI 2005 00019
Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 339-6159 • Fax: (239) 339-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

RECEIVED
 FEB 21 2005

Date of Report: February 02, 2005
Buffer Distance: 500 ft
Parcels Affected: 36
Subject Parcel: 18-46-25-00-00020.0100, 18-46-25-00-00020.0110

PERMIT COUNTER

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>Map Index</u>
MULLOCK CREEK LLC 26811 SOUTH BAY DR #240 BONITA SPRINGS FL 34134	18-46-25-00-00020.0100 18501 MULLOCK CREEK LN FORT MYERS FL 33908	PAR IN N W 1/4 OF SEC 18 T 46 R 25 DESC IN OR 3418 PG 851	1
PURKIS ALWYN W TR PO BOX 445 SAN ANTONIO FL 33576	18-46-25-00-00020.0110 18471 PIONEER RD FORT MYERS FL 33908	FR SW COR OF SW 1/4 OF NW 1/4 RUN SELY ALG SLY LI OF 1/4 1/4 SEC 655.32 FT TO	2
CAREY PATRICK J P O BOX 60244 FT MYERS FL 33906	18-46-25-00-00017.0010 18501 CAREY WAY FORT MYERS FL 33908	FRM SW CRN OF NW 1/4 OF SEC N 210 FT THN E 320 TO POB THN E 100 S 135 E 90 S 187.25 NW 194.6 THN N 280.35	3
RUFFINO STEPHEN A + CAROL A 18446 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00020.0000 18446 PIONEER RD FORT MYERS FL 33908	FR SW COR OF NW 1/4 R N 260FT TO POB CONTINUE N 90 FT E 370 ETC	4
CLAPP DOUGLAS + DEBRA W P O BOX 713 ESTERO FL 33928	18-46-25-00-00020.0010 18321 PIONEER RD FORT MYERS FL 33908	PARL W1/2 OF W1/2 OF NW1/4 DESC OR 1062 PG 0801 LESS PARL 20.001A	5
ARMANI ELAINE 18355 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00020.0030 18355 PIONEER RD FORT MYERS FL 33908	PARL IN SW 1/4 OF NW 1/4 DESC IN OR 1821 PG 1619	6
GREGG RALPH + ANA C 18400 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00020.003A 18400 PIONEER RD FORT MYERS FL 33908	FR W1/4 COR RUN N535FT TO POB TH CONT N108FT E370FT S108FT W370FT	7
WINDLER JAMES S 18375 PIONEER RD S W FT MYERS FL 33908	18-46-25-00-00020.003B 18375 PIONEER RD FORT MYERS FL 33908	PARL IN SW 1/4 OF NW 1/4 E OF PIONEER RD DESC IN OR 1720 PG 3336	8
ANDERSON DANIEL L + MARY 18387 PIONEER RD FT MYERS FL 33908	18-46-25-00-00020.0040 18387 PIONEER RD FORT MYERS FL 33908	FRM SW COR OF NW 1/4 TH N 410 FT TH E 370 FT TH N 200 FT. TO POB TH N 100 FT.	9
MARKEY CHARLENE 4867 GOLDEN GATE PKWY NAPLES FL 33999	18-46-25-00-00020.0060 18451 PIONEER RD FORT MYERS FL 33908	FR SW COR NW 1/4 SELY ALG S LI NW 1/4 1000 FT.M/L TH N 850 FT. TO POB TH W 108	10
BRUCE MICHAEL L + MELISSA J 8462 CARDINAL RD FT MYERS FL 33912	18-46-25-00-00020.0090 18211 PIONEER RD FORT MYERS FL 33908	BEG 780 FT E + 1110.51 FT N OF SW COR OF NW 1/4 TH N 270 FT TO S LINE OF S 1/4 + PAR DESC IN DB 275/533 LESS 20.008A	11
TOKARZ STEVE H 18461 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00020.010A 18461 PIONEER RD FORT MYERS FL 33908	FR PT OF INTERSEC OF N LI S 1/4 OF NW 1/4 OF NW 1/4 WI LI PARL WI W LI SD FRAC	12
CAREY PATRICK J TR PO BOX 60244 FORT MYERS FL 33906	18-46-25-00-00020.0120 18491 CAREY WAY FORT MYERS FL 33908	PARCEL LYING NW 1/4 OF SECT N OF CREEK DESC IN OR 3503 PG 3079	13

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
COOPER CHARLES + SANDRA S 18481 PIONEER RD FT MYERS FL 33908	18-46-25-00-00020.0130 18481 PIONEER RD FORT MYERS FL 33908	A TR IN SW 1/4 OF NW 1/4 FR SW COR SD FR GO SELY ALG SLY 1/4 1/4 LI 542 FT	14
NAMOUR JOSEPH N + JENNIFER L 18340 CREEK DR FORT MYERS FL 33908	18-46-25-00-00020.0140 18340 CREEK DR FORT MYERS FL 33908	PARL IN W 1/2 OF NW 1/4 DESC IN OR 1115 PG 1389 LESS OR 1510 PG 399	15
BOSECKER AMY K 18430 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00021.0000 18430 PIONEER RD FORT MYERS FL 33908	FR SW COR OF NW 1/4 N 350 TO POB W 50 N 85 E 370 S 85 W 320	16
BOSECKER AMY K 18430 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00021.0010 18416 PIONEER RD FORT MYERS FL 33908	FR W1/4 COR RUN N435FT TO POB TH RUN E370FT N100FT W370FT S100FT	17
BUSTO ANTHONY ALVARO 1651 HERMITAGE RD FT MYERS FL 33919	18-46-25-00-00022.0000 18431 PIONEER RD FORT MYERS FL 33908	PARL IN SW 1/4 OF NW 1/4 SEC 18 TWP 46 R 25 DESC IN OR 1282 PG 1825	18
ANDERSON JERRY + LORETTA 1865 NW 5TH ST OKEECHOBEE FL 34972	18-46-25-00-00022.0010 18441 PIONEER RD FORT MYERS FL 33908	PARL IN SW 1/4 OF NW 1/4 SEC 18 TWP 46 R 25	19
WILLIAMS RALPH TR 18476 PIONEER RD FORT MYERS FL 33908	18-46-25-00-00023.0000 18482 PIONEER RD FORT MYERS FL 33908	BEG SW COR NW 1/4 N 210 FT E 210 FT.S 210 FT W 210 FT TO POB LESS SLY	20
WILLIAMS RALPH JAMES TR 18476 PIONEER RD FT MYERS FL 33908	18-46-25-00-00023.0030 18476 PIONEER RD FORT MYERS FL 33908	PARL IN SW 1/4 OF SW 1/4 OF NW 1/4 DESC OR 496 PG 825 + OR 637 PG 446	21
SIMPSON ARTHUR C + DIANA M 18430 CREEK DR FORT MYERS FL 33908	18-46-25-00-00025.0010 18430 CREEK DR FORT MYERS FL 33908	A PAR OF LAND IN SE 1/4 OF SW 1/4 AS DESC IN OR 3418 PG 854	22
RAMP ELLA C PO BOX 1449 CHESAPEAKE BEACH MD 20732	18-46-25-00-00025.0020 18446 CREEK DR FORT MYERS FL 33908	FR PT OF INTERSEC OF N LI S 1/2 OF NW 1/4 OF NW 1/4 WI LI 1238 FT E FR W LI	23
CONNER EDWARD L 18480 CREEK DR FORT MYERS FL 33908	18-46-25-00-00026.0000 18480 CREEK DR FORT MYERS FL 33908	PAR IN TH SW 1/4 OF NW 1/4 DESC IN OR 1931 PG 1506 LESS OR 1931 PG 1508	24
SWANSON ROGER V + EVELYN A 18011 S TAMIAMI TRL STE 16 PMB-93 FT MYERS FL 33908	18-46-25-00-00026.0030 18456 CREEK DR FORT MYERS FL 33908	PAR IN SW 1/4 OF NW 1/4 DESC IN OR 2339 PG 2852	25
DUNCAN SANDRA 17365 DUMONT FT MYERS FL 33912	18-46-25-00-00027.0000 18380 CREEK DR FORT MYERS FL 33908	PARL IN SW 1/4 OF NW 1/4 DESC OR 1492 PG 2222 + OR 1510 PG 399	26
RANDALL GARY L + THERESA W 18461 CREEK DR FT MYERS FL 33908	18-46-25-00-00028.0000 18461 CREEK DR FORT MYERS FL 33908	PARL IN W 1/2 OF W 1/2 OF SE 1/4 OF NW 1/4 DESC OR 2391 PG2355 LES OR2577/930	27
SENS GUY 18381 CREEK DR FT MYERS FL 33908	18-46-25-00-00028.0010 18381 CREEK DR FORT MYERS FL 33908	PARL IN W 1/2 OF W 1/2 OF SW 1/4 ON NW 1/4 DESC OR 2391 PG 2349	28
STRATZ MARCUS G + SUSAN E 18371 CREEK DR FORT MYERS FL 33908	18-46-25-00-00028.0020 18371 CREEK DR FORT MYERS FL 33908	PARL IN N W 1/4 DESC IN OR 1518 PG 39 AKA PARCEL A	29
LALLY LUKE P 18365 CREEK DR FORT MYERS FL 33908	18-46-25-00-00028.0030 18365 CREEK DR FORT MYERS FL 33908	PARL IN NW 1/4 AS DESC IN OR 1518 PB 38 + OR 1505 PG 841	30
BENN BOBBY L + ROSE MARIE R 18445 CREEK DR FORT MYERS FL 33908	18-46-25-00-00029.0000 18445 CREEK DR FORT MYERS FL 33908	PAR IN THE W 1/2 OF SE 1/4 OF NW 1/4 OF SEC DESC IN OR2391/2352 + OR2577/930	31

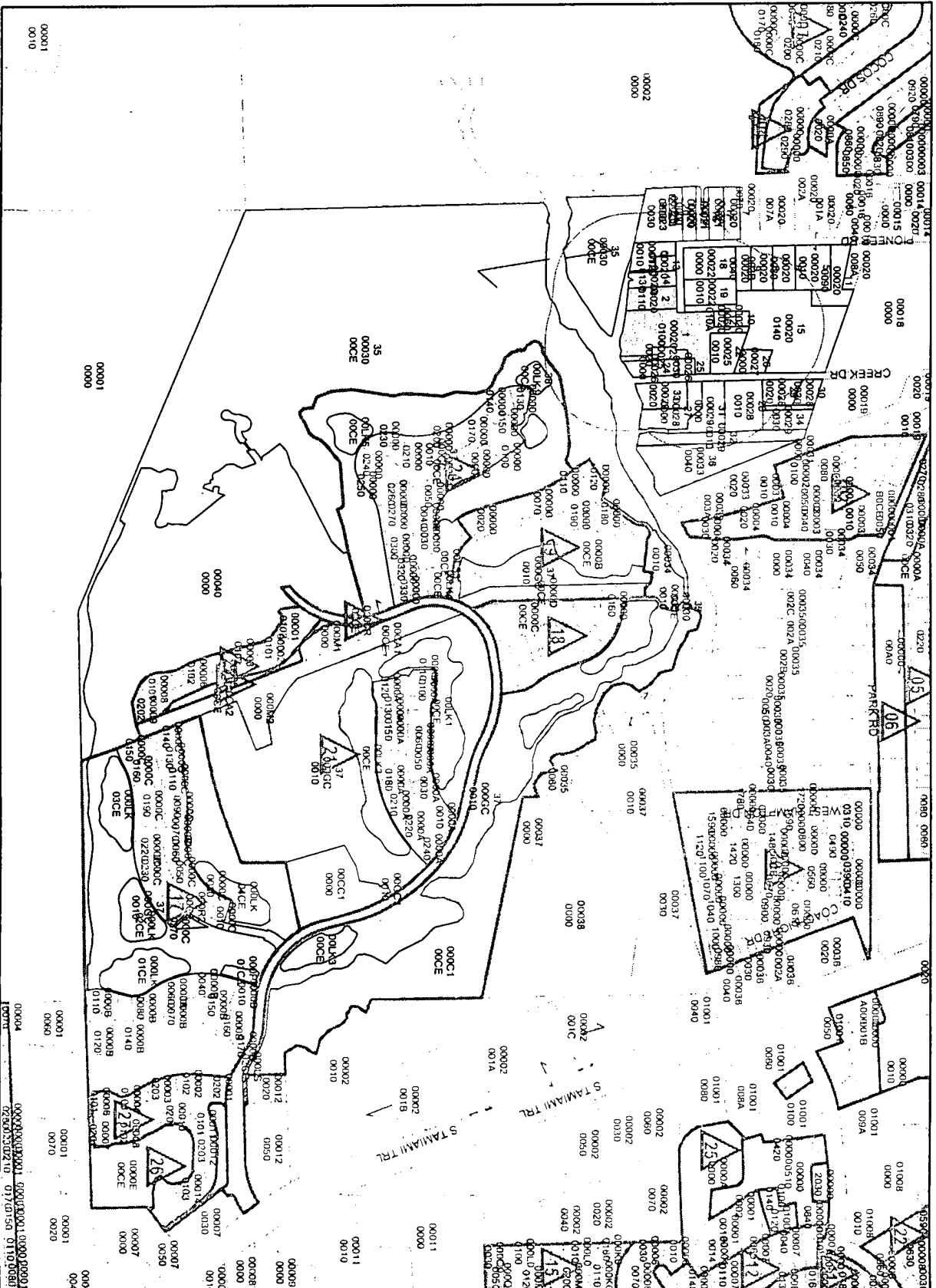
<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>Map Index</u>
TINER JAMES E TR 1/2 INT + 18191 CREEK DR FT MYERS FL 33908	18-46-25-00-00029.0010 18301 CREEK DR FORT MYERS FL 33908	E 75 FT OF S 1/4 OF W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 + ALSO E 75 FT OF W	32
COOPER CHARLES M + 4867 GOLDEN GATE PKWY NAPLES FL 34116	18-46-25-00-00029.0020 18481 CREEK DR FORT MYERS FL 33908	PARL IN W 1/2 OF W 1/2 OF NW 1/4 AS DESC IN OR 1861 PB 1076 AKA PARCEL D	33
GOOD WILLIAM D 18325 CREEK DR FT MYERS FL 33908	18-46-25-00-00029.0030 18325 CREEK DR FORT MYERS FL 33908	BEG NW COR OF S 1/4 OF W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 TH S ALG N LI	34
SHADOW WOOD PRESERVE COMM ASSN 9990 COCONUT RD STE 200 BONITA SPRINGS FL 34135	18-46-25-00-00030.00CE ACCESS UNDETERMINED FORT MYERS FL 33908	PARL LOC IN W 1/2 OF SECT AS DESC IN OR 4374/788	35
TINER JAMES E TR 1/2 INT + 18191 CREEK DR FT MYERS FL 33908	18-46-25-00-00033.0040 ACCESS UNDETERMINED FORT MYERS FL 33908	W1/2 OF E1/2 OF E1/2 OF NW 1/4 + E1/2 OF W1/2 OF E1/2 OF NW1/4 W OF RR N OF CRK	36
LONG BAY PARTNERS LLC 9990 COCONUT RD STE 202 BONITA SPRINGS FL 34135	18-46-25-17-000GC.0010 GOLF COURSE FL	SHADOW WOOD PRESERVE GOLF COURSE LESS OR 4082 PG 1602	37
SHADOW WOOD PRESERVE COMM ASSN 9990 COCONUT RD STE 202 BONITA SPRINGS FL 34135	18-46-25-24-00LK1.00CE SUBMERGED FL	SHADOW WOOD PRESERVE UN 9 PB 75 PGS 40-44 TRACT LK-1	38

38 RECORDS PRINTED

VARIANCE REPORT

2/2/2005

Subject Parcels : 2 Affected Parcels : 36 Buffer Distance : 500 ft

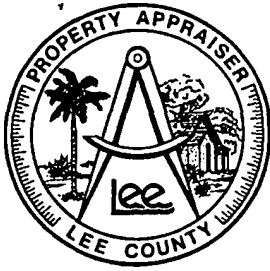


18-46-25-00-00020.0100 et al.



Lee County Property Appraiser

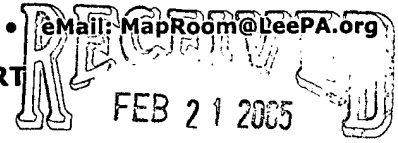
Kenneth M. Wilkinson, C.F.A.



GIS Department / Map Room

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VARIANCE REPORT



Date of Report: February 02, 2005

Buffer Distance: 500 ft

Parcels Affected: 36

Subject Parcel: 18-46-25-00-00020.0100, 18-46-25-00-00020.0110

PERMIT COUNTER

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SHADOW WOOD PRESERVE COMM ASSN 9990 COCONUT RD STE 200 BONITA SPRINGS FL 34135	18-46-25-00-00030.00CE ACCESS UNDETERMINED FORT MYERS FL 33908	PARL LOC IN W 1/2 OF SECT AS DESC IN OR 4374/788	35
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SHADOW WOOD PRESERVE COMM ASSN 9990 COCONUT RD STE 202 BONITA SPRINGS FL 34135	18-46-25-24-00LK1.00CE SUBMERGED FL	SHADOW WOOD PRESERVE UN 9 PB 75 PGS 40-44 TRACT LK-1	38

38 RECORDS PRINTED



Bean, Whitaker, Lutz & Kareh, Inc.

13041 McGregor Boulevard
Fort Myers, Florida 33919-5910
email - fmoffice@bwlk.net
(Ph) 239-481-1331 (Fax) 239-481-1073

RECEIVED
FEB 21 2005

Description

PERMIT COUNTER

Parcel in
Section 18, Township 46 South, Range 25 East
Lee County, Florida

DCI 2005 00019

A tract or parcel of land lying in Section 18, Township 46 South, Range 25 East, Lee County, Florida, being further described as follows:

From the intersection of the north line of the South One Quarter of the Northwest Quarter of the Northwest Quarter of said Section 18 and the centerline of Creek Drive 50 feet wide run south along the centerline of Creek Drive for 630.00 feet; thence run N70°22'20"W parallel with the north line of said fraction of a section for 319.00 feet; thence run south parallel with the centerline of Creek Drive for 248.30 feet to the Point of Beginning.

From said Point of Beginning continue south for 0.70 feet; thence run west for 108.10 feet; thence run south for 235.12 feet to an intersection with the south line of a public road as described in Deed Book 276 beginning at Page 103 of the Lee County Public Records; thence run west along the south line of said road for 190.00 feet; thence run south for 350.85 feet to an intersection with the south line of the Northwest Quarter of said Section 18; thence run S77°35'20"E along said south line for 327 feet, more or less, to the waters of Mullock Creek; thence run northeasterly along said waters for 132 feet, more or less, to an intersection with a line parallel with and 1077.96 feet east of the west line of said Section 18; thence run N00°02'11"W for 204.01 feet; thence run N89°32'57"W for 55.37 feet; thence run N00°06'21"E for 159.36 feet; thence run N89°42'01"E for 19.31 feet; thence run N00°04'08"E for 89.06 feet; thence run S89°58'47"E for 60.58 feet; thence run N00°17'15"W for 45.86 feet; thence run N89°59'45"E for 110.66 feet to an intersection with the west line of said Creek Drive 50 feet wide; thence run north along said west line for 100.52 feet; thence run west for 275.47 feet to the Point of Beginning.

Containing 5.31 acres, more or less.

Bearings hereinabove mentioned based on the centerline of Creek Drive to bear north.

Bean, Whitaker, Lutz & Kareh, Inc. (LB 4919)

W. Britt Pomeroy, Jr., R.L.S. 4448

35872DESC4

2/17/05

Page 1 of 2



CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

PRINCIPALS:
WILLIAM E. BEAN, PSM, CHAIRMAN
SCOTT C. WHITAKER, PSM, PRESIDENT
JOSEPH L. LUTZ, PSM
AHMAD R. KAREH, PE, MSCE, VICE PRESIDENT

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JAMES A. HESSLER, PSM
JAMES R. COLEMAN, PSM
RUDOLF A. NORMAN, PE



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 479-8363

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District One

Douglas R. St. Cerny
District Two

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District Three

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District Four

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District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

March 22, 2005

MR. GARY F. MULLER
1482 ARGYLE DRIVE
FORT MYERS, FL 33919

Re: VILLAS AT HIDDEN HARBOUR MARIN
DCI2005-00019 - PDS Application (Minor PD)

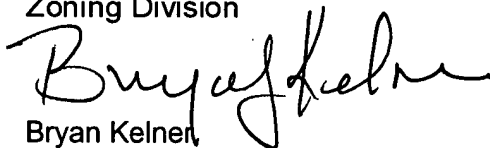
Dear MR. GARY F. MULLER :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



Bryan Kelner,
Principal Planner

MR. GARY F. MULLER
RE: VILLAS AT HIDDEN HARBOUR MARIN
DCI2005-00019
March 22, 2005
Page 2

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Roland Ottolini, Natural Resources
Andy Getch, LCDOT
Jamie Prancing, DCD Admin
Dawn Lehnert, Assistant County Attorney
Susan Hollingsworth, Development Review
DCI Zoning File
DCI Working File

MR. GARY F. MULLER
RE: VILLAS AT HIDDEN HARBOUR MARIN
DCI2005-00019
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Development Review Checklist

2) Deviations. The application must include a schedule of deviations including detail drawings and written justifications. [34-412(a)]

If both driveways across the street are single family, they do not need a deviation for intersection separation.

4) Miscellaneous items.

The narrative says that a marina will be a part of this development but there is not one shown on the site plan.

5) Contact. The reviewer may be contacted regarding questions on the Development Review Sufficiency Checklist.

Susan Hollingsworth, Development Services Manager, 479-8587 x 16.

Legal Requirements Sufficiency Checklist

1a1) If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)b.]

As per the above-referenced LDC requirement, please provide a Notarized Affidavit of Authorization from the owner of STRAP 18-46-25-00-00020.0100 (Mullock Creek, Inc) giving the agent Mr. Gary F. Muller, AICP legal authority to act on his behalf regarding the processing of the application.

1a2) If the property is subject to a contract for purchase and the vendee is the applicant, the applicant must submit a notarized authorization form from the landowner. [34-202(b)(1)c.]

As per the above-referenced LDC requirement, please provide a Notarized Affidavit of Authorization from the owner of STRAP 18-46-25-00-00020.0100 (Mullock Creek, Inc) giving applicant aka contract purchaser legal authority to act on his behalf regarding the processing of the application.

6) All applications requiring a public hearing must include the following: [34-202(a)]

See below.

MR. GARY F. MULLER
RE: VILLAS AT HIDDEN HARBOUR MARIN
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6b) Certified sketch of description. A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, must be provided unless the subject property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. [34-202(a)(2)]

As per the above-referenced LDC requirement, provide Staff with a Certified Sketch of Description to accompany the metes and bounds legal description document. This is in addition to the already provided Boundary Survey. Please make sure that sketch calls do match the legal calls. Thanks.

6c1) The perimeter boundary must be clearly marked on the survey with a heavy line and must include the entire area to be developed. [34-202(a)(2)]

It seems that the subject property boundary line and shape as depicted on the survey and MCP does not match the geometry depicted by the Property Appraisal's website. (i.e, per PA's depiction there is a strip of land at the northern boundary line of the subject property that is 40' wide by more than 230' long. Please explain.

7) Miscellaneous Items.

Both disclosure of interest forms must indicate the date of the contract for purchase. This was not provided.

Note: "Sufficiency or non-applicability of Legal Requirements subject to change upon review of subsequent resubmittals."

8) Contact. The Planner may be contacted regarding any questions on this Checklist.

Please contact Luis G. Machado, Planning Technician / Zoning at (239) 479-8485 or e-mail: lmachado@leegov.com

Environmental Sciences Planned Development Sufficiency Checklist

1) Description of Existing Conditions, Soils, Vegetation Flucss, Topography. The application for a Planned Development must be accompanied by the following: [34-373(a)(4)]

1b) Maps. Maps drawn to the same scale as the Master Concept Plan marked or overprinted to show: [34-373(a)(4)e]

1b4) Topographic Map. A county topographic map (required if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)e.i.]

Please submit.

MR. GARY F. MULLER
RE: VILLAS AT HIDDEN HARBOUR MARIN
DCI2005-00019
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3) Protected Species Management Plan. Protected species preserve areas must be indicated on the Master Concept Plan; a final management plan as required by LDC Section 10-474 is not required until time of local development order. [10-474]

Mullock Creek is known to be utilized by manatees. Please submit any information as to how the residents of the proposed development will be informed about boating and manatees.

6) Parks, Recreation Areas and Indigenous Areas. The general location of proposed parks, recreation areas and facilities as well as indigenous areas to be preserved must be shown on the Master Concept Plan. [34-373(a)(6)e]

Are there any existing native trees that will be preserved?

9) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable. [34-373(a)(6)g.]

9a) Natural Waterways Buffer. A 25 foot natural waterway buffer, 50 foot in the Greater Pine Island Area, must be provided abutting state-designated aquatic preserves and associated natural tributaries. [10-416(d)(9)]

Please revise MCP to delineate the 25-foot natural waterway buffer.

10) Dock & Shoreline Structures. Location and dimensions of proposed structure(s) must be shown on the Master Concept Plan. How will protected species, the natural waterway buffer, and adjacent waterways be affected? [10-474; 10-416(d)(9); Chapter 26]

The application states that the shoreline will be seawalled. The LDC prohibits the installation of new seawalls along natural bodies of water. Please revise the Environmental Issues Part 4 of the Public Hearing Supplement Document to remove the statement regarding seawalls.

Will the existing docks be retained or will they be redesigned? How many boat slips will be retained for the proposed 28 dwelling units?

12) Miscellaneous Items.

The proposed schedule of uses includes Marina. Please clarify if this project will include a Marina or a Multi-slip Docking Facility. If it will include a Marina, please submit information on how Lee Plan Objective 98.5 and 98.6 including subsequent policies are being met.

MR. GARY F. MULLER
RE: VILLAS AT HIDDEN HARBOUR MARIN
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13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner
239-479-8183
trebatkm@leegov.com

**Lee County Sufficiency Checklist for Planned Developments,
Amendments, and Existing Developments Requesting Planned
Development Zoning**

1a) The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]

The applicant is Sandpiper Properties Venture, LLC and an affidavit for public hearing has been sign by the Managing Member. Mullock Creek, LLC is also represented by Sandpiper Properties Venture, LLC in the rezoning of the subject property, however no authorization has been included in the submission indicating that Mullock Creek, LLC has given authorization to rezone their property. Please provide the necessary authorizations.

1a1) If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)c.]

Please complete the agent authorization form for both entities.

1a2) If the property is subject to a contract for purchase and the vendee is the applicant, the applicant must submit a notarized authorization form from the landowner. [34-202(b)(1)d.]

See 1a1), above

1c) The fee owner is a corporation, and a duly authorized corporate official initiated the application. [34-201(a)(1)a.3.]

The disclosure of interest forms are not properly executed by the managing member and an incorporation by the president or vice president.

MR. GARY F. MULLER
RE: VILLAS AT HIDDEN HARBOUR MARIN
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6j) Affidavit regarding proposed use. If buildings or structures exist on the property, the applicant must submit an affidavit stating that the buildings and structures will be removed or that the proposed use of the buildings, structures and land is, or will be, in compliance with all applicable requirements of the LDC. [34-202(b)(3)]

Please provide an affidavit that the buildings and structures will be removed or that the proposed use of the buildings, structures and land will be in compliance with all applicable requirements of the LDC. If the existing buildings and structures are to be removed, please reference which buildings and structures will be removed, as shown on the survey plan.

7) Multiple Zoning Categories. Applications for two or more planned development categories may be combined in one application. [34-373(a)(1)]

You list a marina as a permissible use in the schedule of uses. Therefore, given the information provided, the marina would be a commercial use and the area dedicated to marina uses must be separated from the multiple family uses and a legal description created for the commercial uses and for the residential uses (multiple zoning categories). If there are multiple zoning categories and/or commercial uses, then residential density can only be calculated for the area dedicated for residential uses. Please clarify how these two uses will be developed on the subject property. If not a marina, is this intended to be a multiple slip docking facility?

12d1) Parcels/Lots. The general location, configuration, and approximate dimensions of each lot or parcel (including outparcels). [34-373(a)(6)c.]

Please provide dimensions on the master concept plan indicating setbacks of the structures from the property line. Perimeter dimensions of the subject property. Also, on the master concept plan, label parking spaces and their association to the development: ie, guest parking, dry storage parking, marina parking, etc.

12d2) Lot Coverage. The lot coverage for each lot or parcel (including outparcels). [34-373(a)(6)c.]

See 12d1), above

12d3) Setbacks. The minimum proposed setbacks for principal structures on each lot or parcel (including outparcels). [34-373(a)(6)c.]

Please provide property development regulations for the project: Lot/parcel dimensions, setbacks, lot coverage, height, etc.

MR. GARY F. MULLER
RE: VILLAS AT HIDDEN HARBOUR MARIN
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12d4) Uses. The proposed use of each lot or parcel (including outparcels) keyed to the list of proposed uses submitted with the application. If the property development regulations for a specific zoning district will be used, reference to the specific district will be sufficient. [34-373(a)(6)c.]

You are proposing a dry boat storage building. However, you have not indicated the number of dry boat slips, designated the parking area associated with the dry boat slips, and the height in feet of the dry boat storage building. Are the dry boat slips to be used only for the residents of the proposed development? How will the boats be moved to and from the dry boat storage building to the boat ramp? Will boats be trailered to the boat ramp and if so, where will the parking be provided for the vehicles and trailers? Is the dry boat storage building, boat docks, boat ramp to be used only by the residence of the proposed development?

Please indicate on the number of wet slips associated with the existing docks.

12e2) Height. The maximum height, in feet and number of habitable stories, of any proposed buildings or structures. If parking under the buildings is proposed, the number of stories proposed for parking must be indicated and included in the total maximum height of the buildings. [34-373(a)(6)d.ii.]

See 12d3), above

12e6) Commercial/Industrial. If commercial or industrial is proposed, the type(s) and the total floor area of each type. [34-373(a)(6)d.vi.]

In your Lee Plan Compliance narrative, Zoning Request and Project Description, you stated, "The project will also include a pool and spa area overlooking the creek and a marina with a boat ramp, docking facilities, and a small boat storage building." On page two of your Lee Plan Compliance narrative, last paragraph, you mention that the "... rezoning request will eliminate an existing commercial use, which is presently destructive to the character and integrity of the existing residential environment". Are you referring to the existing marina and related uses? It appears that in your first statement you will be retaining the marina, boat docks and ramp and in the second statement will be eliminating the use (marina). Please explain how the docks, boat ramp, dry boat storage building, existing ship store and outdoor seating area (with COP), all relating to the existing commercial activity, be used. Will this be a separate commercial activity or will these facilities be used only for the benefit of the residence of the proposed multiple family residential buildings.

MR. GARY F. MULLER
RE: VILLAS AT HIDDEN HARBOUR MARIN
DCI2005-00019
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12j) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable. [34-373(a)(6)i.]

You have provided a 25 foot wide buffer with a wall per section 10-416(d)(6) of the LDC along the north and east sides of the property. Will you be providing the same buffer along the south side of the main entrance to the proposed development?

12l1) Removal From The Property. If the applicant proposes to remove excavated material from the property a Planned development for mining and a general mining permit may be required. See 34-329(f)(7). [34-373(a)(6)k.]

Will any fill be removed from the subject property?

14a) Types of Uses. The types of uses proposed for the entire site. For projects with residential uses, the summary must include the types of proposed dwelling units. [34-373(a)(8)i.]

A marina is listed as a permitted use. Is the marina limited to a boat ramp, docking facility, and dry boat storage?

21) Miscellaneous Items.

A. Please provide elevations of the multiple family buildings and the boat storage building, given the close proximity of existing residential development.

B. The subject property is within the Mullock Creek Water Dependent Overlay, Lee Plan Map 12, Page 11 of 12. The water dependent overlay zone is defined as a 150 feet landward of the shoreline or as landward to include the entire parcel, whichever is less. Please address Goal 98, Objectives and Policies of the Lee Plan as they pertain to water dependent uses.

C. Please see comments attached for the School District of Lee County, dated February 28, 2005.

18-46-25-00-00020.0100
MULLOCK CREEK LLC
26811 SOUTH BAY DR #240
BONITA SPRINGS, FL 34134

18-46-25-00-00017.0010
CAREY PATRICK J
P O BOX 60244
FT MYERS, FL 33906

18-46-25-00-00020.0010
CLAPP DOUGLAS + DEBRA W
P O BOX 713
ESTERO, FL 33928

18-46-25-00-00020.003A
GREGG RALPH + ANA C
18400 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00020.0040
ANDERSON DANIEL L + MARY
18387 PIONEER RD
FT MYERS, FL 33908

18-46-25-00-00020.0090
BRUCE MICHAEL L + MELISSA J
8462 CARDINAL RD
FT MYERS, FL 33912

18-46-25-00-00020.0120
CAREY PATRICK J TR
PO BOX 60244
FORT MYERS, FL 33906

18-46-25-00-00020.0140
NAMOUR JOSEPH N + JENNIFER L
18340 CREEK DR
FORT MYERS, FL 33908

18-46-25-00-00021.0010
BOSECKER AMY K
18430 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00022.0010
ANDERSON JERRY + LORETTA
1865 NW 5TH ST
OKEECHOBEE, FL 34972

18-46-25-00-00020.0110
PURKIS ALWYN W TR
PO BOX 445
SAN ANTONIO, FL 33576

18-46-25-00-00020.0000
RUFFINO STEPHEN A + CAROL A
18446 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00020.0030
ARMANI ELAINE
18355 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00020.003B
WINDLER JAMES S
18375 PIONEER RD S W
FT MYERS, FL 33908

18-46-25-00-00020.0060
MARKEY CHARLENE
4867 GOLDEN GATE PKWY
NAPLES, FL 33999

18-46-25-00-00020.010A
TOKARZ STEVE H
18461 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00020.0130
COOPER CHARLES + SANDRA S
18481 PIONEER RD
FT MYERS, FL 33908

18-46-25-00-00021.0000
BOSECKER AMY K
18430 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00022.0000
BUSTO ANTHONY ALVARO
1651 HERMITAGE RD
FT MYERS, FL 33919

18-46-25-00-00023.0000
WILLIAMS RALPH TR
18476 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00023.0030
 WILLIAMS RALPH JAMES TR
 18476 PIONEER RD
 FT MYERS, FL 33908

18-46-25-00-00025.0020
 RAMP ELLA C
 PO BOX 1449
 CHESAPEAKE BEACH, MD 20732

18-46-25-00-00026.0030
 SWANSON ROGER V + EVELYN A
 18011 S TAMiami TRL STE 16
 PMB-93
 FT MYERS, FL 33908

18-46-25-00-00028.0000
 RANDALL GARY L + THERESA W
 18461 CREEK DR
 FT MYERS, FL 33908

18-46-25-00-00028.0020
 STRATZ MARCUS G + SUSAN E
 18371 CREEK DR
 FORT MYERS, FL 33908

18-46-25-00-00029.0000
 BENN BOBBY L + ROSE MARIE R
 18445 CREEK DR
 FORT MYERS, FL 33908

18-46-25-00-00029.0020
 COOPER CHARLES M +
 4867 GOLDEN GATE PKWY
 NAPLES, FL 34116

18-46-25-00-00030.00CE
 SHADOW WOOD PRESERVE COMM ASSN
 9990 COCONUT RD STE 200
 BONITA SPRINGS, FL 34135

18-46-25-17-000GC.0010
 LONG BAY PARTNERS LLC
 9990 COCONUT RD STE 202
 BONITA SPRINGS, FL 34135

18-46-25-00-00025.0010
 SIMPSON ARTHUR C + DIANA M
 18430 CREEK DR
 FORT MYERS, FL 33908

18-46-25-00-00026.0000
 CONNER EDWARD L
 18480 CREEK DR
 FORT MYERS, FL 33908

18-46-25-00-00027.0000
 DUNCAN SANDRA
 17365 DUMONT
 FT MYERS, FL 33912

18-46-25-00-00028.0010
 SENS GUY
 18381 CREEK DR
 FT MYERS, FL 33908

18-46-25-00-00028.0030
 LALLY LUKE P
 18365 CREEK DR
 FORT MYERS, FL 33908

18-46-25-00-00029.0010
 TINER JAMES E TR 1/2 INT +
 18191 CREEK DR
 FT MYERS, FL 33908

18-46-25-00-00029.0030
 GOOD WILLIAM D
 18325 CREEK DR
 FT MYERS, FL 33908

18-46-25-00-00033.0040
 TINER JAMES E TR 1/2 INT +
 18191 CREEK DR
 FT MYERS, FL 33908

18-46-25-24-00LK1.00CE
 SHADOW WOOD PRESERVE COMM ASSN
 9990 COCONUT RD STE 202
 BONITA SPRINGS, FL 34135

Hendry, Pamela K.

From: Stevens, Joanne M.
Sent: Wednesday, November 01, 2006 10:29 AM
To: Hendry, Pamela K.
Subject: RE: Remitter for Villas at Hidden Harbour Marina

The remitter was Pinnacle Construction.

Joanne Stevens
Senior Account Clerk
CD / PW Internal Services - Fiscal
jstevens@leegov.com
(239) 479-8539
(239) 479-8186 Fax

-----Original Message-----

From: Hendry, Pamela K.
Sent: Wednesday, November 01, 2006 9:12 AM
To: Coleman, Elizabeth; Stevens, Joanne M.
Subject: Remitter for Villas at Hidden Harbour Marina

Please give me the remitter's name for DCI2005-00019. Receipt #1200500000000004456
\$5,000.00 paid on 2/21/05.

Thanks a lot!

Pam Hendry, Administrative Assistant
DCD Administration
Development Services
e-mail: hendrypk@leegov.com
Phone (239) 479-8348
FAX (239) 479-8341



RECEIVED
FEB 21 2005

PERMIT COUNTER

APPLICATION FOR PUBLIC HEARING FOR UNINCORPORATED AREAS ONLY

Applicant's Name: Sandpiper Properties Venture, LLC

Project Name: Villas at Hidden Harbour Marina

STRAP Number(s): 18-46-25-00-00020.0100, 18-46-25-00-00020.0110

TYPE OF APPLICATION

- Special Exception (attach Supplement A)
- Variance (attach Supplement B)
- Conventional Rezoning (attach Supplement C)
- Planned Development (not PRFD) (attach Supplement D)
- Amendment to built Planned Development (Supplement D may be required)
- Private Recreational Facilities Planned Development (attach Supplement D)
- DRI - with rezoning (attach Supplement D and completed DRI Application)
- DRI - without rezoning (attach copy of ADA)

IS THIS PROJECT LOCATED IN THE ESTERO OR CAPTIVA PLANNING COMMUNITY? Yes* No
*If yes, please provide the meeting summary document and label accordingly.

STAFF USE ONLY

Case Number: DCI2005-00019 Commission District: 3

Current Zoning: AG-2/CM Fee Amount: \$5000.00

Land Use Classification: URBAN COMMUNITY Intake by: RW

Planning Community: SAN CARLOS

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (941) 479-8585

**PART 1
APPLICANT/AGENT INFORMATION**

A. Name of Applicant: Sandpiper Properties Venture, LLC
Address: Street: 3706 North Ocean Boulevard, Suite #460
City: Fort Lauderdale State: Florida Zip: 33308
Phone: Area Code: (239) Number: 410-9310 Ext: _____
Fax: Area Code: (239) Number: 267-8784
E-mail address: sgibboney@earthlink.net

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

- N/A Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
N/A Applicant has been authorized by the owner(s) to represent them for this action.
_____ **Notarized Affidavit of Authorization form is attached as Exhibit PH-1-B.2.**
[34-202(b)(1)c.]
X Applicant is a contract purchaser/vendee. [34-201(b)(1)d.]
X **Notarized Affidavit of Authorization form is attached as Exhibit PH-1-B.2.**
[34-202(b)(1)c.]
N/A Application is County initiated. BOCC authorization is attached as Exhibit PH-1.B.3.

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: Gary F. Muller, AICP
Contact Person: Gary Muller
Address: Street: 1482 Argyle Drive
City: Fort Myers State: Florida Zip: 33919
Phone: Area Code: (239) Number: 939-0111 Ext: _____
Fax: Area Code: (239) Number: 939-0611
E-mail address: gfmuller@comcast.net

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

**PART 2
PROPERTY OWNERSHIP**

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

A.1 Name: N/A

Address: Street: _____
City: _____ State: _____ Zip: 33908
Phone: Area Code: _____ Number: _____ Ext: _____
Fax: Area Code: _____ Number: _____
E-mail address: _____

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

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

C. Multiple Parcels

C.1 X **Property owners list** is attached as **Exhibit PH-2.C.1.** [34-201(a)(5)]

C.2 X **Property owners map** is attached as **Exhibit PH-2.C.2.** [34-201(a)(5)]

D. Date property was acquired by present owner(s): 6/17/02, 1/24/05

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s) 18-46-25-00-00020.0100 _____
18-46-25-00-00020.0110 _____

B. Street Address of Property: 18501 Mullock Creek Lane Fort Myers, FL 33908
18471 Pioneer Road Fort Myers, FL 33908

C. Legal Description

X **Legal description (on 8 1/2" by 11" paper)** is attached as **Exhibit PH-3.C.1.** [34-201(a)(1)]

X **Electronic version of the legal description** is attached as **Exhibit PH-2.C.2.**

D. Boundary Survey or certified sketch of description: (check appropriate response)

N/A 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 PH-3.D.1.** [34-201(a)(2)] **(see boundary survey)**

N/A The request is for a conventional rezoning, special exception, or variance on a parcel less than ten acres in area. Attached is a:

_____ Certified sketch of description attached as **Exhibit PH-3.D.2.** [34-201(a)(2)]

_____ Boundary survey attached as **Exhibit PH-3.D.2.** [34-201(a)(2)]

X The request is for a Planned Development or consists of ten or more acres. A boundary survey, tied to the state plane coordinate system, is attached as **Exhibit PH-3.D.3.** [34-201(a)(2)]

E. Planning Community: San Carlos

F. General Location of Property:

F.1 X Area location map is attached as Exhibit PH-3.F. [34-201(a)(4)]

F.2 Directions to property: _____

Take U.S. 41 south. Approximately 1 mile south of Alico Road, turn west on Park Road. Continue west for approximately 3/4 mile and turn south on Creek Drive. Continue south for approximately 1/4 mile and turn west onto Mullock Creek Lane.

G. Surrounding property owners:

G.1 X List of surrounding property owners is attached as Exhibit PH-3.G.1. [34-201(a)(6)]

G.2 X Map of surrounding property owners is attached as Exhibit PH-2.G.2. [34-201(a)(7)]

G.3 X 2 sets of mailing labels are attached as Exhibit PH-2.G.3. [34-201(a)(6)]

H. Current Zoning of Property: AG-2 & CM

I. Current Use of Property:

X Current non-agricultural uses of the property are: _____

5 single family residences and a marina with a boat ramp.

N/A Current agricultural uses of the property are shown in Exhibit PH-3.I. [34-202(b)(7)]

J. Land Use Classification:

<u>Urban Community</u>	<u>5.31</u>	<u>Acres</u>	<u>100</u>	<u>% of total</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

K. Flood Hazard (write N/A if not applicable) [34-201(a)(8)]

X The property is within an Area of Special Flood Hazard as indicated on the Flood Insurance Rate Maps (FIRM)s.

X The minimum elevation required for the first habitable floor is 11 NGVD (MSL)

L. Deed Restrictions

- L.1 X There are no deed restrictions or other covenants on this property that affect this request.
- L.2 N/A Deed restrictions\covenants that may affect this request are attached as **Exhibit PH-3.L.2.**
- L.3 N/A A narrative explanation as to how the deed restrictions or covenants may affect this request is attached as **Exhibit PH-3.L.3.** [34-201(b)(2)]

M. Property Dimensions [34-201(a)(8)]

- 1. Width (average if irregular parcel): 590± Feet (average)
- 2. Depth (average if irregular parcel): 392± Feet (average)
- 3. Total area: 5.31± Acres
- 4. Frontage on road or street: 100± Feet on Creek Drive
- 2nd Frontage on road or street: 423± Feet on Pioneer Road

**PART 4
ACTION REQUESTED**

A. Action Requested [check applicable action(s)]

- N/A **Special Exception** for _____ **Attached is Supplement A**
- N/A **Variance** for _____ **Attached is Supplement B**
- N/A **Conventional Rezoning** from _____ to _____ **Attached is Supplement C**
- X **Planned Development Rezoning** from AG-2 & CM to RPD
- DCI - Major: **Attached is Supplement D**
- X DCI - Minor: **Attached is Supplement D**
- Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area **Attached is Supplement D**
- N/A **Planned Development Amendment.** **Attached is Supplement D**
- N/A **Public Hearing for DRI**
- No rezoning is required.
- Rezoning is required. **Attached is Supplement D**

B. Excavations

- X No blasting will be used in the excavation of lakes or other site elements.
- N/A A map indicating the general location of the proposed blasting locations is attached as **Exhibit PH-4.B.** [34-201(b)(6)]

C. Bonus Density (put N/A if not applicable)

- N/A Bonus Density will be used. Attached is **Exhibit PH-4.C** showing calculations. [34-201(b)(5)]

D. Hazardous Materials (put N/A if not applicable)

- N/A A Hazardous materials emergency plan is attached as **Exhibit PH-4.D.** [34-201(b)(4)]

E. Mobile Home park (put N/A if not applicable)

N/A Request includes rezoning of a Mobile Home Park. Attached is **Exhibit PH-4.E**. [34-201(b)(4)]

F. Aviation Hazard (put N/A if not applicable)

N/A Property is subject to Airport Hazard District Regulations. Attached is **Exhibit PH-4.F**. [34-1001]

N/A A tall structures permit will be required.

N/A Property is located within Noise zone: _____

G. Estero Planning Community (put N/A if not applicable)

N/A A summary of public informational session. Attached is **Exhibit PH-4.G**. [34-373(a)(10)]

H. Captiva Planning Community (put N/A if not applicable)

N/A A summary of public informational session. Attached is **Exhibit PH-4.H**. [Lee Plan Policy 21.7]

I. Waivers from Application Submission Requirements: The following waivers have been approved by the Director of Zoning Services and are attached as **Exhibit PH-4.I** [34-202(a)]

Section Number	Name of Item
_____	_____
_____	_____
_____	_____
_____	_____

**PART 6
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

			EXHIBITS	SUBMITTAL ITEMS
Var.	Conv. Rez. or Spe. Exc.	PD's & DRI's		
1	1	12		Completed application for Public Hearing [34-201(b)]
1	1	1		Filing Fee [34-202(a)(9)]
SUBMITTAL FORMS (select applicable form)				
0	1	0	SUP A	Special Exception Supplement
1	0	0	SUP B	Variance Supplement
0	1	0	SUP C	Conventional Rezoning
0	0	12	SUP D	Planned Development Rezoning or DRI with PD Rezoning requested
0	0	12	SUP D	Planned Development Amendment
0	0	12	SUP D	PRFPD in an Overlay Area Rezoning Supplement
0	0	12	ADA	DRI - no rezoning requested
SUBMITTAL ITEMS				
			EXHIBITS	SUBMITTAL ITEMS
1	1	3	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
1	1	1	PH-1.B.3	BOCC authorization (if applicable)
1	1	12	PH-1.C.2	Additional Agents
1	1	3	PH-2.B.1	Disclosure Form [34-201(b)(2)a]
1	1	3	PH-1.C.1	Subject Property Owners List (if applicable) [34-202(a)(5)]
1	1	3	PH-1.C.2	Subject Property Owners Map (if applicable) [34-202(a)(6)]
2	2	3	PH-3.C.1	Legal Description [34-202(a)(1)]
1	1	1	PH-3.C.2	Electronic Version of Legal Description (if available)
1	1	4	PH-3.D.1	Copy of Plat Book (if applicable) [34-202(a)(1)]
1	1	4	PH-3.D.2	Certified Sketch of Description (less than ten acres) [34-202(a)(2)]
1	1	4	PH-3.D.3	Boundary Survey (all PD's and anything ten acres or more) [34-202(a)(2)] & [34-373(a)(4)a]
1	1	0	PH-3.F	Area Location Map on 8 1/2 x 11 paper [34-202(a)(4)]
0	0	0		Area Location Map for Planned Developments - see Supplement D
1	1	3	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]
1	1	3	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2	2	2	PH-3.G.3	Mailing Labels [34-202(a)(6)]
0	1	12	PH-3.I	Agricultural Uses at time of zoning application
1	1	3	PH-3.L.2	Deed Restrictions\Covenants [34-202(b)(2)]
1	1	3	PH-3.L.3	Narrative addressing effect of Deed Restrictions [34-202(b)(2)]

			EXHIBITS	SUBMITTAL ITEMS
1	1	12	PH-4.B	Location of proposed blasting (if applicable) [34-202(b)(6)]
0	0	4	PH-4.C	Bonus Density Units (if applicable) [34-202(b)(5)]
1	1	4	PH-4.D	Hazardous Materials Emergency Plan (if applicable) [34-203(b)(4)]
1	1	4	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	1	4	PH-4.F	Aviation Hazard (if applicable) [34-101 et seq]
1	1	4	PH-4.G	Developments located within Estero Planning District [34-373(a)(10)]
1	1	4	PH-4.H	Developments located within Captiva Planning District [Lee Plan Policy 21.7]
1	1	12	PH-4.I	Approved Waivers [34-202(a)]
ADDITIONAL REQUIREMENTS FOR DRI's NOT INVOLVING A REZONING				
0	0	12		Notice of Proposed Change Substantial Deviations Form RPM-BSP-Proposed Change - 1 pursuant to Section 380.06(19) F.S.
0	0	12		DRI, AMDA, FQD Form RPM BSP-ADA - 1. Application for Development Approval pursuant to Section 380.06 F.S.
0	0	12		Abandonment Form RPM-BSP - Abandonment - DRI-1. Application for Abandonment of a DRI.

PART V AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY(LLC), LIMITED
COMPANY (LC), LIMITED PARTNERSHIP, OR TRUSTEE

I, * Steve Gibbons as Managing Member of
Sandpiper Properties Venture, LLC, swear or affirm under oath that I am the owner or
authorized representative of the owner(s) of the property and that:

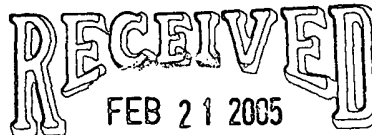
1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and 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 through 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.

Sandpiper Properties Venture LLC
*Name of Entity (corporation, partnership, LLP, LC, etc.)

[Signature]
Signature

Steve Gibbons
Typed or printed name

MANAGING MEMBER
(title of signatory)



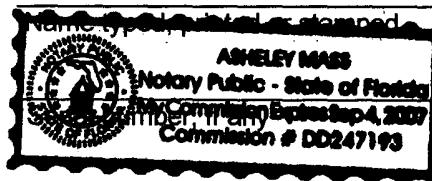
STATE OF FLORIDA
COUNTY OF LEE

PERMIT COUNTER

The foregoing instrument was certified and subscribed before me this 25th day of January
2005, by Steve Gibbons, who is personally known to me or who has
produced _____ as identification.

[Signature]
Signature of person taking oath or affirmation

[Signature]
Title or rank



*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 (LLC) or Limited Company (LC), 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, eg., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

DCI 2005 00019

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

DCI 2005 00019

STRAP NO. 18-46-25-00-00020.0100

CASE NO.

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

RECEIVED
FEB 21 2005

PERMIT COUNTER

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

Name, Address, and Office

Mullock Creek, LLC
26811 South Bay Drive
Bonita Springs, FL 34134

Franz Rosinus

Percentage of Stock

100%

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

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

Name, Address, & Office (If applicable)

Percentage of Stock

SG Investments, Inc.
 14021 Bentley Circle
 Fort Myers, FL 33912
 Steve Gibboney, President

100%

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

RECEIVED
 FEB 21 2005

PERMIT COUNTER

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 must 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: [Handwritten Signature]
 (Applicant)

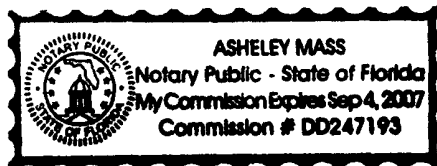
STEVE GIBBONEY
 (Printed or typed name of applicant)

STATE OF FLORIDA
 COUNTY OF LEE

DCI 2005 00019

The foregoing instrument was certified and subscribed before me this 29th day of January 2005, by Steve Gibboney, who is personally known to me or has produced as identification.

(SEAL)



[Handwritten Signature]
 Signature of notary public

 Printed name of notary public

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

DCI 2005 00019
CASE NO.

STRAP NO. 18-46-25-00-00020.0110

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

RECEIVED
FEB 21 2005

PERMIT COUNTER

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

Name, Address, and Office

Sandpiper Properties Venture, LLC
14021 Bentley Circle
Fort Myers, FL 33912
Steve Gibbonney, President

Percentage of Stock

100%

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

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

Name, Address, & Office (If applicable)

Percentage of Stock

SG Investments, Inc.
 14021 Bentley Circle
 Fort Myers, FL 33912
 Steve Gibboney, President

100%

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

RECEIVED
 FEB 21 2005

PERMIT COUNTER

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 must 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:

[Handwritten Signature]

(Applicant)

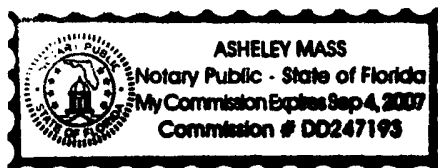
STEVE GIBBONEY
 (Printed or typed name of applicant)

STATE OF FLORIDA
 COUNTY OF LEE

DCI 2005 00019

The foregoing instrument was certified and subscribed before me this 25th day of January 2005, by Steve Gibboney, who is personally known to me or has produced as identification.

(SEAL)



[Handwritten Signature]
 Signature of notary public

Printed name of notary public

EXHIBIT PH-1.C.2
ADDITIONAL AGENTS

RECEIVED
FEB 21 2005

Company Name: David Douglas Associates, Inc.

Contact Person: Steve Hurley

Address: Street: 2037 West First Street

PERMIT COUNTER

City: Fort Myers State: Florida Zip: 33901

Phone: Area Code: (239) Number: 337-3330 Ext: _____

Fax: Area Code: (239) Number: 337-1236

E-mail address: sh@ddai-engineers.com

DCI 2005 00019

Company Name: Environmental Restoration Consultants, Inc.

Contact Person: Jeff Adair

Address: Street: P.O. Box 110994

City: Naples State: Florida Zip: 34108

Phone: Area Code: (239) Number: 992-0086 Ext: _____

Fax: Area Code: (239) Number: 992-0086

E-mail address: ERCinc@comcast.net

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: _____

SUPPLEMENT D

PERMIT COUNTER

**ADDITIONAL REQUIRED INFORMATION FOR
A PLANNED DEVELOPMENT APPLICATION
UNINCORPORATED LEE COUNTY**

Case Number: DCI 2005 00019

Project Name: Villas at Hidden Harbour Marina

Authorized Agent: Gary Muller

STRAP Number(s): 18-46-25-00-00020.0100
18-46-25-00-00020.0110

Select one only

- | | |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <input type="checkbox"/> DRI (rezoning required) | <input type="checkbox"/> DCI-Minor - Amend. To approved master concept plan (Note 3) |
| <input type="checkbox"/> DCI-Major | <input type="checkbox"/> Amend. To built planned development meeting DCI |
| <input checked="" type="checkbox"/> DCI-Minor | <input type="checkbox"/> threshold (Note 3) |
| <input type="checkbox"/> DCI-Minor - Existing Dev. (Note 1) | <input type="checkbox"/> PRFPD in Private Recreational Facilities Overlay |
| | <input type="checkbox"/> Area [(34-341(a)(2))] |

Notes:

- Existing Development. A development that has already been developed but does not conform to the regulations for a conventional district and is requesting a rezoning to planned development classification. It will be reviewed in the same manner as a minor planned development except that a traffic impact statement will not be required. [34-341(b)(2)d.1.]
- Amendments to application. Application to amend an approved major or minor master concept plan or its attendant documentation, or for the extension of a vacated master concept plan originally approved prior to December 2, 1991. It will be treated procedurally as minor planned developments. These applications will require only as much information, as deemed necessary by the director, needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in development, environment and background (surrounding land use, traffic volumes, water, wastewater and other service availability, etc.), that have occurred since the original application. [34-341(B)(2)d.2.]
- Amendments to built planned developments (PD). An application for a variance or other approval covered by this chapter wherein the subject property is the only part of the original planned development for which the approval is sought. Application meets the threshold for a development of county impact and will be reviewed in accordance with the provisions for reviewing developments of county impact. Applicant must be the owner of the subject property and the consent of the owners of the remainder of the original planned development will be unnecessary. However, these owners must be given notice of the application and other proceedings as if they were owners of the property abutting the subject property regardless to their actual proximity to the subject property.

For purposes of this subsection, the term "built" means that all roads, utilities, buffering, open space, surface water management features and structures, common space, common amenities, common landscaping, gatehouses, entrance signs, entrance ways and other similar items identified as part of the final approved master concept plan have been constructed and acknowledged by the county as complete. In the case of residential planned developments or mixed developments which include residential structures, the term "built" does not mean that all residential structures must have been constructed on individual platted lots.

**PART 1
GENERAL INFORMATION**

A. Comprehensive Plan Amendments (check one)

- There are **NO** Lee Plan Amendments pending that could affect the future use of this property.
 The following Lee Plan Amendments **ARE** pending and could affect the future use of this property. (List uses and brief explanation of their effect on this application.)

B. Archaeological/Historical (check one)

- There are **NO** known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to Chapter 22. [34-373(A)(4)f.]
 There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to Chapter 22. Attached as **Exhibit 1-B** is a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate approximate extent of archaeological sites. [34-373(A)(4)f.]

C. Public Transit (check one)

- Property is **NOT** within the Lee Tran public transit service area.
 Property is within the Lee Tran public transit service area. **Exhibit 1-C** shows the property in relation to existing and proposed public transit routes.

D. Density

- There are no residential dwelling units proposed for this development.
 The property is located within one or more Future Land Use categories. Density has been calculated in **Part 3** of this application and is summarized below:

Intensive Development	_____	Proposed dwelling units
Central Urban	_____	Proposed dwelling units
Urban Community	28	Proposed dwelling units
Suburban	_____	Proposed dwelling units
Outlying Suburban	_____	Proposed dwelling units
TOTAL	_____	Proposed dwelling units

**PART 2
TYPES OF LAND AREA ON PROPERTY**

A. Gross Acres (total area within described parcel)		<u>5.31</u> Acres
1. Submerged land subject to tidal influence:	<u>0.64</u>	Acres
2. Other non-freshwater Wetlands:	<u>N/A</u>	Acres
3. R-O-W dedicated to County:	<u>N/A</u>	Acres
4. Non-residential use areas (Note 1)	<u>N/A</u>	Acres
B. Total area not eligible as gross residential acreage. Items A.1 + A.2 + A.3 + A.4		<u>0.64</u> Acres
C. Gross residential acres. (Note 2)		<u>4.67</u> Acres
D. Gross residential acres by Land Use Category		
1. a. Intensive Development - upland	_____	Acres
b. Intensive Development - freshwater wetland	_____	Acres
2. a. Central Urban - upland	_____	Acres
b. Central Urban - freshwater wetland	_____	Acres
3. a. Urban Community or Suburban - upland	<u>4.67</u>	Acres
b. Urban Community or Suburban - freshwater wetland	_____	Acres
4. a. Outlying Suburban - upland	_____	Acres
b. Outlying Suburban - freshwater wetland	_____	Acres
5. a. Rural, Outer Island, Rural Community Preserve - upland	_____	Acres
b. Rural, Outer Island, Rural Community Preserve - freshwater wetland	_____	Acres
6. a. Open Lands - upland	_____	Acres
b. Open Lands - freshwater wetland	_____	Acres
7. a. DR/GR - upland	_____	Acres
b. DR/GR - freshwater wetland	_____	Acres
8. a. Wetlands - freshwater	_____	Acres
b. Wetlands - not freshwater	_____	Acres
9. a. New Community - upland	_____	Acres
b. New Community - freshwater wetland	_____	Acres
10. a. University Community - upland	_____	Acres
b. University Community - freshwater wetland	_____	Acres
11. TOTAL (should equal "C" above)	<u>4.67</u>	Acres

NOTES:

- 1) Lands for commercial, office, industrial uses, natural bodies water bodies, and other non-residential uses must not be included.
- 2) Lands to be used for residential uses including land within the development proposed to be used for street and street rights of way, utility rights of way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies.

**PART 3
RESIDENTIAL DEVELOPMENTS
PRELIMINARY DENSITY CALCULATIONS***

- * Notes: 1. Complete only if living units are proposed in A Future Land Use Category.
2. If more than one classification, calculations for each classification must be submitted.
3. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Intensive Development Category

1. Preliminary Standard Units	Maximum Standard Density	Units
a. Total upland acres (from Part 2, D.1.a)	_____ times 14 equals	N/A
b. Total freshwater wetland acres (from Part 2, D.1.b)	_____ times 14 equals	N/A
c. Preliminary total standard units (a plus b) (Note 1)		N/A
2. Maximum Permitted Units	Maximum Permitted	Units
a. Total upland acres (from Part 2, D.1.a)	_____ times 18 equals	N/A
3. Total Allowed Standard Units (A.1.c. or A.2.a., whichever is less)		N/A
4. Bonus Units (Note 2)		N/A
a. Low-moderate housing density:		N/A
b. TDR units:		N/A
c. Sub-total (A.4.a. plus A.4.b.):		N/A
5. Total Permitted Units (A.3. plus A.4.c.): (Note 1)		N/A

B. Central Urban Category

1. Preliminary Standard Units	Maximum Standard Density	Units
a. Total upland acres (from Part 2, D.2.a)	_____ times 10 equals	N/A
b. Total freshwater wetland acres (from Part 2, D.2.b)	_____ times 10 equals	N/A
c. Preliminary total standard units (a plus b) (Note 1)		N/A
2. Maximum Permitted Units	Maximum Permitted	Units
a. Total upland acres (from Part 2, D.2.a)	_____ times 12.5 equals	N/A
3. Total Allowed Standard Units (B.1.c. or B.2.a., whichever is less)		N/A
4. Bonus Units (Note 2)		N/A
a. Low-moderate housing density:		N/A
b. TDR units:		N/A
c. Sub-total (B.4.a. plus B.4.b.):		N/A
5. Total Permitted Units (B.3. plus B.4.c.): (Note 1)		N/A

Notes:

- 1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
- 2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

C. Urban Community Category

		Maximum Standard Density	Units
1.	Preliminary Standard Units		
a.	Total upland acres (from Part 2, D.3.a)	4.67	times 6 equals 28.02
b.	Total freshwater wetland acres (from Part 2, D.3.b)		times 6 equals N/A
c.	Preliminary total standard units (a plus b) (Note 1)		N/A
2.	Maximum Permitted Units	Maximum Permitted	Units
a.	Total upland acres (from Part 2, D.3.a)		times 8 equals N/A
3.	Total Allowed Standard Units (C.1.c. or C.2.a., whichever is less)		28.02
4.	Bonus Units (Note 2)		N/A
a.	Low-moderate housing density:		N/A
b.	TDR units:		N/A
c.	Sub-total (C.4.a. plus C.4.b.):		N/A
5.	Total Permitted Units (C.3. plus C.4.c.): (Note 1)		N/A

Notes:

- 1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
- 2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

D. Suburban Category

		Maximum Standard Density	Units
1.	Preliminary Standard Units		
a.	Total upland acres (from Part 2, D.3.a)		times 6 equals N/A
b.	Total freshwater wetland acres (from Part 2, D.3.b)		times 6 equals N/A
c.	Preliminary total standard units (a plus b) (Note 1)		N/A
2.	Maximum Permitted Units	Maximum Permitted	Units
a.	Total upland acres (from Part 2, D.3.a)		times 8 equals N/A
3.	Total Allowed Standard Units (D.1.c. or D.2.a., whichever is less)		N/A

E. Outlying Suburban Category

		Maximum Standard Density	Units
1.	Preliminary Standard Units		
a.	Total upland acres (from Part 2, D.4.a)		times 3 equals N/A
b.	Total freshwater wetland acres (from Part 2, D.4.b)		times 3 equals N/A
c.	Preliminary total standard units (a plus b) (Note 1)		N/A
2.	Maximum Permitted Units	Maximum Permitted	Units
a.	Total upland acres (from Part 2, D.4.a)		times 4 equals N/A
3.	Total Allowed Standard Units (E.1.c. or E.2.a., whichever is less)		N/A

Notes:

- 1) Outlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

**PART 3A
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES,
HOTELS & MOTELS
PRELIMINARY DENSITY CALCULATIONS**

A. Commercial		Habitable Stories	Height	Total Floor Area	
A.1	Medical	N/A	N/A	N/A	Sq. Ft.
A.2	General Office	N/A	N/A	N/A	Sq. Ft.
A.3	Retail	N/A	N/A	N/A	Sq. Ft.
A.4	Other	N/A	N/A	N/A	Sq. Ft.
A.5	TOTAL FLOOR AREA			N/A	Sq. Ft.
B. Industrial		Habitable Stories	Height	Total Floor Area	
B.1	Under Roof	N/A	N/A	N/A	Sq. Ft.
B.2	Not Under Roof	N/A	N/A	N/A	Sq. Ft.
B.3	TOTAL FLOOR AREA			N/A	Sq. Ft.
C. Mining			Depth	Total Acres	
C.1	Areas to be excavated	N/A	N/A	N/A	Sq. Ft.
D. Assisted Living Facilities		Habitable Stories	Height	Total Beds/Units	
D.1	Dependent Living Units	N/A	N/A	N/A	Beds
D.2	Independent Living Units	N/A	N/A	N/A	Beds
D.3	TOTAL BEDS/UNITS			N/A	Beds
E. Hotels/Motels		Habitable Stories	Height	Total Floor Area	
E.1	< 425 square feet	N/A	N/A	N/A	Sq. Ft.
E.2	426 - 725 square feet	N/A	N/A	N/A	Sq. Ft.
E.3	> 725 square feet			N/A	Sq. Ft.
E.4	TOTAL UNITS			N/A	Sq. Ft.

PART 5
SANITARY SEWER FACILITIES (34-415)

A. Special Effluent: If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

Not Applicable

B. Private On-site Facilities: If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

Not Applicable

2. Quality of the effluent:

Not Applicable

3. Expected life of the facility:

Not Applicable

4. Who will operate and maintain the internal collection and treatment facilities:

Not Applicable

5. Receiving bodies or other means of effluent disposal:

Not Applicable

C. Spray irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of spray fields:

Not Applicable

2. Current water table conditions:

Not Applicable

3. Proposed rate of application:

Not Applicable

4. Back up system capacity:

Not Applicable

PART 6 - SUBMITTAL REQUIREMENTS

Copies*		Exhibits	Item
Sub.	Req.		
	12		Public Hearing Application form [34-373(a)(1)]
	1		Application Fee [34-373(a)(2)]
DESCRIPTION OF EXISTING CONDITIONS			
	4	1-B	Historical or Archaeological sites: The nature and location of any known or recorded historical or archaeological sites as listed in the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant Chapter 22. The plan must show the outline of historic buildings and approximate extent of archaeological sites. A description of proposed improvements that may impact archaeological or historical resources must also be included. [34-373(a)(4)h.]
	12	1-C	Public Transit: A map or other depiction of the property in relation to existing and proposed transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. [34-373(a)(4)g.]
	4	6-A	A Boundary Survey, prepared by a professional surveyor, that meets the minimum technical standards as set out in Chapter 61G17.6, F.A.C., and which survey has been signed and sealed within one year of the application date, and which shows existing conditions on the property to full survey accuracy. [34-373(a)(4)a.]
	12	6-B	Area Location Map on 8.5" x 11" paper. A map marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. [34-373(a)(4)b.]
	12	6-C	Existing zoning and current land uses. A map or other depiction of the existing zoning and current land uses(i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 500 feet. [34-373(a)(4)c.]
	12	6-D	Aerial photograph with the site clearly delineated. [34-373(a)(4)d.] Originals only- photocopies not acceptable.
	4	6-E	Soils, vegetation, rare & unique uplands, topography. Maps drawn at the same scale as the master concept plan marked or overprinted to show the information required by section 34-373(a)(4)e. [34-373(a)(4)e.]
	4	6-F	FLUCCS Map. A Florida Land Use, Cover and Classification (FLUCCS) map at the same scale as the master concept plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any federal and state jurisdictional wetlands and other surface waters, including the total acreage of federal and state wetlands. [34-373(a)(4)f.]
NARRATIVE COMPLIANCE STATEMENTS			
	12	6-G	Lee Plan Compliance. A narrative explanation as to how the proposed development complies with the Lee Plan. [34-373(a)(5)]
	3	6-H	Design Standards Compliance. A narrative explanation as to how the proposed development complies with the design standards set forth in Section 34-411. [34-373(a)(5)]
	3	6-I	Decision Making Compliance. A narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in Sections 34-145(c)(2)a and e and 34-145(d)(3). 373(a)(5)]

Copies*		Exhibits	Item
Sub.	Req.		
	12	6-J	Master Concept Plan, Non-PRFPD. A graphic illustration (master concept plan) of the proposed development, showing and identifying the information required by Section 34-373(a)(6). Copies of the master concept plan must be provided in two sizes, 24 inches by 36 inches, and 11 inches by 17 inches in size and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. [34-373(a)(6)]
	12	6-K	Master Concept Plan, PRFPD. A clearly legible drawing, no less than 24 inches by 36 inches in size and drawn at a scale sufficient adequately show and identify the information required by Section 34-941(g). [34-941(g)]
	5	6-L	Traffic Impact Statement. A traffic impact statement in a format and to the degree of detail required by the county and in conformance with the adopted administrative code. [34-373(A)(7)] TIS not required for existing development. [34-341(b)(2)d.1.]
	12	6-M	Schedule of Uses. A schedule of uses keyed to the master concept plan as well as a summary for the entire property including the information required by Section 34-373(a)(8). [34-373(a)(8)]
	12	6-N	Schedule of deviations and a written justification. A schedule of deviations and a written justification for each deviation requested as part of the master concept plan. The location of each deviation must be located on the master concept plan. [34-373(a)(9)]
ADDITIONAL REQUIREMENTS FOR MAJOR PD'S			
	4	6-O	Surface Water Management Plan. A written description of the surface water management plan as required by Section 34-373(b)(1). [34-373(b)(1)]
	12	6-P	Phasing Program. If the development is to be constructed in phases or if the traffic impact statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]
ADDITIONAL REQUIREMENTS FOR LARGE PROJECTS			
	4	6-Q	Protected Species Survey. Required for large developments (defined in Chapter 10-1), a protected species survey as required by Section 10-473. [34-373(b)(2)]
AMENDMENTS TO BUILT PLANNED DEVELOPMENTS			
	4	6-R	Proof of notice to other property owners. Although the consent of the owners of the remainder of the original planned development is not required, the owners must be given notice of the application and other proceedings as if they were owners of the property abutting the subject property regardless of their actual proximity to the subject property. [34-373(c)]
REQUIREMENTS FOR DRI'S			
	12	6-S	Binding Letter of Interpretation from DCA or a complete and sufficient ADA. [34-373(d)(2)]
	4	6-T	ADDITIONAL EXHIBITS - PRFPD'S Conceptual surface water management [34-941(d)(3)b.1.1]
	12	6-U	If within an area identified as an anticipated draw down area, demonstration of compliance with Section 34-941(d)(3)d. [34-941(d)(3)d.]
	12	6-V	Preliminary indigenous restoration plan (if applicable) [34-941(e)(5)f.]
	12	6-W	Environmental Assessment [34-941(g)(2)]
	12	6-X	Demonstration of Compatibility [34-941(g)(4)]



COURTESY NOTICE TO ADJACENT PROPERTY OWNERS OF RECEIPT OF ZONING APPLICATION

Date: March 2, 2005

Case Number: DCI2005-00019

Case Name: VILLAS AT HIDDEN HARBOUR MARIN

Request: Rezone 5.31±acres from agriculture (AG-2) and commercial marine (CM) to a residential planned development (RPD) to allow 28 multiple family dwelling units, marina, and dry boat storage building, all having a maximum height of 35 feet.

Location: 18501 Mullock Creek Lane and 18471 Pioneer Road, Fort Myers, FL 33908

Location Map: SEE REVERSE

PROPERTY OWNER'S REPRESENTATIVE: MR. GARY F MULLER
239-939-0111

Lee County Planner: Bryan Kelner
(239) 479-8363

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

JMP

AREA LOCATION MAP
VILLAS AT HIDDEN
HARBOUR MARINA

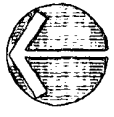
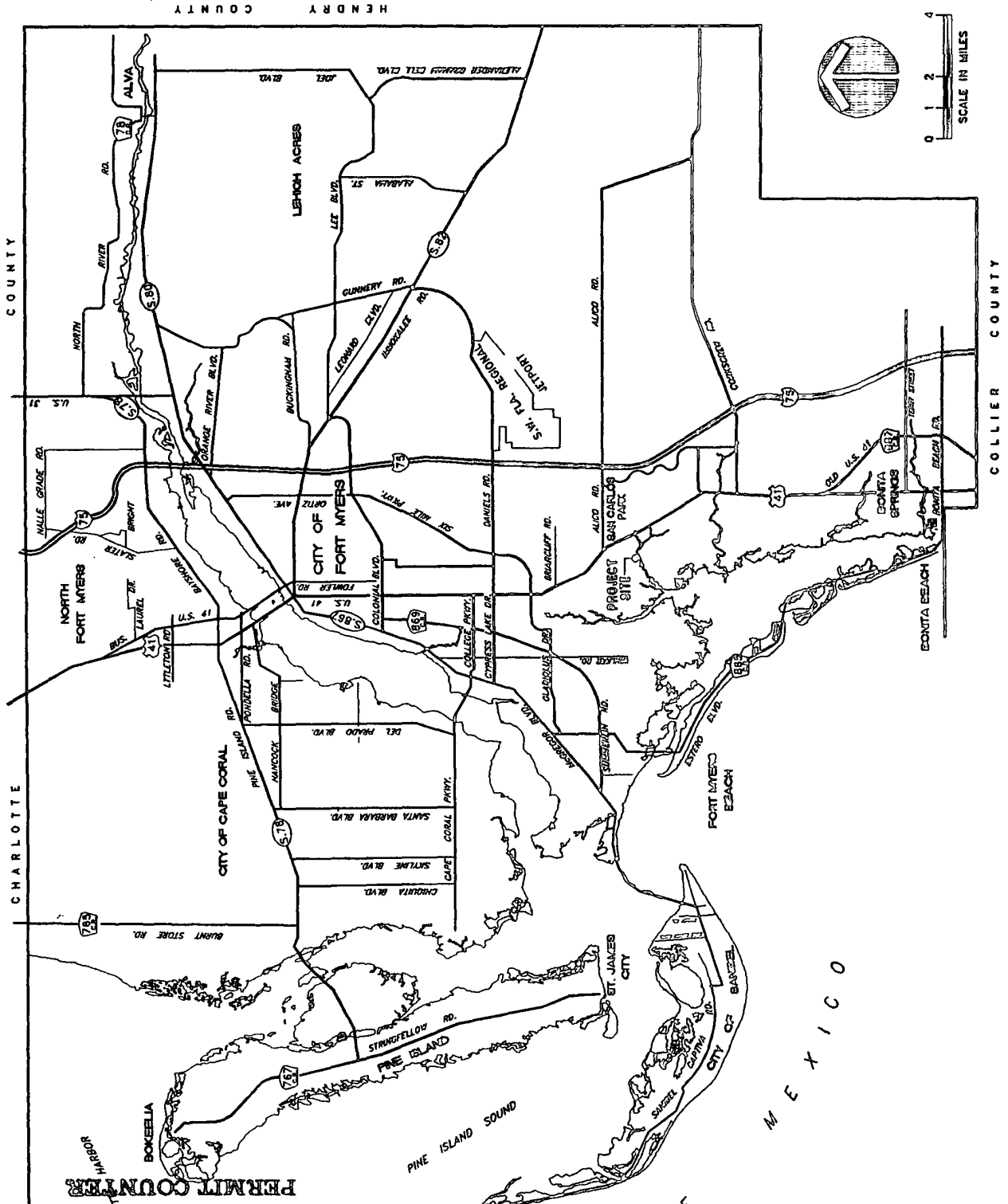
DEPT. OF TRANSPORTATION
LEE COUNTY, FLORIDA



GARY F. MULLER, AICP
1400 NICHOLS DRIVE • FT. MYERS, FLORIDA 33919 • (239) 939-0111

EXHIBIT 6-B

FILE NO. 0407



DCI 2005 00019

CHARLOTTE COUNTY HENRY COUNTY COLLIER COUNTY

RECEIVED
FEB 21 2005
FERRIT COUNTY

GULF OF MEXICO

18-46-25-00-00020.0100
MULLOCK CREEK LLC
26811 SOUTH BAY DR #240
BONITA SPRINGS, FL 34134

18-46-25-00-00017.0010
CAREY PATRICK J
P O BOX 60244
FT MYERS, FL 33906

18-46-25-00-00020.0010
CLAPP DOUGLAS + DEBRA W
P O BOX 713
ESTERO, FL 33928

18-46-25-00-00020.003A
GREGG RALPH + ANA C
18400 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00020.0040
ANDERSON DANIEL L + MARY
18387 PIONEER RD
FT MYERS, FL 33908

18-46-25-00-00020.0090
BRUCE MICHAEL L + MELISSA J
8462 CARDINAL RD
FT MYERS, FL 33912

~~18-46-25-00-00020.0120~~
~~CAREY PATRICK J TR~~
~~PO BOX 60244~~
FORT MYERS, FL 33906

18-46-25-00-00020.0140
NAMOUR JOSEPH N + JENNIFER L
18340 CREEK DR
FORT MYERS, FL 33908

~~18-46-25-00-00021.0010~~
~~BOSECKER AMY K~~
~~18430 PIONEER RD~~
FORT MYERS, FL 33908

18-46-25-00-00022.0010
ANDERSON JERRY + LORETTA
1865 NW 5TH ST
OKEECHOBEE, FL 34972

18-46-25-00-00020.0110
PURKIS ALWYN W TR
PO BOX 445
SAN ANTONIO, FL 33576

18-46-25-00-00020.0000
RUFFINO STEPHEN A + CAROL A
18446 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00020.0030
ARMANI ELAINE
18355 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00020.003B
WINDLER JAMES S
18375 PIONEER RD S W
FT MYERS, FL 33908

18-46-25-00-00020.0060
MARKEY CHARLENE
4867 GOLDEN GATE PKWY
NAPLES, FL 33999

18-46-25-00-00020.010A
TOKARZ STEVE H
18461 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00020.0130
COOPER CHARLES + SANDRA S
18481 PIONEER RD
FT MYERS, FL 33908

18-46-25-00-00021.0000
BOSECKER AMY K
18430 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00022.0000
BUSTO ANTHONY ALVARO
1651 HERMITAGE RD
FT MYERS, FL 33919

18-46-25-00-00023.0000
WILLIAMS RALPH TR
18476 PIONEER RD
FORT MYERS, FL 33908

18-46-25-00-00023.0000
 WILLIAMS RALPH JAMES TR
 18476 PIONEER RD
 FT MYERS, FL 33908

18-46-25-00-00025.0020
 RAMP ELLA C
 PO BOX 1449
 CHESAPEAKE BEACH, MD 20732

18-46-25-00-00026.0030
 SWANSON ROGER V + EVELYN A
 18011 S TAMIAMI TRL STE 16
 PMB-93
 FT MYERS, FL 33908

18-46-25-00-00028.0000
 RANDALL GARY L + THERESA W
 18461 CREEK DR
 FT MYERS, FL 33908

18-46-25-00-00028.0020
 STRATZ MARCUS G + SUSAN E
 18371 CREEK DR
 FORT MYERS, FL 33908

18-46-25-00-00029.0000
 BENN BOBBY L + ROSE MARIE R
 18445 CREEK DR
 FORT MYERS, FL 33908

18-46-25-00-00029.0020
 COOPER CHARLES M +
 4867 GOLDEN GATE PKWY
 NAPLES, FL 34116

18-46-25-00-00030.00CE
 SHADOW WOOD PRESERVE COMM ASSN
 9990 COCONUT RD STE 200
 BONITA SPRINGS, FL 34135

18-46-25-17-000GC.0010
 LONG BAY PARTNERS LLC
 9990 COCONUT RD STE 202
 BONITA SPRINGS, FL 34135

18-46-25-00-00025.0010
 SIMPSON ARTHUR C + DIANA M
 18430 CREEK DR
 FORT MYERS, FL 33908

18-46-25-00-00026.0000
 CONNER EDWARD L
 18480 CREEK DR
 FORT MYERS, FL 33908

18-46-25-00-00027.0000
 DUNCAN SANDRA
 17365 DUMONT
 FT MYERS, FL 33912

18-46-25-00-00028.0010
 SENS GUY
 18381 CREEK DR
 FT MYERS, FL 33908

18-46-25-00-00028.0030
 LALLY LUKE P
 18365 CREEK DR
 FORT MYERS, FL 33908

18-46-25-00-00029.0010
 TINER JAMES E TR 1/2 INT +
 18191 CREEK DR
 FT MYERS, FL 33908

18-46-25-00-00029.0030
 GOOD WILLIAM D
 18325 CREEK DR
 FT MYERS, FL 33908

18-46-25-00-00033.0040
 TINER JAMES E TR 1/2 INT +
 18191 CREEK DR
 FT MYERS, FL 33908

18-46-25-24-00LK1.00CE
 SHADOW WOOD PRESERVE COMM ASSN
 9990 COCONUT RD STE 202
 BONITA SPRINGS, FL 34135



Neal Noethlich (*San Carlos/Estero)
ECCO
20225 Wildcat Run Drive
Estero, FL 33928

Meg Judge, Chairman of the Board (*San Carlos/Estero)
Estero Chamber of Commerce
P.O. Box 588
Estero, FL 33928

Vanasse & Daylor (*San Carlos/Estero)
Corkscrew Road Service Area (CRSA)
12730 New Brittany Blvd., Suite 600
Ft. Myers, FL 33907





Case # DCI2005-00019

Jurisdiction : Lee County

Agent/Applicant :

Owner MULLOCK CREEK LLC
26811 SOUTH BAY DR #240
BONITA SPRINGS FL 34134

Description of Request APPLICATION FOR residential planned community of 28 dwelling units

Following is a list of submittal requirements which were missing from your application received on 2/21/2005

Thank you

We appreciate your submitting all required documents for the above referenced Planned Development application.

This document is for informational purposes only and is not intended to be construed as a finding of sufficiency or completeness of the application or documentation submitted.

Spatial District Query Report

STRAP Number: 18-46-25-00-00020.0100

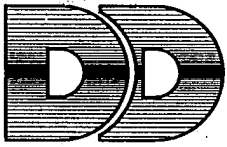
District Name	District Value(s)		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone			NOT FOUND	
Airspace Notification			NOT FOUND	
Census Tract	Tract ID	501.01		
Coastal Building Zone			NOT FOUND	
Coastal High Hazard Area	Coastal High Hazard Zone	High hazard		
Fire District	Fire District Taxing Authority	San Carlos 077		
Flood Insurance Zone	Flood Zone	A14-EL11		
FIRM Floodway			NOT FOUND	
Flood Insurance Panel	Community Panel Version Date	125124 0455 B 091984		
DNR Flood Zones			NOT FOUND	
Flood Insurance Coastal Barrier			NOT FOUND	
Lighting District			NOT FOUND	
Planning Community	ID Plan Community	13 San Carlos		
Planning Land Use 2010	Landuse	Urban Community	97.37%	
Sanibel/County Agreement			NOT FOUND	
School Board District	District School Board Member	3 Jane E. Kucel, Ph.D.		
School Choice Zone	Choice Zones	South Zone	> 99.99%	
	Choice Zones	South Zone 2	> 99.99%	
Solid Waste District	District Area	Area 2		
Storm Surge	Category	T S		
Subdivisions			NOT FOUND	
Traffic Analysis Zone	TAZ	592		
Archaeological Sensitivity	Sensitivity Level	2		
Sea Turtle Lighting Zone			NOT FOUND	
Watersheds	Shed ID	Estero Bay		
FLUCCS1995	Code Landuse	111 Fixed Single Family Units	97.67%	
	Code Landuse	6218 Cypress - melaleuca infested	2.33%	1
Vegetation Permit Required			NOT FOUND	
Soil	Map Symbol Soil Name	13 BOCA FINE SAND	79.54%	
	Map Symbol Soil Name	56 ISLES MUCK	20.46%	2
Panther Habitat			NOT FOUND	
Eagle Nesting Site buffer			NOT FOUND	
Commissioner District	District Commissioner	3 Ray Judah		
Unincorporated Lee County Zoning	Zoning Designation	AG-2	83.87%	
	Zoning Designation	CM	16.13%	

Development Orders	Development Order Status Wet Season Water Table	LDO2001-00123
Fort Myers Beach Interim Zoning		NOT FOUND
Road Impact Fee Districts	District Tidemark ID Name	4 54 SOUTHWEST

[[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.



DAVID DOUGLAS ASSOCIATES, INC.
ENGINEERS • CONTRACT ADMINISTRATORS • PLANNERS

RECEIVED
FEB 21 2005

PERMIT COUNTER

DCI 2005 00019

GIBBONEY-MULLOCK CREEK

TRAFFIC IMPACT STATEMENT
JANUARY, 2005

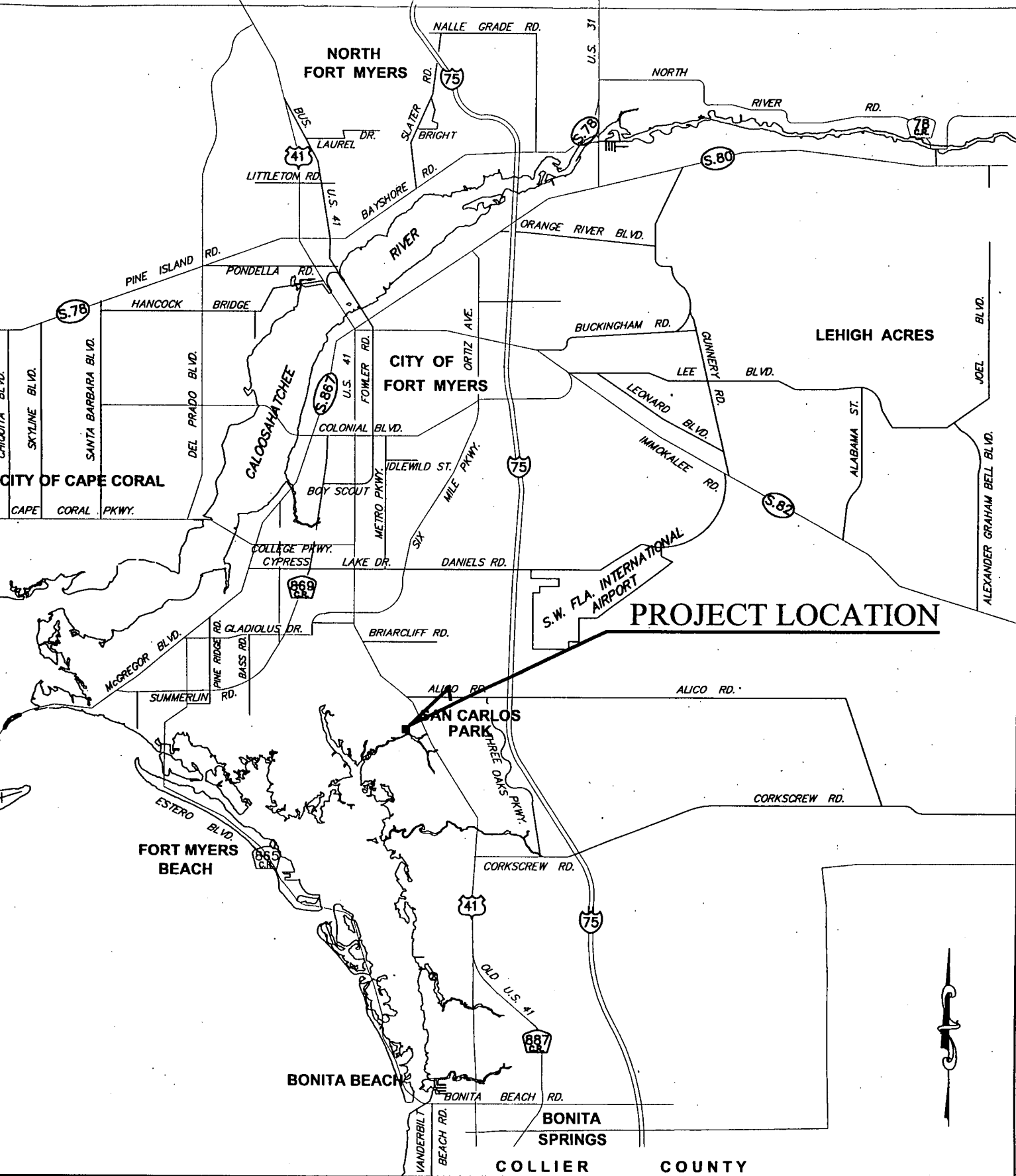
Prepared by:
L. STEVEN HURLEY
Project Manager

Job# 030137

2037 WEST FIRST STREET, FORT MYERS, FL. 33901 PH. (239) 337-3330 FAX. (239) 337-1236
E-MAIL: ddaiengineers@earthlink.net

HARLOTTE

COUNTY



PROJECT LOCATION



DATE : 01.27.05
 SCALE : NTS
 DESIGN : C.W.S.
 CADD : C.W.S.
 CHECK : L.S.H.
 FILE : 030137 T.I.S.



DDA ENGINEERS-PLANNERS, INC.
 2037 West First Street, Fort Myers, Florida 33901
 Ph. 239-337-3330, Fax 239-337-1236
 E-mail: ddaengineers@earthlink.net
 Florida Certification of Business #8786

SITE LOCATION MAP
GIBBONEY-MULLOCK CREEK
LEE COUNTY, FLORIDA

EXHIBIT
 1
 #030137

**GIBBONEY-MULLOCK CREEK
LEE COUNTY, FLORIDA**

Level of Service Analysis

(Based on the 100th highest hour in the peak direction of flow)

LOS ANALYSIS (EXISTING ROADWAY)				
STREET (1)	LOCATION (1)	COUNT STATION (1)	PK. DIR. FLOW (2)	LOS (3)
US 41	NORTH OF SANIBEL BLVD	25	1,902	A

LOS ANALYSIS (W/ PROJECT)								
STREET (1)	LOCATION (1)	COUNT STATION (1)	YEAR OF PROJECT COMPLETION	PK. DIR. FLOW (2)	COMPOUND GROWTH FACTOR	PROJECT PkHr/PkDir (4)(5)	PK. DIR. FLOW + PROJECT	LOS (3)
US 41	NORTH OF SANIBEL BLVD	25	2006	1,902	x .95 ⁴	+ 15	= 1,564	A

- (1) 2003 Lee County Traffic Count Report
- (2) Lee County Concurrency Management Report
- (3) Link-Specific Service Volumes on Arterials in Lee County (2002 Data)
- (4) Institute of Transportation Engineers Trip Generation, 7th Edition, 2003
- (5) Percentage of 24 hr. project traffic distributed to roadway as established in the Traffic Impact Statement

Conclusion

The additional estimated traffic for the proposed project will not reduced the level of service of the above analyzed roadways below the minimum acceptable peak hour/peak season level of service "E" as stated in policy 22.1.1, Traffic Circulation Element, Lee County/DCA, Settlement Agreement

**TRAFFIC IMPACT STATEMENT
FOR
GIBBONEY-MULLOCK CREEK
18501 MULLOCK CREEK LN
Lee County, Florida**

GIBBONEY -MULLOCK CREEK
Summary of Trip Generation Rates
For 28 Dwelling Units of Residential Condominium / Townhouse
January 27, 2005

	Avg. Trip Rate	Min. Trip Rate	Max. Trip Rate	Std. Dev.	No. of Studies
Avg. Weekday 2-Way Volume	7.77	0.00	0.00	0.00	0
7-9 AM Peak Hour Enter	0.11	0.00	0.00	0.00	0
7-9 AM Peak Hour Exit	0.55	0.00	0.00	0.00	0
7-9 AM Peak Hour Total	0.67	0.00	0.00	0.00	0
4-6 PM Peak Hour Enter	0.51	0.00	0.00	0.00	0
4-6 PM Peak Hour Exit	0.25	0.00	0.00	0.00	0
4-6 PM Peak Hour Total	0.76	0.00	0.00	0.00	0
AM Pk Hr, Generator, Enter	0.12	0.00	0.00	0.00	0
AM Pk Hr, Generator, Exit	0.53	0.00	0.00	0.00	0
AM Pk Hr, Generator, Total	0.65	0.00	0.00	0.00	0
PM Pk Hr, Generator, Enter	1.09	0.00	0.00	0.00	0
PM Pk Hr, Generator, Exit	0.61	0.00	0.00	0.00	0
PM Pk Hr, Generator, Total	1.71	0.00	0.00	0.00	0
Saturday 2-Way Volume	18.90	0.00	0.00	0.00	0
Saturday Peak Hour Enter	0.98	0.00	0.00	0.00	0
Saturday Peak Hour Exit	0.83	0.00	0.00	0.00	0
Saturday Peak Hour Total	1.81	0.00	0.00	0.00	0
Sunday 2-Way Volume	15.89	0.00	0.00	0.00	0
Sunday Peak Hour Enter	0.99	0.00	0.00	0.00	0
Sunday Peak Hour Exit	1.03	0.00	0.00	0.00	0
Sunday Peak Hour Total	2.02	0.00	0.00	0.00	0

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .85LN(X) + 2.55, R^2 = 0.83$
7-9 AM Peak Hr. Total: $LN(T) = .8LN(X) + .26$
 $R^2 = 0.76, 0.17$ Enter, 0.83 Exit
4-6 PM Peak Hr. Total: $LN(T) = .82LN(X) + .32$
 $R^2 = 0.8, 0.67$ Enter, 0.33 Exit
AM Gen Pk Hr. Total: $LN(T) = .82LN(X) + .17$
 $R^2 = 0.8, 0.18$ Enter, 0.82 Exit
PM Gen Pk Hr. Total: $T = .34(X) + 38.31$
 $R^2 = 0.83, 0.64$ Enter, 0.36 Exit
Sat. 2-Way Volume: $T = 3.62(X) + 427.93, R^2 = 0.84$
Sat. Pk Hr. Total: $T = .29(X) + 42.63$
 $R^2 = 0.84, 0.54$ Enter, 0.46 Exit
Sun. 2-Way Volume: $T = 3.13(X) + 357.26, R^2 = 0.88$
Sun. Pk Hr. Total: $T = .23(X) + 50.01$
 $R^2 = 0.78, 0.49$ Enter, 0.51 Exit

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

**TRAFFIC IMPACT STATEMENT
FOR
GIBBONEY-MULLOCK CREEK
18501 MULLOCK CREEK LN
Lee County, Florida**

GIBBONEY -MULLOCK CREEK
Summary of Trip Generation Calculation
For 28 Dwelling Units of Residential Condominium / Townhouse
January 27, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	7.77	0.00	1.00	218
7-9 AM Peak Hour Enter	0.11	0.00	1.00	3
7-9 AM Peak Hour Exit	0.55	0.00	1.00	15
7-9 AM Peak Hour Total	0.67	0.00	1.00	19
4-6 PM Peak Hour Enter	0.51	0.00	1.00	14
4-6 PM Peak Hour Exit	0.25	0.00	1.00	7
4-6 PM Peak Hour Total	0.76	0.00	1.00	21
Saturday 2-Way Volume	18.90	0.00	1.00	529
Saturday Peak Hour Enter	0.98	0.00	1.00	27
Saturday Peak Hour Exit	0.83	0.00	1.00	23
Saturday Peak Hour Total	1.81	0.00	1.00	51

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .85LN(X) + 2.55, R^2 = 0.83$
7-9 AM Peak Hr. Total: $LN(T) = .8LN(X) + .26$
 $R^2 = 0.76, 0.17$ Enter, 0.83 Exit
4-6 PM Peak Hr. Total: $LN(T) = .82LN(X) + .32$
 $R^2 = 0.8, 0.67$ Enter, 0.33 Exit
AM Gen Pk Hr. Total: $LN(T) = .82LN(X) + .17$
 $R^2 = 0.8, 0.18$ Enter, 0.82 Exit
PM Gen Pk Hr. Total: $T = .34(X) + 38.31$
 $R^2 = 0.83, 0.64$ Enter, 0.36 Exit
Sat. 2-Way Volume: $T = 3.62(X) + 427.93, R^2 = 0.84$
Sat. Pk Hr. Total: $T = .29(X) + 42.63$
 $R^2 = 0.84, 0.54$ Enter, 0.46 Exit
Sun. 2-Way Volume: $T = 3.13(X) + 357.26, R^2 = 0.88$
Sun. Pk Hr. Total: $T = .23(X) + 50.01$
 $R^2 = 0.78, 0.49$ Enter, 0.51 Exit

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

**TRAFFIC IMPACT STATEMENT
FOR
GIBBONEY-MULLOCK CREEK
18501 MULLOCK CREEK LN
Lee County, Florida**

GIBBONEY -MULLOCK CREEK
Summary of Trip Generation Calculation
For 28 Dwelling Units of Residential Condominium / Townhouse
January 27, 2005

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	7.77	0.00	1.00	218
7-9 AM Peak Hour Enter	0.11	0.00	1.00	3
7-9 AM Peak Hour Exit	0.55	0.00	1.00	15
7-9 AM Peak Hour Total	0.67	0.00	1.00	19
4-6 PM Peak Hour Enter	0.51	0.00	1.00	14
4-6 PM Peak Hour Exit	0.25	0.00	1.00	7
4-6 PM Peak Hour Total	0.76	0.00	1.00	21
AM Pk Hr, Generator, Enter	0.12	0.00	1.00	3
AM Pk Hr, Generator, Exit	0.53	0.00	1.00	15
AM Pk Hr, Generator, Total	0.65	0.00	1.00	18
PM Pk Hr, Generator, Enter	1.09	0.00	1.00	31
PM Pk Hr, Generator, Exit	0.61	0.00	1.00	17
PM Pk Hr, Generator, Total	1.71	0.00	1.00	48
Saturday 2-Way Volume	18.90	0.00	1.00	529
Saturday Peak Hour Enter	0.98	0.00	1.00	27
Saturday Peak Hour Exit	0.83	0.00	1.00	23
Saturday Peak Hour Total	1.81	0.00	1.00	51
Sunday 2-Way Volume	15.89	0.00	1.00	445
Sunday Peak Hour Enter	0.99	0.00	1.00	28
Sunday Peak Hour Exit	1.03	0.00	1.00	29
Sunday Peak Hour Total	2.02	0.00	1.00	56

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .85LN(X) + 2.55, R^2 = 0.83$
7-9 AM Peak Hr. Total: $LN(T) = .8LN(X) + .26$
 $R^2 = 0.76, 0.17$ Enter, 0.83 Exit
4-6 PM Peak Hr. Total: $LN(T) = .82LN(X) + .32$
 $R^2 = 0.8, 0.67$ Enter, 0.33 Exit
AM Gen Pk Hr. Total: $LN(T) = .82LN(X) + .17$
 $R^2 = 0.8, 0.18$ Enter, 0.82 Exit
PM Gen Pk Hr. Total: $T = .34(X) + 38.31$
 $R^2 = 0.83, 0.64$ Enter, 0.36 Exit
Sat. 2-Way Volume: $T = 3.62(X) + 427.93, R^2 = 0.84$
Sat. Pk Hr. Total: $T = .29(X) + 42.63$
 $R^2 = 0.84, 0.54$ Enter, 0.46 Exit
Sun. 2-Way Volume: $T = 3.13(X) + 357.26, R^2 = 0.88$
Sun. Pk Hr. Total: $T = .23(X) + 50.01$
 $R^2 = 0.78, 0.49$ Enter, 0.51 Exit

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

**TRAFFIC IMPACT STATEMENT
FOR
GIBBONEY-MULLOCK CREEK
18501 MULLOCK CREEK LN
Lee County, Florida**

GIBBONEY -MULLOCK CREEK
Summary of Average Vehicle Trip Generation
For 28 Dwelling Units of Residential Condominium / Townhouse
January 27, 2005

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	218	3	15	14	7

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	529	27	23
Sunday	445	28	29

Note: A zero indicates no data available.
The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $LN(T) = .85LN(X) + 2.55, R^2 = 0.83$
 7-9 AM Peak Hr. Total: $LN(T) = .8LN(X) + .26$
 $R^2 = 0.76, 0.17$ Enter, 0.83 Exit
 4-6 PM Peak Hr. Total: $LN(T) = .82LN(X) + .32$
 $R^2 = 0.8, 0.67$ Enter, 0.33 Exit
 AM Gen Pk Hr. Total: $LN(T) = .82LN(X) + .17$
 $R^2 = 0.8, 0.18$ Enter, 0.82 Exit
 PM Gen Pk Hr. Total: $T = .34(X) + 38.31$
 $R^2 = 0.83, 0.64$ Enter, 0.36 Exit
 Sat. 2-Way Volume: $T = 3.62(X) + 427.93, R^2 = 0.84$
 Sat. Pk Hr. Total: $T = .29(X) + 42.63$
 $R^2 = 0.84, 0.54$ Enter, 0.46 Exit
 Sun. 2-Way Volume: $T = 3.13(X) + 357.26, R^2 = 0.88$
 Sun. Pk Hr. Total: $T = .23(X) + 50.01$
 $R^2 = 0.78, 0.49$ Enter, 0.51 Exit

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

**TRAFFIC IMPACT STATEMENT
FOR
GIBBONEY-MULLOCK CREEK
18501 MULLOCK CREEK LN
Lee County, Florida**

To: zone file

From: "Gary Muller" <gfmuller@comcast.net>
To: "Bryan Kelner" <KELNERBJ@leegov.com>
Date: 11/20/2005 12:58 PM
Subject: Re: Villas at Hidden Harbour - DCI2005-00019

Bryan,
We would like to request another 60 day extension due to the fact that the applicant recently passed away. We are currently working with his partners to determine the status of the project. I will keep you posted. Thanks.

----- Original Message -----

From: Bryan Kelner
To: gfmuller@comcast.net
Sent: Monday, November 14, 2005 9:55 AM
Subject: Villas at Hidden Harbour - DCI2005-00019

Please be advised that your last 60 day extension commenced on September 19, 2005. Therefore, this latest extension expires on November 17, 2005.

Please advise if you will be requesting another extension. Also, if you are requesting another extension, please include an explanation why a further extension should be considered by staff.

Thank you.