



Maps for case #:

ADD 2008 - 00152

ADD 2008-00152

CHARLOTTE COUNTY

LEE COUNTY

RECEIVED
OCT 29 2008

COMMUNITY DEVELOPMENT

ZONED AG-2

VACANT
(PRESERVE)

PROJECT BOUNDARY
TYPICAL

PHASE LINE TYPICAL

ZONED AG-2

VACANT
(PRESERVE)

PROPOSED CLUBHOUSE SITE

ZONED AG-2

VACANT

BUFFERING PROVIDED IN
ACCORDANCE WITH THE LDC

ZONED AG-2

VACANT

ZONED AG-2 VACANT

PROPERTY DEVELOPMENT REGULATIONS

"RO"	Minimum Lot				Minimum Setback(3)								
	Area (sq. ft.)	Depth (feet)	Width (feet)	Side (feet)	Rear (feet)	Front/Road (feet)	Water Body (feet)	Preserve (includes buffer)	Golf Course	Maximum Height (feet)	Number of Habitable Floors	Minimum Building Separation (feet)(1)	Maximum Lot Coverage (%)(2)
RECREATION, OPEN SPACE, GOLF COURSE, BUFFERS & LAKES	n/a	n/a	n/a	15	20	20	0	10	0	50	3	15	n/a
CLUBHOUSES	n/a	n/a	n/a	5	5	10	5	5	5	45	n/a	10	n/a
ACCESSORY STRUCTURES	n/a	n/a	n/a	5	5	10	5	10	5	10	n/a	n/a	n/a
POOL DECK	n/a	n/a	n/a	5	5	10	5	10	5	10	n/a	n/a	n/a

"R"														
Property Development Regulations														
September 2006														
Residential Uses	Minimum Lot			Minimum Side	Rear	Front Road	Water Body	Preserve	Golf Course	Max Height	= Habitable Floors	Min Bldg Separation (1)	Max Lot Coverage (2)	
	Area	Depth	Width (3)	(Inside/Outside)										
Single Family	3,375	70	45	5'	10**	20	12	20	10	10**	35	2	10	70
Two-Family, Attached	3,500	100	35	0.5***	10**	20	12	20	10	10**	35	2	10	70
Zero Lot Line	2,800	80	35	0.5***	10**	20	12	20	10	10**	35	2	10	70
Townhouse***	1,700	80	22	10**	12	10	10	10	10**	35	2	20	70	n/a
Accessory Structure	n/a	n/a	n/a	5'	5'	10'	5'	10'	5'	n/a	n/a	n/a	n/a	n/a
Pool Deck	n/a	n/a	n/a	5'	5'	10'	5'	10'	5'	n/a	n/a	n/a	n/a	n/a

* with side entry garage

** 5' for accessory structure (pool lift)

*** Limited to no more than 6 units per building

**** "back" refers to side of unit attached to neighboring unit; "out side" refers to side of unit with exterior exposure.

Notes:

1. Any structures more than two stories in height will maintain a 20 foot minimum building separation.

2. Lot coverage means that portion of the lot area, expressed as a percentage, occupied by all roofed buildings or structures.

3. Setbacks for project walls are allowed within 1 foot of the right-of-way line.

LAND USE TABLE

LAND USE DESCRIPTION	PHASE 1A	PHASE 1B	PHASE 2	TOTALS
RESIDENTIAL	532 UNITS	506 UNITS	1,662 UNITS	2,700 UNITS
RO	3450 SQ FT	3450 SQ FT(1)	3450 SQ FT	3450 SQ FT
CO	5420 SQ FT	3000 SQ FT	3580 SQ FT	12000 SQ FT
NON-RESIDENTIAL	61.48 AC	59.33 AC	131.80 AC	252.41 AC
COMMERCIAL SERVICES (12,000 SQFT LOCATED WITHIN CLUBHOUSES)	39.63 AC	49.22 AC	46.52 AC	137.37 AC
SELF COURSE (CLUBHOUSES, TEES, GREENS, FARMWAYS)				
LAKES				

LAND USE SUMMARY		
SYMBOL	DESCRIPTION	ACRES
R	RESIDENTIAL	357.42
RO	RECREATION/OPEN SPACE	489.24
CO	CONSERVATION AREAS	271.61
	TRANSPORTATION	32.68
	MAIN PROJECT ROAD	1,150.95
TOTAL ACRES		1,150.95
NOTE: RIGHTS OF WAY ACRES ARE FOR INTERNAL ROADS INCLUDED IN INDIVIDUAL PARCELS.		
	RESIDENTIAL	1,620 UNITS
	SINGLE FAMILY LOTS (DETACHED)	540 UNITS
	TOWNHOUSE UNITS	540 UNITS

① DEVIATION LOCATION INDEX

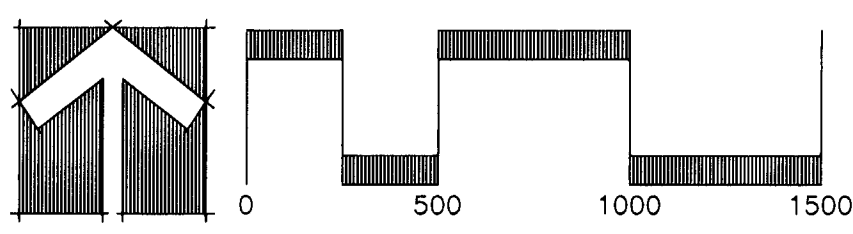
④ DEVIATION 4 APPLIES THROUGHOUT THE COMMUNITY

LEGEND



ALL RESIDENTIAL USES LISTED IN THE "USE SCHEDULE" ARE PERMITTED, EXCEPT TOWNHOUSE #2.

ALL RESIDENTIAL USES LISTED IN THE "USE SCHEDULE" ARE PERMITTED.



SCALE: 1" = 500'

LIST OF DEVIATIONS

- (1) Deviation from LDC Section 10-295 to eliminate the requirement to provide street stubs to adjacent properties for all adjacent properties, except for the entrance along US 41. This deviation was previously approved in the MHPD zoning of this property and was found by the Board of County Commissioners to be achieving the intent of this planned development while not adversely impacting the public health, safety, and welfare of the public.
- (2) Deviation (2) requests that certain wetlands be permitted to be developed in accordance with the previous approval, and Condition 2 of Resolution Z-88-069. Deviation (2) was APPROVED since the approval to rezone this property to MHPD permitted up to 5 additional acres of Transition Zone encroachment. In order to allow for this encroachment under this application, approval of this request must include this original approval and note that this 2.91 acres only leaves 2.09 acres that can be encroached upon.
- (3) Deviation from LDC Section 10-329(a)(1)a.3 and that the setback for an excavation from a private property line be reduced from 50 feet to 35 feet for those locations as shown on the Master Concept Plan in order to create larger, more attractive lakes plus aquatic habitat as an element of the stormwater management system. Approval of this request would assist in achieving the intent of this planned development. The developer will provide an indemnification and hold harmless agreement to Lee County prior to development order approval to cover any potential liability resulting from personal injury, property damage, or such liability resulting from this approval.
- (4) Deviation from LDC Section 10-329(a)(3) and that the maximum permitted depth for excavations be permitted to extend to a depth of 25 feet of the confining layer, whichever would occur first, and:

A) That the waters of each lake excavated to a depth greater than 12 feet shall be circulated through pumping of water from the aquifer floor for irrigation, an aeration/destratification system, or such other manner which will assure destratification and oxygenation of the depths of these lakes.

If irrigation does not provide adequate destratification, then the applicant shall install an aeration/destratification system which is designed to circulate water vertically from top to bottom, be adequate for the volume and depth of the lake, and subject to the approval of the Lee County Division of Natural Resources Management prior to local development order approval for any phase of the development.

B) A lake management plan shall be submitted to and approved by the Lee County Division of Natural Resources Management prior to the local development order approval for any phase. This plan shall include the following:

- 1) Utilization of the in-site wetlands in conjunction with the excavated lakes and naturally vegetated buffer strips around all resource protection areas and transition zone areas to reduce pollutant and silt loads; and
- 2) Emergent and submergent aquatic plantings throughout the littoral zone of all lakes; and
- 3) Annual monitoring reports to Division of Natural Resources Management regarding lake depth and slope, plantings, destratification and water quality compliance.

- (5) Deviation (5) requests a reduction in the required setback for a water retention excavation from a street right-of-way as depicted on the Official Trafficways Map. A barrier will be erected and any road damage incurred within the Nalle Grade Road right-of-way will be repaired by the developer to the satisfaction of the Department of Transportation. A "Hold Harmless Agreement" releasing Lee County from liability will be provided.
- (6) Deviation from LDC Section 10-285(a) allowing a reduction from the required intersection separation for the access point onto US 41 from a required distance of 660 feet to 330 feet. This provides an additional access point onto US 41 which reduces the impact on the other access into the project from US 41 and the future access point on Nalle Grade Road.
- (7) Deviation (7) requests elimination of the requirement for access streets paralleling Nalle Grade Road.
- (8) Deviation (8) requests the opportunity to remove excavated material from the man-made detention or retention bodies from the premises to the planned Nalle Grade Road construction project. Calculations will be provided at the time of local Development Order application that support that sufficient fill material is available on-site for the project and that a surplus exists that can be used on the proposed roadway.

The following deviation was approved as part of Administrative Deviation # 97-12-277.02A for Unit 1:

- (9) Deviation from Section 10-296(k) which requires a minimum outside edge of pavement and minimum right-of-way diameters for the cul-de-sac on Portofino Way of 45', 90', and 110' respectively to 25', 70', and 90' respectively.

The following deviations were approved for Units 7, 8, and 9 by Administrative Deviation # 99-08-260.02A:

- (10) Deviation from LDC Section 10-296(k)(3) which requires a cul-de-sac transition to regular pavement to be a radius of 100' to allow a radius of 50' at the designated cul-de-sac in Unit 8.
- (11) Deviation from LDC Section 10-329(a)(1)(g), to reduce lake excavation setback from designated local streets from the required 25 feet to allow a setback of 9.0 feet to the edge of a private local street right-of-way.

N:\20055665\Drawings\ADMIN (TOWNHOME)\5665-master concept plan-REV-Admin-102808.DWG (Layout1) jfh Oct 29, 2008 -- 3:15pm

REVISIONS		
△	UPDATED AMENITY CENTER AT ENTRANCE	10/2008

T.C.W. At Herons Glen L.L.C., DbA
T.W.C. At Magnolia Landing

HERONS GLEN
Lee County, Florida

JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

MASTER CONCEPT PLAN
AMENITY CENTER

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
APRIL, 2006	20055665	4-43-24	As Shown	

T.W.C. At Herons Glen L.L.C., Dba
T.W.C At Magnolia Landing

HERONS GLEN
LEE COUNTY, FLORIDA

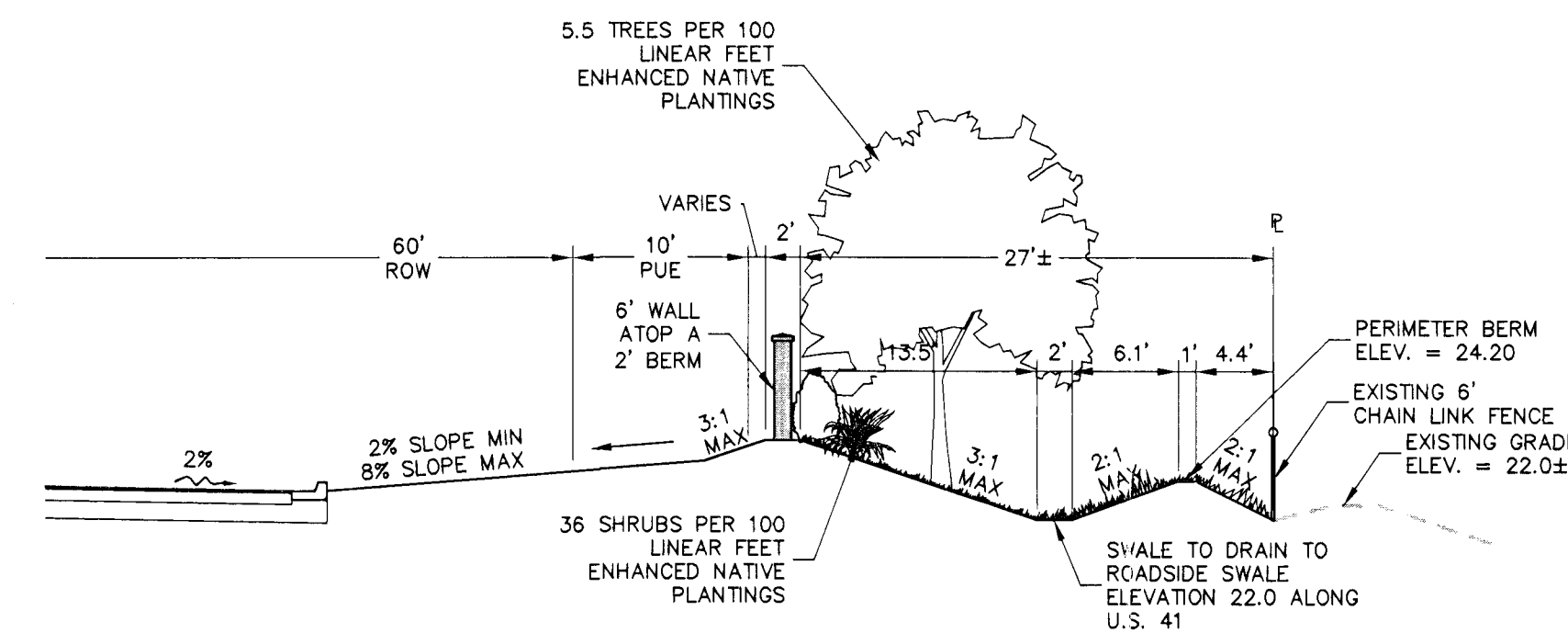
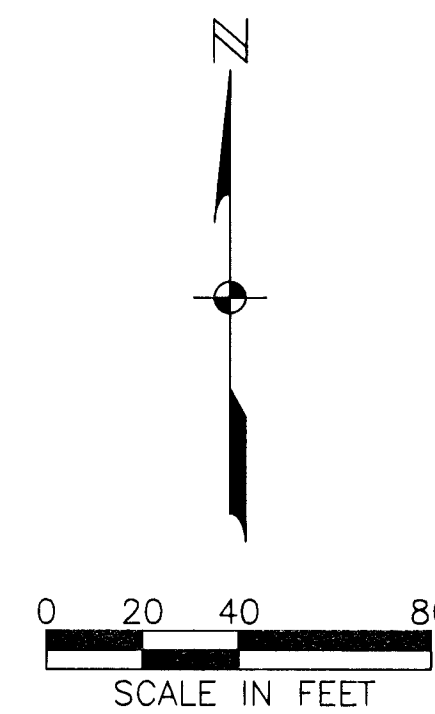
NO.	DESCRIPTION	DATE
1		8/20/08

DATE: OCTOBER, 2008
PROJECT NO. 20055665
FILE NO. 4-43-24
SCALE: 1" = 40'

AMENITY
CENTER
SITE PLAN

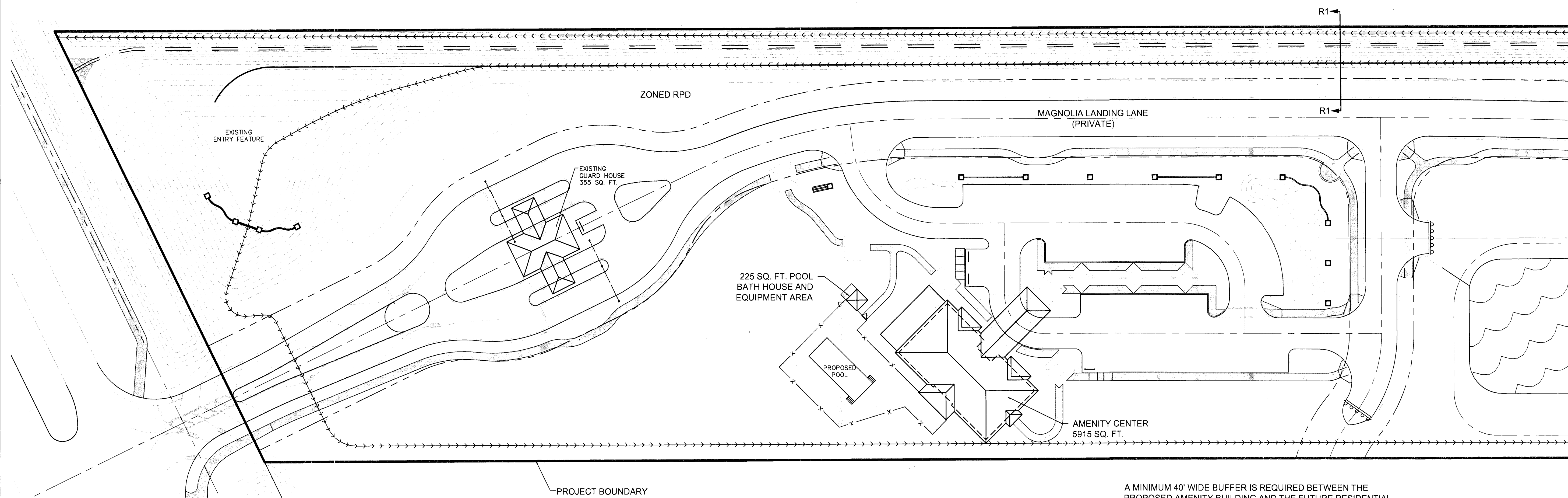
SHEET NUMBER

C-01



R1-R1
NORTH PROPERTY LINE BUFFER-ROADWAY
1" = 10'

LAKEVILLE
SUBDIVISION



A MINIMUM 40' WIDE BUFFER IS REQUIRED BETWEEN THE PROPOSED AMENITY BUILDING AND THE FUTURE RESIDENTIAL DEVELOPMENT ALONG WITH A MINIMUM 20' WIDE BUFFER BETWEEN THE PARKING LOT AND FUTURE RESIDENTIAL WILL BE PROVIDED AS PART OF THE DEVELOPMENT ORDER PROCESS FOR THE FUTURE RESIDENTIAL.

ZONED AG-2
VACANT

CURRENTLY UNDER REVIEW
CASE NO. DRI2008-00004 (NOPC) AND DCI2008-00018 (RPD)

APPROVED
Plan

Subject to Case # ADD2008-00152
Date 12/15/08

ADD 2008-00152