

ADMINISTRATIVE AMENDMENT (PD) ADD2002-00005

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Coolidge Fort Myers Realty, L.P. filed an application for administrative approval to a Residential Planned Development on a project known as Herons Glen to amend the Property Development Regulations, Exhibit D, Resolution Z-00-078, to add Type #3 (patio homes) to the Property Development Regulations, having a minimum lot width of 45 feet, minimum lot depth of 75 feet, and area of 3,375 square feet, and to realign a cul-de-sac to comply with the alignment shown of MAP H-3 of the Herons Glen DRI Development Order on property located at 2250 Avenida Del Vera; and

WHEREAS, the applicant has provided a revised property description for the perimeter boundary conforming to the requirements of the Land Development Code, which property is described more particularly as:

LEGAL DESCRIPTION: In Sections 02, 03, 04, 05, & 10, Township 43 South, Range 24 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the property was originally rezoned in case number 88-3-18-DRI with subsequent amendments in case numbers, 88-3-18-DRI(A), 88-3-18-DRI(B), 88-3-18-DRI(C), 95-01-207.13A, and 95-01-207.02Z 01.01 (DCI964597); and

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

WHEREAS, the subject property was rezoned to a residential planned development (RPD) by Resolution Z-00-078; and

WHEREAS, the Section B.2.b., Resolution Z-00-078, established property development regulations for single family detached, zero lot line, and town houses in compliance with Exhibit D, attached to the approved zoning resolution; and

WHEREAS, the single family detached units are further divided into type #1 and type #2, single family dwelling units; and

WHEREAS, the applicant wishes to create a third type of single family dwelling unit: type #3 (patio homes); and

WHEREAS, a new set of property development regulations is proposed for the addition of type #3 (patio homes); and

WHEREAS, the new property development regulations for the type #3, (patio homes) are listed in the revised property development regulations table, shown as Revised Exhibit D; and

WHEREAS, the new type #3 (45' x 75' patio homes lots) will only be permitted in specific areas within the "R" residential areas; and

WHEREAS, these specified area are shown cross-hatched on the revised master concept plan: and

WHEREAS, the unplatted areas proposed for the addition of type #3 (45' x 75' patio homes lots) are under the same ownership; and

WHEREAS, the applicant is proposing to adjust the road alignment for a 1000± foot cul-de-sac to comply with the internal road alignment as shown on Map H-3 of the Herons Glen DRI Development Order; and

WHEREAS, the cul-de-sac is located off the most southerly internal spine road; and

WHEREAS, the cul-de-sac connects to the most southerly internal spine road from the east and the revised Master Concept Plan will show the connection to the most southerly spine road from the west; and

WHEREAS, this revision will bring the road alignment into compliance with the Map H-3, Herons Glen DRI Development Order; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

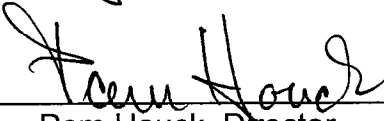
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to **amend the Property Development Regulations, Exhibit D, Resolution Z-00-078, to add Type #3 (patio homes) to the Property Development Regulations, having a minimum lot width of 45 feet, minimum lot depth of 75 feet, and area of 3,375 square feet, and to realign a cul-de-sac to comply with the alignment shown of MAP H-3 of the Herons Glen DRI Development Order within the Residential Planned Development Planned Development is APPROVED.**

Approval is subject to the following conditions:

1. The Development must be in compliance with the amended two page Master Concept Plan, with the first page dated 7/5/00, and stamped received by the zoning counter on May 29, 2002 and the second page dated 7/5/00, Printed January 21, 2002, and stamped received by community development on January 24, 2002. Master Concept Plan for ADD2002-00005 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. Section B, 2.b., Site Development Regulations, Attachment H, to the Staff Report (attached as Revised EXHIBIT D), Resolution Z-00-078, is hereby amended by adding type #3 (patio homes) as a permissible use to Property Development Regulations. The revised Property Development Regulations, Revised Exhibit D, is attached hereto.
3. Type #3, patio homes are only permitted in areas shown cross hatched on the revised Master Concept Plan.
4. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.

DULY SIGNED this 21st day of June, A.D., 2002.

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

ADD 2002-00005

**LEGAL DESCRIPTION
HERON'S GLEN**

A parcel of land being a portion of sections 2,3,4,5 and 10, township 43 south, range 24 east, Lee County Florida, being more particularly described as follows:

COMMENCE at the northeast corner of the aforementioned section 3; thence, along the north line of the northeast one-quarter of said section 3, N89°57'30"W, 355.01 feet to an intersection with the westerly right-of-way line of the former S.A.L. Railroad and the POINT OF BEGINNING; thence, continue along the north line of the northeast one-quarter of said section 3, N89°57'30"W, 2313.55 feet to the northeast corner of the northwest one-quarter of said section 3; thence, along the north line of the northwest one-quarter of said section 3, S89°48'39"W, 2667.53 feet to the northeast corner of the aforementioned section 4; thence, along the northerly boundary of Del Vera Country Club, Unit 2 as recorded in Plat Book 50 at pages 69 through 78 of the Public Records of Lee County, Florida, and the north line of said section 4, N89°42'39"W, 3036.29 feet; thence, along the boundary of Del Vera Country Club, Unit 1 as recorded in Plat Book 46 at pages 7 through 25 of the Public Records of Lee County, Florida, for the following nine (9) courses:

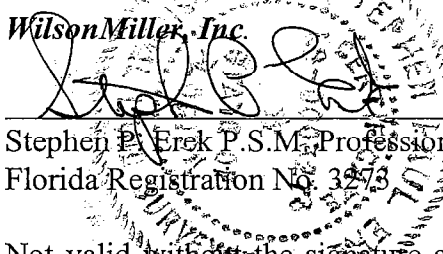
1. N89°42'40"W, 2299.67 feet;
2. S89°33'20"W, 1871.76;
3. S26°03'40"E, 318.64 feet;
4. S63°56'20"W, 300.77;
5. thence along the arc of a non-tangent circular curve concave to the southwest having for its elements a radius of 7739.44 feet, a central angle of 00°42'56", a chord bearing of S26°25'08"E, an chord distance of 96.66 feet, an arc distance 96.66 feet;
6. S26°03'40"E, 1943.40 feet;
7. N63°56'20"E, 300.17 feet;
8. N26°03'40"W, 4.46 feet;
9. N89°48'47"E, 2854.47 feet;

thence S00°11'07"E, 335.36 feet; thence N89°48'53"E, 60.00 feet; thence S00°11'07"E, 600.00 feet; thence along the arc of a tangent curve concave to the Northeast, having for its elements a radius of 236.25', a central angle of 31°56'42", a chord of 130.02 feet, a chord bearing of S16°09'28"E, an arc distance of 131.72 feet; thence N89°48'53"E, 39.71 feet; thence S00°11'07"E, 125.00 feet; thence S89°48'53"W, 35.48 feet; thence S00°11'07"E, 650.00 feet; thence S89°48'53"W, 25.00 feet; thence S00°11'07"E, 205.00 feet; thence along the south line of lands described in Deed Book 224 at page 437 of the aforementioned public records, S89°48'47"W, 2273.40 feet; thence, along the northeasterly right-of-way line of Tamiami Trail

(S.R. 45, US 41), S26°03'40"E, 370.00 feet; thence N89°48'47"E, 3845.26 feet; thence N00°11'13"W, 332.91 feet; thence, along the south line of lands described in Deed Book 224 at page 437 of the aforementioned public records, N89°48'47"E, 4368.87 feet to an intersection with the northerly extension of the west line of lands described in Official Records Book 388 at page 80 of the aforementioned public records; thence, along said northerly extension and said west line, S00°02'36"W, 2451.41 feet; thence, along the north right-of-way line of Nalle Grade Road, as described in Official Records Book 1096 at page 1784 of the aforementioned public records, S89°56'45"E, 2153.08 feet; thence, along the east line of lands described in Official records Book 1516 at page 1802 of the aforementioned public records, N00°02'36"E, 2460.47 feet; thence, along the south line of lands described in Deed Book 224 at page 437 of the aforementioned public records, N89°48'47"E, 775.85 feet; thence along the westerly right-of-way line of the former S.A.L. Railroad, N11°11'01"W, 4190.51 feet to the POINT OF BEGINNING.

Said parcel contain 1150.961 acres, more or less.

WilsonMiller, Inc.


Stephen P. Erik P.S.M., Professional Surveyor and Mapper
Florida Registration No. 3273

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Pin #: 02898-002-P03-ZOPDA

Date: June 6, 2002

Ref: D-02898-54

Applicant's Legal Checked

by gm 6/21/02

PAGE 2 OF 3

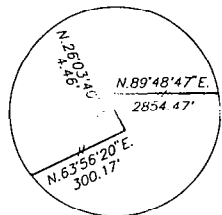
6/6/2002- 22325 Ver: 01!- GRASHFORD
CASH3
02898-002-P03- PWRK- 6286

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JUN 06 2002

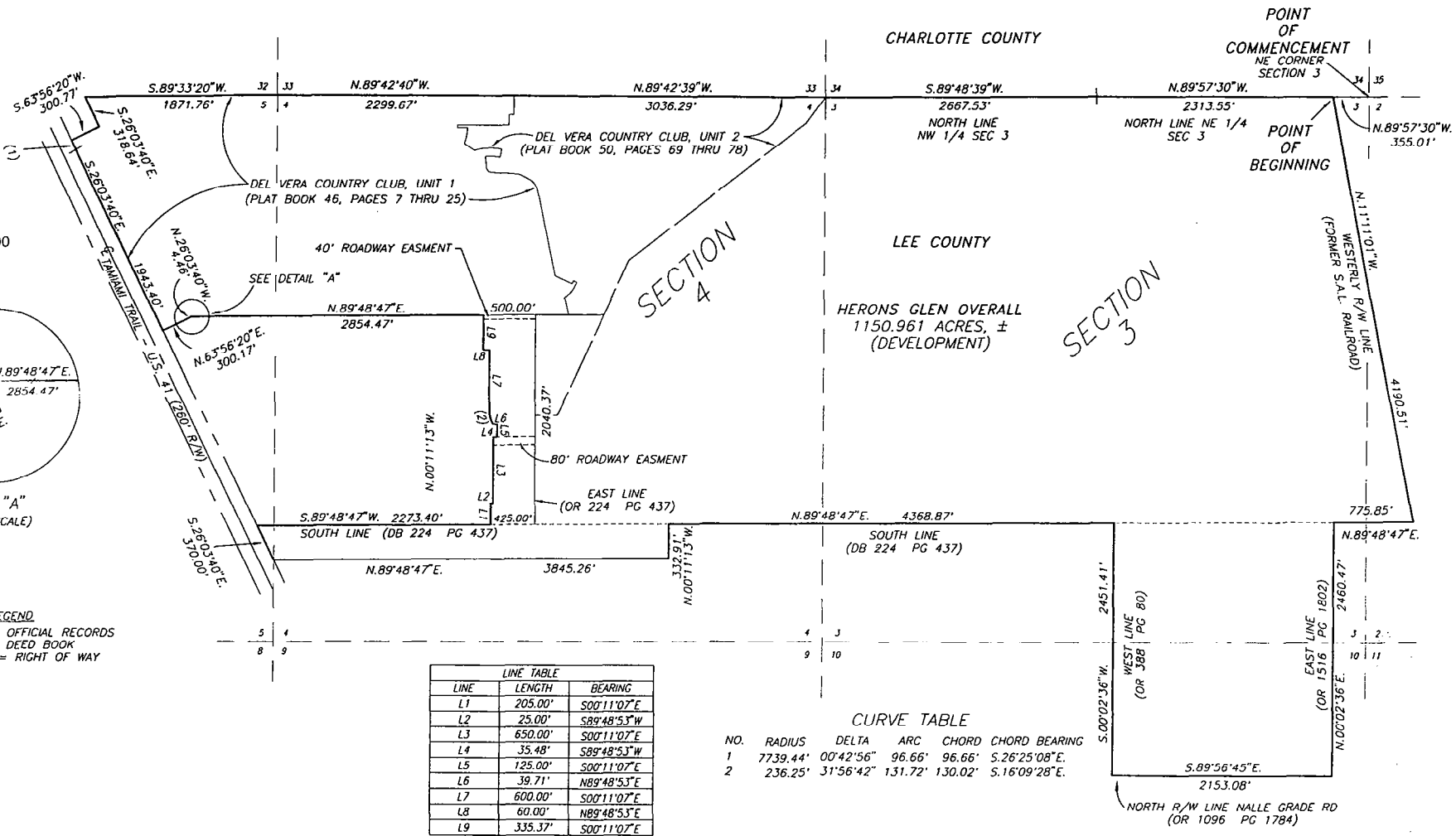
COMMUNITY DEVELOPMENT

ADD 2002-00005



DETAIL "A"
(NOT TO SCALE)

LEGEND
OR = OFFICIAL RECORDS
DB = DEED BOOK
R/W = RIGHT OF WAY



LINE TABLE		
LINE	LENGTH	BEARING
L1	205.00'	S00°11'07"E
L2	25.00'	S89°48'53"W
L3	650.00'	S00°11'07"E
L4	35.48'	S89°48'53"W
L5	125.00'	S00°11'07"E
L6	39.71'	N89°48'53"E
L7	600.00'	S00°11'07"E
L8	60.00'	N89°48'53"E
L9	335.37'	S00°11'07"E

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	7739.44'	00°42'56"	96.66'	96.66'	S.26°25'08"E.
2	236.25'	31°56'42"	131.72'	130.02'	S.16°09'28"E.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF DEL VERA COUNTRY CLUB, UNIT 2 (PLAT BOOK 50, PAGES 69 THRU 78) FIXING THE NORTH LINE OF UNIT 2 AS N.89°42'39"W.

* SKETCH ONLY THIS IS NOT A SURVEY *

SEE ATTACHED FOR LEGAL DESCRIPTION

PAGE 3 OF 3

REV NO. 1 REVISE BOUNDARY REVISION 6/5/02 DATE GWR DRAWN BY 1386 EMP. NO.

CLIENT: COOLIDGE FORT MYERS REALTY, L.P.
2250 AVENIDA DEL VERA, NORTH FORT MYERS, FL. 33917

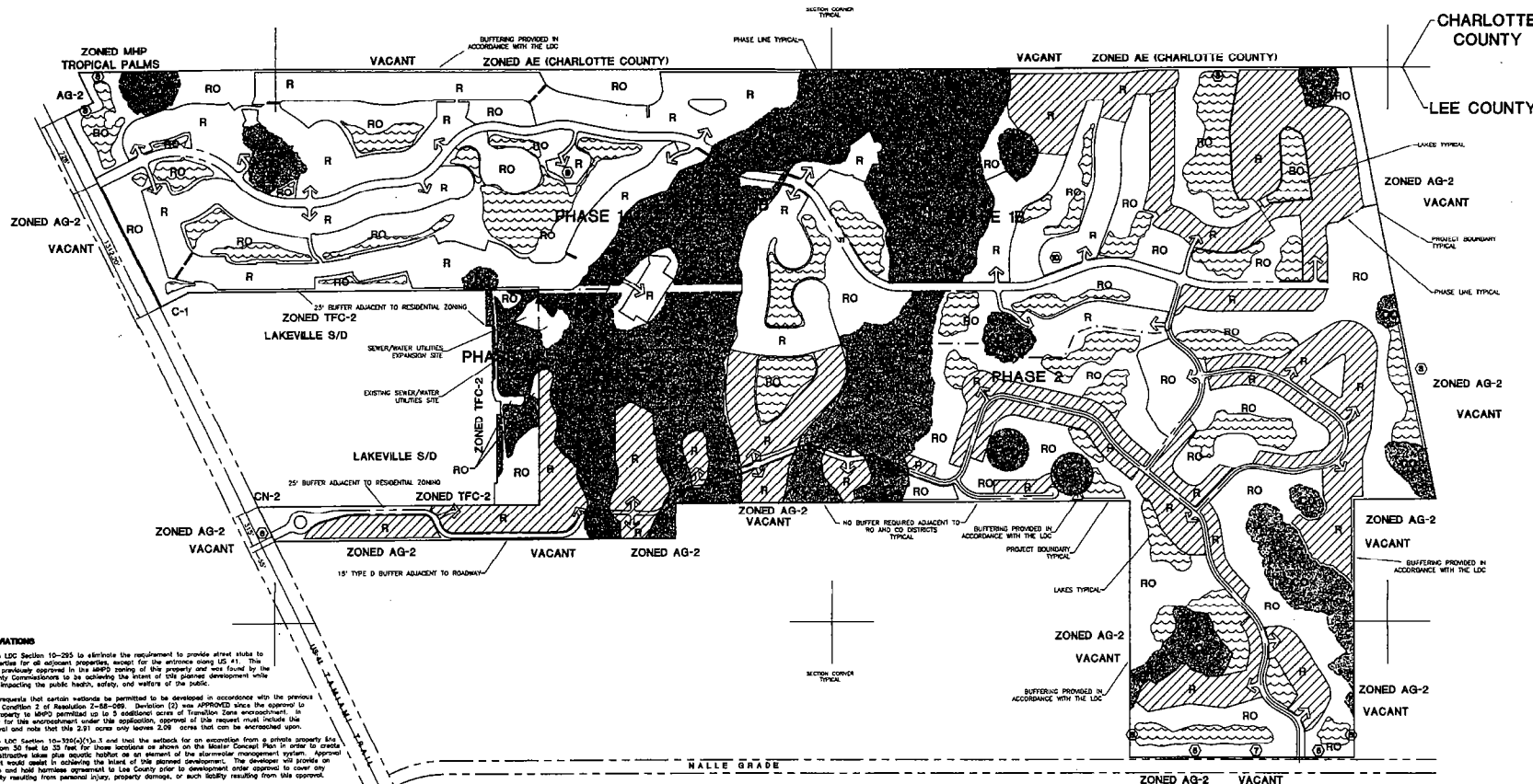
ACTIVITY	INITIALS	EMP. NO.	DATE
DRAWN BY:	GWR	1386	6/5/02
CHECKED BY:	SPE	1146	6/5/02
COMPUTED BY:	GWR	1386	6/5/02

WilsonMiller
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Blvd Suite 100 Fort Myers, Florida 33922 Phone 941-539-1020 Fax 941-539-7479 Web Site www.wilsonmiller.com

DATE: 6/5/02 HORIZONTAL SCALE: 1" = 1000' VERTICAL SCALE: N/A SEC: 2,3,4,5,10/43/24 TWP: RGE: FIELD BOOK: N/A FIELD BOOK PAGE: N/A

TITLE: SKETCH OF DESCRIPTION HERONS GLEN			
TASK: ZOPDA	PIN: 02898-002-P03	SHEET NUMBER: 1 OF 1	DRAWING NUMBER: B-2898-54

ADD 2002-00005



LIST OF DEVIATIONS

- Deviation from LDC Section 10-255 to eliminate the requirement to provide street shade to adjacent properties for all adjacent properties, except for the entrance along US 41. This deviation was previously approved in the 2000 zoning of the property and was found by the Board of County Commissioners to be in the public health, safety, and welfare of the community.
- Deviation (2) requests that certain wetlands be permitted to be developed in accordance with the previous approval, and Condition 2 of Resolution 2-88-089. Deviation (2) was APPROVED since the approval to allow the property to be developed in accordance with the previous approval, in return for the property to be developed in accordance with the previous approval, in return for the property to be developed in accordance with the previous approval.
- Deviation from LDC Section 10-255(a)(2)(b) and (c) to allow the setback for an easement from a private property line to be reduced from 30 feet to 25 feet for those locations as shown on the Master Concept Plan in order to create larger, more attractive lake plus aquatic habitat on an element of the site/master management system. Approval of this request would assist in achieving the intent of this planned development. The developer will provide on habitation 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.
- Deviation from LDC Section 10-328(a)(2) and (3) that the maximum permitted depth for excavation be permitted to extend to a depth of 25 feet or the confining layer, whichever is shallower, and:
 - That the waters of each lake excavated to a depth greater than 12 feet shall be circulated through pumping of water from the regular floor for irrigation, an aeration/denitrification system, or such other method which will cause denitrification and oxygenation of the depths of these lakes.
 If irrigation does not provide adequate denitrification, then the applicant shall install an aeration/denitrification system which is designed to circulate water vertically from the bottom to the surface 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.
- Local management plan shall be submitted to and approved by the Lee County Division of Natural Resources Management prior to local development order approval for any phase. This plan shall include the following:
 - Utilization of the in-lake 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 soil loads and
 - Emergent and submergent aquatic plantings throughout the littoral zone of all lakes; and
 - Annual monitoring reports to Division of Natural Resources Management regarding lake depth and slope, plantings, denitrification and water quality compliance.
- 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 Trafficway Map. A barrier will be installed and any road damage incurred within the Halls Grade Road right-of-way will be repaired by the developer to the satisfaction of the Department of Transportation. A "Road Damage Agreement" retaining Lee County from liability will be provided.
- Deviation (6) requests a reduction in the required intersection separation for the access point onto US 41 from a required distance of 500 feet to 350 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 Halls Grade Road.
- Deviation (7) requests elimination of the requirement for access streets paralleling Halls Grade Road.
- Deviation (8) requests the opportunity to remove excavated material from the main-mode detention or retention basins from the premises to the adjacent Halls Grade Road construction project. Calculations will be provided to the Department of Transportation that support that sufficient 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 # 87-12-277-024 for Unit 1:
 - Deviation from Section 10-296(a) which requires a minimum outside edge of pavement and minimum right-of-way diameter for the cul-de-sac on Porting Way of 45', 60', and 110' respectively to 25', 70', and 90' respectively.
 The following deviations were approved for Units 7, 8, and 9 by Administrative Deviation # 99-08-260-024:
 - Deviation from LDC Section 10-296(a)(3) which requires a cul-de-sac transition to regular pavement to be a radius or turn to allow a radius of 20' at the designated cul-de-sac in Unit 8.
 - Deviation from LDC Section 10-328(a)(1)(a), to reduce lake excavation material from designated local streets from the required 25 feet to allow a setback of 0.0 feet to the edge of a private local street right-of-way.

LAND USE SUMMARY		
SYMBOL	DESCRIPTION	ACRES
R	RESIDENTIAL	371.42
RD	RECREATION/OPEN SPACE	477.29
CO	CONSERVATION AREAS	271.81
	TRANSPORTATION	50.17
	MAJOR PROJECT ROAD	1,150.85
TOTAL ACRES		
NET ACRES OF 100 ACRES FOR 10000 ACRES, 10000 ACRES, 10000 ACRES		
RESIDENTIAL		
SINGLE FAMILY LOTS (DETACHED)		
ZERO LOT (ONE HOUSE)		
TYPICAL HOUSE		

- DEVIATION LOCATION INDEX
- DEVIATION 4 APPLIES THROUGHOUT THE COMMUNITY

LEGEND

NOTE: SEE SHEET 10000 FOR UNIT 10000
 10000 FOR UNIT 10000
 10000 FOR UNIT 10000

LAND USE TABLE

LAND USE DESCRIPTION	PHASE 1A	PHASE 1B	PHASE 2	TOTAL
RESIDENTIAL	1,150.85	1,150.85	1,150.85	3,452.55
RECREATION/OPEN SPACE	477.29	477.29	477.29	1,431.87
CONSERVATION AREAS	271.81	271.81	271.81	815.43
TRANSPORTATION	50.17	50.17	50.17	150.51
MAJOR PROJECT ROAD	1,150.85	1,150.85	1,150.85	3,452.55

(1) BASED ON THE 100 ACRES FOR 10000 ACRES, 10000 ACRES, 10000 ACRES

PROPERTY DEVELOPMENT REGULATIONS											
Minimum Lot	Area	Front	Side	Rear	Front	Side	Rear	Front	Side	Rear	Front
1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00
12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00
14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00
15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00
16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00
17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00
18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00
19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00
20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00

- Any structure must have a minimum of 10 feet minimum building separation.
- Setback must be at least 10 feet from the right-of-way line.
- Setback must be at least 10 feet from the right-of-way line.



APPROVED
 Asst. Director
 Master Concept Plan
 Subject to Case #2002-00005
 Date June 21, 2002

RECEIVED
 MAY 29 2002

SCHEDULE OF USES - PHASES 1A, 1B AND 2

- Residential - R**
 Administrative Offices
 Dwelling units:
 Single-Family Detached including Zero Lot Line Homes
 Single-Family Attached including Townhouses
 Model Homes, Model Units and Model Display Center.
 Limited to the residential uses within Herons Glen RPD
 Residential Accessory Uses, including but not limited to:
 Private Garages, Carports and Parking Areas
 Private Tennis Courts
 Private Tennis Courts
 Entrance Gates and Gatehouses
 Essential Services facilities Groups I and II
 Excessions, water retention
 Fences, Walls
 Home Occupation
 Accessory uses limited to the residential uses within Herons Glen RPD
 Recreational facilities, Photo On-Site
 Temporary Construction Trailer
- Recreation, Open Space, Golf Course, Youth, Educational and**
Buildings - R
 Baseball Courts
 Biking, Hiking, Fishing Piers, Picnic Areas and Nature Trails
 Clubhouse, Country, Private
 Essential Service facilities Groups I and II
 Entrance Gates and Gatehouses
 Excessions, water retention
 Golf Courses, including:
 Practice Areas and Ranges
 Tee Boxes
 Clubhouse
 Cart Barn
 Pro Shop
 Snook Bar
 Teaching facility
 Outdoor serving of food
 Outdoor serving of alcoholic beverages
 Golf Club Houses, including 1st, 2nd or 3rd floor exception in the CH-1
 and CH-2 districts - limited to 1000 sq. ft. per building
 clubhouse, and in accordance with LDC Sec. 34-537
- Construction - C**
 Interpretive Centers, Ben Shelters, Gazebos
 Nature and Pedestrian trails including Boardwalks, Golf, Cart
 Paths, and Jogging Paths
 Picnicking, and other recreational facilities
 Other activities for recreation, conservation, and observation
 when approved by the Director of the Lee County Department of
 Community Development
- Golf Course, Open Space, Youth, Educational and**
Buildings - R
 Golf Course, including:
 Practice Areas and Ranges
 Tee Boxes
 Clubhouse
 Cart Barn
 Pro Shop
 Snook Bar
 Teaching facility
 Outdoor serving of food
 Outdoor serving of alcoholic beverages
 Golf Club Houses, including 1st, 2nd or 3rd floor exception in the CH-1
 and CH-2 districts - limited to 1000 sq. ft. per building
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 Nature and Pedestrian trails including Boardwalks, Golf, Cart
 Paths, and Jogging Paths
 Picnicking, and other recreational facilities
 Other activities for recreation, conservation, and observation
 when approved by the Director of the Lee County Department of
 Community Development

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JAN 24 1982

COMMUNITY DEVELOPMENT

APPROVED

Master Concept Plan
 Subject: Herons Glen RPD
 Date: 08/14/00

HERONS GLEN DRI
 MASTER CONCEPT PLAN
 SCHEDULE OF USES

PREPARED FOR: COOLIDGE FORT MYERS REALTY, L.P.

WilsonMiller
 Planners • Engineers • Ecologists • Surveyors
 Landscape Architects • Transportation Consultants
 WilsonMiller, Inc.
 Naples • Fort Myers • Sarasota • Bradenton • Tampa
 4371 Coastal Boulevard, Suite 100 • Fort Myers, Florida 33902
 Phone 813-639-5550 • Fax 813-639-7479
 Email FortMyers@WilsonMiller.com • Pin-06 www.wilsonmiller.com

PRINTED
 JAN 11 2002
 WilsonMiller, Inc.
 4371 Coastal Boulevard, Suite 100
 Fort Myers, Florida 33902
 Phone 813-639-5550
 Fax 813-639-7479
 Email FortMyers@WilsonMiller.com
 Project: Herons Glen RPD
 Scale: 1" = 500'
 Date: 1/11/02
 Drawn By: JAW/1005
 Checked By: BBD/1120
 Approved By: JAW/1005
 PLOT: 02886-102-002
 Plot #: 0-02886-102
 Sheet 2 of 2

PROPERTY DEVELOPMENT REGULATIONS

Use	Dimensions Area (sq ft)	Depth (ft)	Width (ft)	Setbacks (in feet)			Lot Coverage	Minimum Building Separation
				Side	Rear	Street		
Single family detached units								
type #1	6,000	100	60	5	10	20/12*	50	n/a
type #2	3,500	70	50	5	10	20/12	70	n/a
type #3	<u>3,373</u>	<u>75</u>	<u>45</u>	<u>5</u>	<u>10</u>	<u>20/12</u>	<u>70</u>	<u>n/a</u>
Zero lot line units (single family attached)	3,800	80	35	5/0	10	20/12*	70	n/a
Townhomes note: no more than 4 units/bldg.	2,400	80	30	0	20**	20/12*	70	20 feet to any other townhouse bldg 25 feet to any single family lot line for any 1 story bldg; 40 feet to any single family lot line for any structure more than 2 stories 10 feet for accessory buildings
Country Club/Clubhouse				15	20**	10		20 feet to any townhouse bldg 25 feet to any single family lot line for any 1 story bldg; 40 feet to any single family lot line for any structure more than 2 stories 10 feet for accessory buildings

Accessory structure setbacks shall be in accordance with the LDC regarding accessory uses.

Maximum height/stories: country club/clubhouse 45 feet; all other uses 35 feet/country club/clubhouse 3 stories; all other uses 2 stories

Minimum Water Body Setback: 20 feet for all uses

Minimum Preserve and Golf Course Setbacks: 10 feet

*with side entry garages

**or in compliance with fire and safety access issues