ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Marc Joseph filed an application for administrative approval to a Residential Planned Development on a project known as The Preserve at San Carlos Park (aka Porro RPD) to:

1. Reduce the number of proposed dwelling units by eliminating 17 bonus density units; and

2. Revise the Master Concept Plan to remove the boardwalk and playground/park area located east of Mullock Creek; and

3. Request a deviation from Land Development Code Section 10-416(d)(9) which requires a 50-foot wide natural waterbody buffer to allow a 25 foot wide buffer,

on property located at 7135/7185 Preserve View Drive, described more particularly as:

LEGAL DESCRIPTION: In Section 17, Township 46 South, Range 25 East, Lee County, Florida:

See Legal Description attached hereto as Exhibit "A"

WHEREAS, the property was originally rezoned by Resolution number Z-06-091 (with subsequent amendments in case numbers ADD2007-00132 and DCI2011-00015); and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS this development has an approved Bonus Density cash contribution option to allow 17 Bonus Density Units for a total of 72 dwelling units; and

WHEREAS the Board of County Commissioners on May 21, 2012 approved an amendment to the Bonus Density Contract allowing the applicant to opt-out of the contract, and

WHEREAS, the applicant has decided against building the 17 Bonus Density units by opting-out of the contract; and

WHEREAS the current Master Concept Plan was approved with three 24 units buildings having a maximum of 3 stories; and

WHEREAS the revised Master Concept Plan will retain the three buildings in their original locations but will reduce the number of total dwelling units to 55 dwelling units; and

WHEREAS the site is bisected by Mullock Creek, which separates a 1.1 acres at the northeast corner from the rest of the site; and

WHEREAS the original Master Concept Plan allowed the area east of Mullock Creek to be impacted by allowing an amenity center; and

WHEREAS the 2007 amendment relocated the amenity center to the main parcel and labeled the area as "Playground/Park"; and

WHEREAS, the applicant wishes to preserve the 1.1 acre tract located on the east side of Mullock Creek as indigenous preserve; and

WHEREAS, the original Mater Concept Plan was approved with a 25 foot wide natural waterbody buffer along the west side Mullock Creek; and

WHEREAS in 2009, the Land Development Code was amended to increase the width of the natural waterbody buffer to 50 feet; and

WHEREAS the applicant wishes to obtain a deviation from the current requirements of natural waterbody buffer to prevent potential future complications; 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 Division of Environmental Sciences has reviewed and recommended approval of the proposed changes to the Master Concept Plan; 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 for an amendment to Residential Planned Development to:

1. Reduce the number of proposed dwelling units from 72 to 55 by eliminating 17 bonus density units; and

2. Revise the Master Concept Plan to remove the boardwalk and playground/park area located east of Mullock Creek; and

3. Request a deviation from Land development Code Section 10-416(d)(9) which requires a 50-foot wide natural waterbody buffer to allow a 25 foot wide buffer,

is APPROVED subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, stamped received by Community Development on March 13, 2012. Master Concept Plan for ADD2012-00004 is hereby APPROVED and adopted. A reduced copy is attached hereto labeled as Exhibit "B".**

2. **This amendment rescinds and replaces ADD2007-00132 approved on May 22, 2008.**

3. **Prior to development order approval, the development order plans must delineate a minimum five (5) foot wide planted strip along the north property line between the indigenous preserve and twenty-five (25) foot waterway buffer. The plantings must be native and include four (4) trees per one hundred (100) linear feet meeting overhead powerline height requirements and eighteen (18) shrubs per 100 linear feet meeting Land Development Code (LDC) Section 10-420(d) plant material standards.**

4. **The 20 foot wide maintenance easement adjacent and along the west bank of Mullock Creek as required by Land Development Code 10-328(a) may overlap the required natural waterway buffer provided that:**

    a. **vegetation removal is limited to the routine removal of exotics and downed vegetative debris only; and**

    b. **removal of native vegetation within the 20 foot easement must be minimized and limited to when necessary for vehicle access for waterway maintenance purposes only; and**

c. additional vegetation planted within the 20 foot maintenance easement, to meet any enhancements requirements, must be reviewed and approved by Environmental Sciences and Natural Resource staff.

5. Condition # 5 of Resolution Z-06-091 is hereby amended to read as follows:

Prior to local development order approval, the development order plans must delineate a minimum of 3.42 acres with credits of indigenous preservation consistent with the MCP stamped "received" March 13, 2012.

6. Condition #6 of Resolution Z-06-091 is hereby amended to read as follows:

Prior to local development order approval, the development order plans must delineate the preservation of 1.10 acres east of Mullock Creek. This area is to remain in its natural vegetative state to act as a buffer to the surrounding uses. Native vegetation in this area may not be trimmed and an indigenous management plan must be provided for this area at time of local development order.

7. Condition #3 of Resolution Z-06-091 is hereby amended to read as follows:

a. Prior to local development order approval, a detailed gopher tortoise management plan must be submitted for the Division of Environmental Sciences Staff review and approval. The management plan must at a minimum include:

a. The type of gopher tortoise permit to be obtained from Florida Fish and Wildlife Conservation Commission; and,

b. The type of permanent physical barrier to be installed between the preserve and the entry road and preserve and multi-family building, to deter gopher tortoises from entering the road and parking lot. The permanent barrier may be a fence, native vegetation, rock wall, or a combination of these. The details of permanent barrier must also be shown on the development order plans; and,

c. Long term management activities that are necessary to maintain the preserves as gopher tortoise habitat.

b. Prior to local development order approval, the development order plans must include the details for signage to be placed on either side of the creek that indicates alligators may be present, and do not feed or harass alligators. A minimum of two signs must be installed. A pamphlet regarding living with

alligators must be submitted for review and approval by the Division of Environmental Sciences Staff. The pamphlet must be given to the residents to help prevent injury to people or alligators.

8. **Conditions #9 and #10 of Resolution Z-06-091 pertaining the area east of Mullock Creek due to impacts of the proposed amenity center and boardwalk are no longer necessary and are hereby deleted.**

9. **The amendment to the Development Contract between the Board of County Commissioners, Lee County, Florida and Cobalt Development Group, Inc., approved on May 21, 2012, is attached hereto as Exhibit D.**

10. **The terms and conditions of the original zoning resolutions, except as modified herein, remain in full force and effect.**

DULY SIGNED this 14th day of June, A.D., 2012.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

PROPERTY DESCRIPTION

APPROVED
LEGAL
1-18-12

A PARCEL OF LAND
LYING IN
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(OVERALL BOUNDARY)

AS SHOWN IN INSTRUMENT NO. 2011000186669 OF THE PUBLIC RECORDS IN LEE COUNTY, FLORIDA:

A TRACT OR PARCEL OF LAND IN THE WEST 1/2 OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LYING EAST OF U.S. HIGHWAY NO. 41, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, RUN NORTH 88 DEGREES 43'40" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17, A DISTANCE OF 329 FEET TO THE SOUTHWEST CORNER OF SAN CARLOS PARK, SOUTHWEST ADDITION, AS RECORDED IN PLAT BOOK 28, PAGES 9 THROUGH 11 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 40'12" WEST ALONG THE WEST LINE OF SAID SOUTHWEST ADDITION A DISTANCE OF 920.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 69 DEGREES 24'30" WEST 476.21 FEET; THENCE NORTH 20 DEGREES 35'30" W 425 FEET; THENCE SOUTH 69 DEGREES 24'30" WEST 500 FEET; THENCE NORTH 20 DEGREES 35'30" WEST 350 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 45 (U.S. NO. 41 - 200 FEET WIDE) TO THE NORTH LINE OF SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 88 DEGREES 57'23" EAST ALONG SAID NORTH LINE 1181.88 FEET TO THE WEST LINE OF PORT SAN CARLOS, UNIT 1, AS SHOWN IN O.R. BOOK 273, PAGE 670 THRU 675, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 40'12" EAST ALONG SAID WEST LINE 403.70 FEET TO THE POINT OF BEGINNING.

ADD 2012-00004

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE DESCRIPTION AS SHOWN IN INSTRUMENT NUMBER 2011000186669 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER (S.W. 1/4) OF THE NORTHWEST ONE QUARTER (N.W. 1/4) OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEARING N.88°43'40"E.

2.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3.) PARCEL CONTAINS 9.28 ACRES MORE OR LESS.

RECEIVED
JAN 12 2012
COMMUNITY DEVELOPMENT

1/8/12

KRIS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #5560)
SEE ATTACHED SKETCH

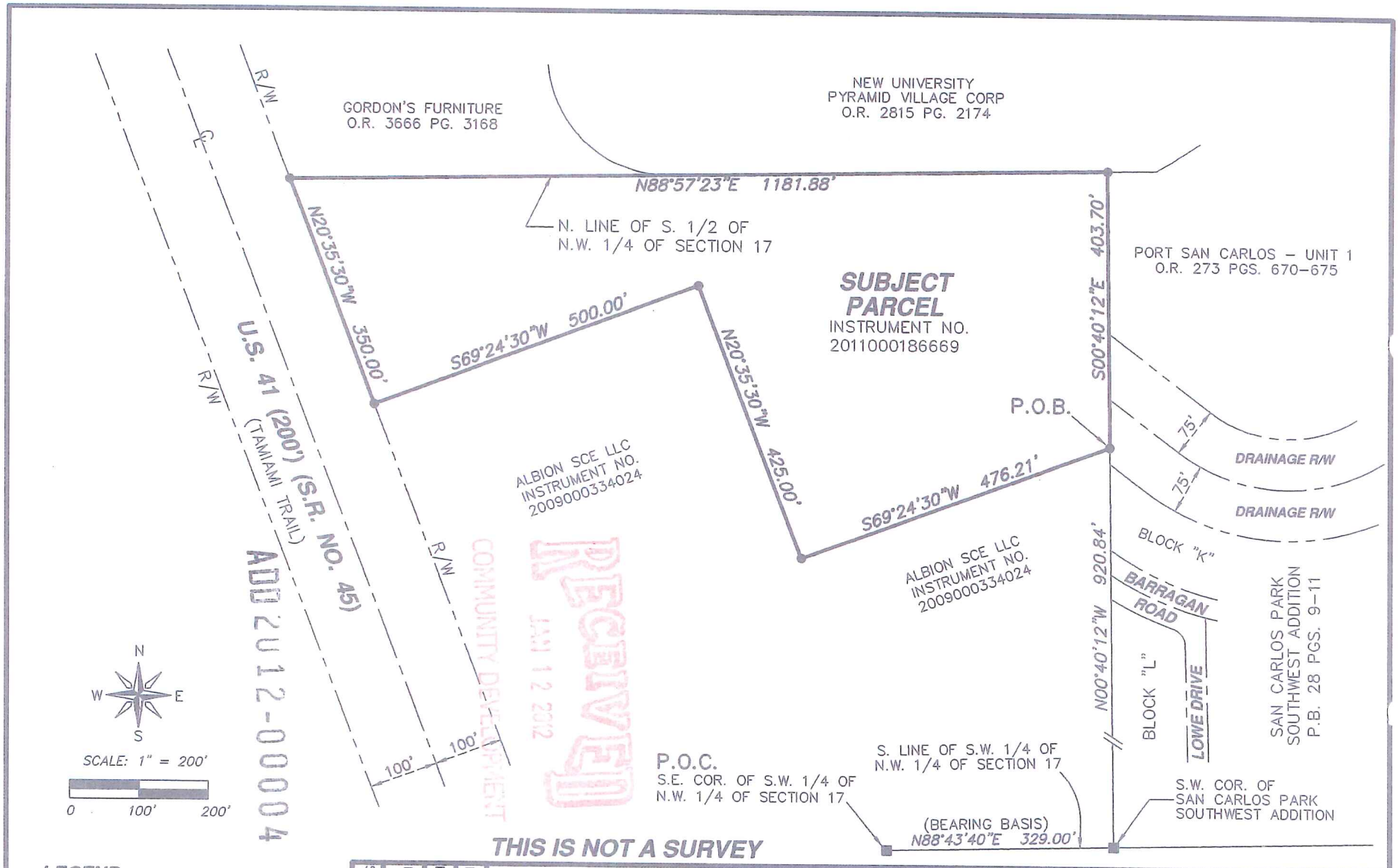
DRAWING: SK_BOUNDARY | DRAWN BY: C.D.K. | PAGE: 2 OF 2

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

KRIS A SLOSSER P.S.M.
4642 VILLA CAPRI LN. BONITA SPRINGS
FLORIDA 34134 (239) 947-1915

EXHIBIT A



THIS IS NOT A SURVEY

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
PG.	PAGE
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
R/W	RIGHT-OF-WAY
S.R.	STATE ROAD
COR.	CORNER

SCALE: 1" = 200'
DRAWING: SK_BOUNDARY
DRAWN BY: C.D.K.
PAGE: 1 OF 2

SKETCH TO ACCOMPANY PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

KRIS A SLOSSER P.S.M.
4642 VILLA CAPRI LN. BONITA SPRINGS
FLORIDA 34134 (239) 947-1915

SCHEDULE OF DEVIATIONS

① A DEVIATION IS REQUESTED TO SEEK RELIEF FROM LDC § 10-291(3), WHICH REQUIRES DEVELOPMENTS GREATER THAN FIVE ACRES IN SIZE TO PROVIDE TWO ACCESS POINTS. PER LDC § 10-285(A), A SEPARATION OF 660 FEET MUST BE MAINTAINED BETWEEN TWO SUCH ACCESS POINTS ON AN ARTERIAL ROAD. THE SITE'S FRONTAGE ALONG US 41 MEASURES 350 FEET IN LENGTH, AND THUS DOES NOT ALLOW FOR A SECOND ACCESS POINT. FURTHERMORE, A SECOND ACCESS POINT WOULD SIGNIFICANTLY DECREASE THE AMOUNT OF INDIGENOUS AREA TO BE PRESERVED.

② A DEVIATION IS REQUESTED TO SEEK RELIEF FROM LDC § 10-261, PROVISIONS AND ALL RELEVANT LANGUAGE FOR REFUSE AND SOLID WASTE DISPOSAL FACILITIES. A GROUND FLOOR ENCLOSURE WITH HYDRAULIC COMPACTOR IS PROPOSED FOR EACH BUILDING.

③ A DEVIATION IS REQUESTED TO SEEK RELIEF FROM LDC § 10-416(D)(9), WHICH REQUIRES DEVELOPMENTS ABUTTING A NATURAL WATERWAY TO PROVIDE A 50' WIDE VEGETATIVE BUFFER. REQUEST TO BE PERMITTED TO MAINTAIN A MINIMUM 25' BUFFER WEST OF MULLOCK CREEK, INCREASING TO 34'± WHERE APPROPRIATE AT SUITABLE LOCATIONS, AND PROVIDING A 50' BUFFER EAST OF MULLOCK CREEK, AS REQUIRED.

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
DWELLING UNIT: MULTI-FAMILY
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
FENCES, WALLS
PARKING LOT, ACCESSORY
MODEL UNIT
REAL ESTATE SALES OFFICE, TEMPORARY
RECREATION FACILITIES: PRIVATE, ON-SITE
SIGNS IN ACCORDANCE WITH LDC CHAPTER 30

PARKING REQUIREMENTS

PER CODE FOR MULTI-FAMILY HOUSING:
PARKING PER 3 BR UNIT: 23 X 2/UNIT = 46 SPACES
PARKING PER 2 BR UNIT: 31 X 1.75/UNIT = 55 SPACES
REQUIRED VISITOR PARKING (10%) = 11 SPACES

PARKING SPACES REQUIRED = 112 SPACES (INCLUDING 5 HC SPACES)

PARKING SPACES PROVIDED = 125 SPACES (INCLUDING 5 HC SPACES)

SITE DEVELOPMENT REGULATIONS

LAND USE	MULTI-FAMILY
MIN. LOT AREA (SF)	10,000
MIN. LOT WIDTH (FT)	100
MIN. LOT DEPTH (FT)	100
MIN. STREET SETBACK, INTERNAL (FT)	20
MIN. STREET SETBACK, US 41 (FT)	25
MIN. SIDE SETBACK	
INC. CORNER LOTS (FT)	10
MIN. REAR LOT SETBACK (FT)	15
MIN. PERIMETER BUILDING SETBACK (FT)	15
MIN. SIDE ACCESSORY SETBACK (FT)	10
MIN. REAR ACCESSORY SETBACK (FT)	15
MIN. INDIGENOUS PRESERVE SETBACK (FT)	30
MIN. REAR WETLAND SETBACK (FT)	20
MIN. WATERBODY SETBACK (FT)	20
MIN. SETBACK TO MULLOCK CREEK (FT)	40
MAX. BUILDING HEIGHT (FT)	45 OR 3 STORY
MIN. BUILDING SEPARATION (FT)	20
MAX. LOT COVERAGE (%)*	60

* AS DEFINED BY LDC CHAPTER 34

PROJECT NOTE

② 5' WIDE MINIMUM LANDSCAPE BUFFER TO BE NATIVE SPECIES AND INCLUDE 4 TREES AND 18 SHRUBS PER 100 LINEAR FEET.

STRAP NUMBER

17-46-25-00-00002.0070

ZONING

NORTH = C-2, CT
SOUTH = AG-2
EAST = RS-1
WEST = ROW
PROJECT SITE = AG TO RPD

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE = 40% OF TOTAL PARCEL
= 0.40 X 404,479 =161,792 SF

PROVIDED = PROPOSED DRY DETENTION + PROPOSED OPEN SPACE + PROPOSED INDIGENOUS AREAS AND CREEK
= 38,984 SF + 52,609 SF + 126,863 SF
= 218,456 SF (54.0%)

INDIGENOUS PRESERVE REQUIREMENTS

REQUIRED: 50% OF OPEN SPACE
50% X 161,792 SF = 80,896 SF

PROVIDED: INDIGENOUS AREA #1 WITH CREDITS
62,647 SF + 10% (ADJACENT TO ROADWAY)
+ 25% (GREATER THAN 1 ACRE) = 84,573 SF

INDIGENOUS AREA #2 WITH CREDITS
47,845 SF + 10% (ADJACENT TO WATERBODY)
+ 25% (GREATER THAN 1 ACRE) = 64,590 SF

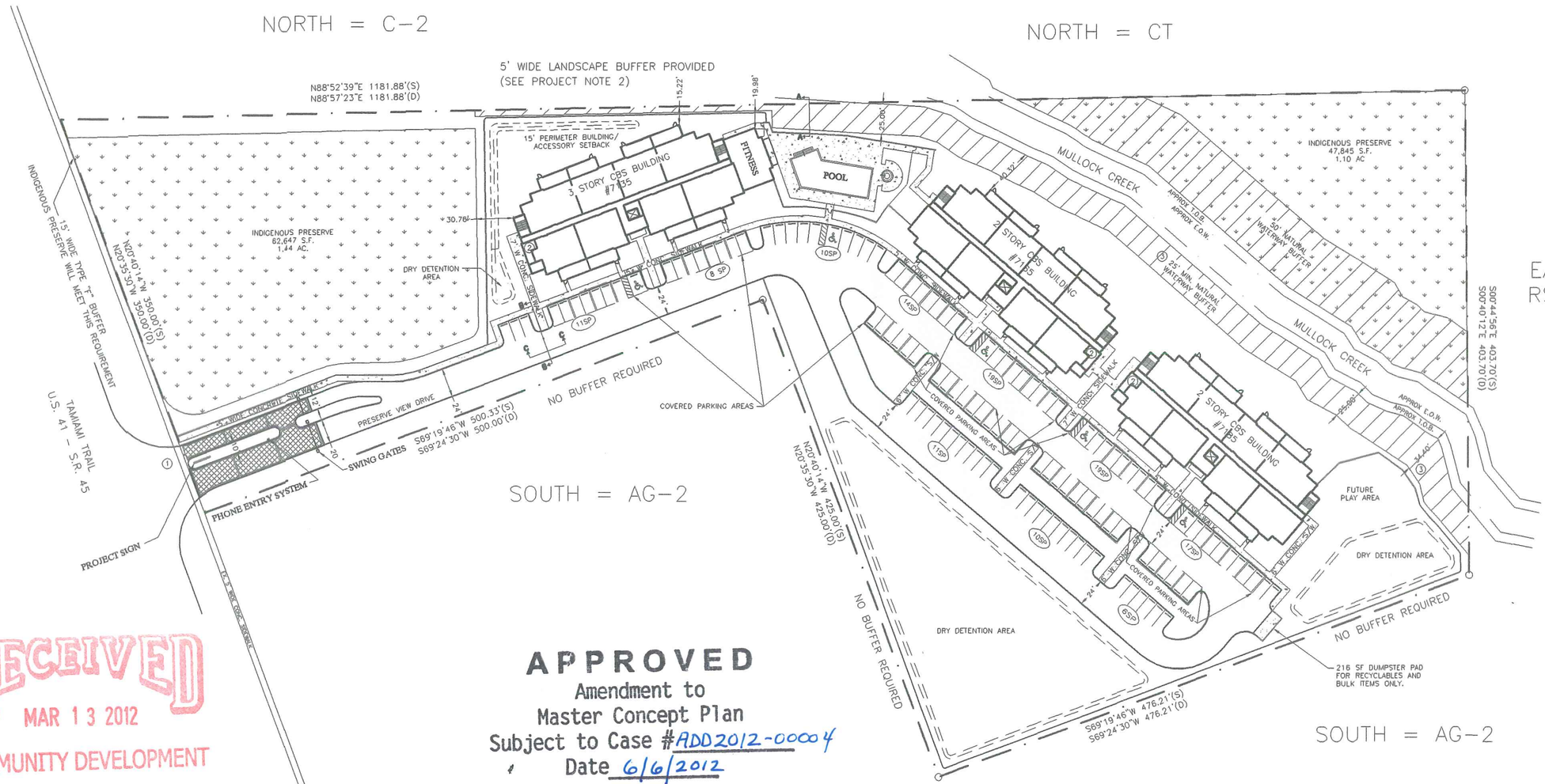
TOTAL PROVIDED: 84,573 SF + 64,590 SF = 149,163 SF (3.42 AC)

LEGEND

AC	ACRES
SF	SQUARE FEET
CONC.	CONCRETE
TOB	TOP OF BANK
EOW	EDGE OF WATER
①	DEVIATION
	INDIGENOUS AREA
	BUFFER
	PAVERS
	CONCRETE
10SP	NUMBER OF SPACES IN PARKING AREA

TDM
N

1" = 50'



RECEIVED
MAR 13 2012
COMMUNITY DEVELOPMENT

ADD 2012-00004

APPROVED
Amendment to
Master Concept Plan
Subject to Case #ADD2012-00004
Date 6/6/2012

EXHIBIT B

⚠	DATE	REVISIONS	DESIGNED BY:	DATE 04/27/07
1	10/22/07	REVISED PER LEE COUNTY COMMENTS	VJM	
2	01/10/08	REVISED PER LEE COUNTY COMMENTS	DRAWN BY:	
3	01/13/12	REVISED BY APPLICANT	JBH	
4	02/03/12	REVISED PER LEE COUNTY COMMENTS	CHECKED BY:	
5	03/13/12	REVISED	VJM	
			APPROVED BY:	
			TDM	

DRAWING NAME: JOBS\Usasp\N\Zoning\Drawings\SITE 2A.dwg

THE PRESERVE AT SAN CARLOS
PARK/PORRO RPD
ADD2012-00004
REVISED MCP

TDM CIVIL ENGINEERING CONSULTING, INC.
43 Barkley Circle, Suite #200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Email: jmoskid@tdmconsulting.com

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE

Dean Martin, P.E.
Florida # 52022

DATE:

SHEET # 1 of 1

SCALE 1" = 50'

CIVIL ENGINEERING
TDM
CONSULTING, INC.

8695 College Parkway, Suite 106
Fort Myers, FL 33919
Phone: 239 433 4231 Fax: 239 433 9632

NARRATIVE OF SOLID WASTE SERVICES

The multi-family development, The Preserve at San Carlos Park, proposes to utilize trash chutes for disposal of solid waste. A separate trash room is designated in each building to provide space for a 3 cu yd roll-out dumpster and a recyclable bin. In addition, a 12' x 18' dumpster pad is proposed on-site for additional recyclable area and bulk items. The area for the dumpster is 82.5 sf and the area for the recyclable bin is 55.0 sf for a total of 137.5 sf. An overhead door will provide access for the waste service provider and recyclable collection agency to roll each bin out. The association will pay the additional service fee for the waste service provider to roll out the dumpster each week for disposal. The dumpster and bin are both standard dimensions of 4' x 6'. A 7' wide sidewalk is proposed and will remain at a level elevation for safe transport of the dumpster. Calculations for solid waste and recyclables are provided on the re-submittal letter. Please see the attached Master Concept Plan, Floor Plans, and Architectural Elevations for further clarification.

EXHIBIT C

SECOND AMENDMENT TO DEVELOPMENT CONTRACT
DATED MARCH 19, 2007 BETWEEN
THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA
AND
COBALT DEVELOPMENT GROUP, INC.
RE: The Cash Contribution Option of
The Housing Bonus Density Program

This Amendment, in consideration of the mutual terms, conditions, promises and covenants herein set forth, is made this 22nd **day of** May **, 2012,** between **Lee County**, a political subdivision of the State of Florida, (hereinafter referred to as the "County"), and **Marc Joseph**, of 3941 Broadway Avenue, Fort Myers, Florida, 33901, the successor in title and interest to Cobalt Development Group, Inc., in that Agreement made on March 19, 2007, between Cobalt Development Group, Inc. and the County and recorded as Instrument #200700025611 in the Public Records of Lee County, Florida on June 28, 2007, and subsequently amended by that instrument signed by the County on February 26, 2008 and by Juan C. Porro, as the president of Cobalt Development, Inc. on February 18, 2008, **so as to further amend said Agreement by adding thereto under "Article N: Assurances" a new section, to be numbered Section 4.7, which shall read as follows:**

Section 4.7: The Developer has the right to forfeit participation in the Housing Bonus Density Program and obtain a final local Development Order for the standard density permitted in the Urban Community Future Land Use Category as defined in the Lee Plan. A revised Master Concept Plan reflecting the decrease in density must be approved by the Department of Community Development. Forfeiture in the Housing Bonus Density Program renders this Development Contract null and void.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representative, have executed this Amendment effective the day and year first written above.

ATTEST:
CLERK OF CIRCUIT COURT
Charlie Green, Clerk

By: Marcia Wilson
Deputy Clerk

Witness

Witness

Witness

Witness

LEE COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

By: _____

APPROVED AS TO FORM

Office of the County Attorney

Marc Joseph

C2a
5-22-12

SCHEDULE OF DEVIATIONS

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SCHEDULE OF USES

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DWELLING UNIT: MULTI-FAMILY
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
FENCES, WALLS
PARKING LOT, ACCESSORY
MODEL UNIT
REAL ESTATE SALES OFFICE, TEMPORARY
RECREATION FACILITIES: PRIVATE, ON-SITE
SIGNS IN ACCORDANCE WITH LDC CHAPTER 30

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PER CODE FOR MULTI-FAMILY HOUSING:
PARKING PER 3 BR UNIT: 23 X 2/UNIT = 46 SPACES
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PARKING SPACES REQUIRED = 112 SPACES (INCLUDING 5 HC SPACES)

PARKING SPACES PROVIDED = 125 SPACES (INCLUDING 5 HC SPACES)

SITE DEVELOPMENT REGULATIONS

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MIN. LOT DEPTH (FT)	100
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MIN. STREET SETBACK, US 41 (FT)	25
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INC. CORNER LOTS (FT)	10
MIN. REAR LOT SETBACK (FT)	15
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MIN. REAR WETLAND SETBACK (FT)	20
MIN. WATERBODY SETBACK (FT)	20
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MIN. BUILDING SEPARATION (FT)	20
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* AS DEFINED BY LDC CHAPTER 34

PROJECT NOTE

② 5' WIDE MINIMUM LANDSCAPE BUFFER TO BE NATIVE SPECIES AND INCLUDE 4 TREES AND 18 SHRUBS PER 100 LINEAR FEET.

STRAP NUMBER

17-46-25-00-00002.0070

ZONING

NORTH = C-2, CT
SOUTH = AG-2
EAST = RS-1
WEST = ROW
PROJECT SITE = AG TO RPD

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE = 40% OF TOTAL PARCEL
= 0.40 X 404,479 =161,792 SF

PROVIDED = PROPOSED DRY DETENTION + PROPOSED OPEN SPACE + PROPOSED INDIGENOUS AREAS AND CREEK
= 38,984 SF + 52,609 SF + 126,863 SF
= 218,456 SF (54.0%)

INDIGENOUS PRESERVE REQUIREMENTS

REQUIRED: 50% OF OPEN SPACE
50% X 161,792 SF = 80,896 SF

PROVIDED: INDIGENOUS AREA #1 WITH CREDITS
62,647 SF + 10% (ADJACENT TO ROADWAY)
+ 25% (GREATER THAN 1 ACRE) = 84,573 SF

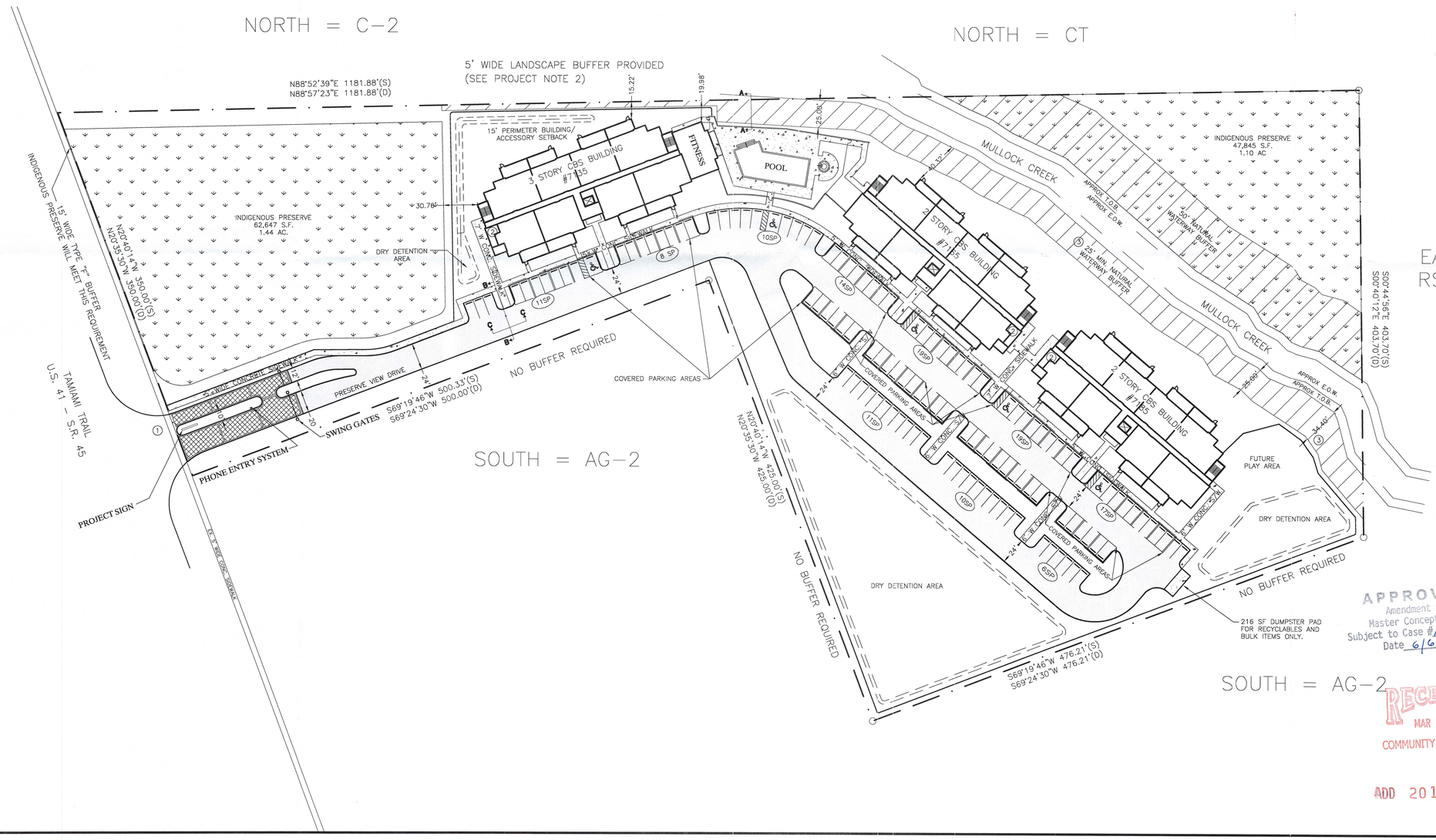
INDIGENOUS AREA #2 WITH CREDITS
47,845 SF + 10% (ADJACENT TO WATERBODY)
+ 25% (GREATER THAN 1 ACRE) = 64,590 SF

TOTAL PROVIDED: 84,573 SF + 64,590 SF = 149,163 SF (3.42 AC)

LEGEND

AC	ACRES
SF	SQUARE FEET
CONC.	CONCRETE
TOB	TOP OF BANK
EOW	EDGE OF WATER
①	DEVIATION
	INDIGENOUS AREA
	BUFFER
	PAVERS
	CONCRETE
10SP	NUMBER OF SPACES IN PARKING AREA

TDM
N
1" = 50'



APPROVED
Amendment to
Master Concept Plan
Subject to Case #ADD2012-00004
Date 6/6/2012

RECEIVED
MAR 13 2012
COMMUNITY DEVELOPMENT

ADD 2012-00004

⚠	DATE	REVISIONS	DESIGNED BY:	DATE: 04/27/07
1	10/22/07	REVISED PER LEE COUNTY COMMENTS		
2	01/10/08	REVISED PER LEE COUNTY COMMENTS	VJM	
3	01/12/12	REVISED BY APPLICANT	DRAWN BY:	
4	02/02/12	REVISED PER LEE COUNTY COMMENTS	JEM	
5	03/13/12	REVISED	CHECKED BY:	
			VJM	
			APPROVED BY:	
			TDM	

DRAWING NAME: JOBS\Joseph\Zoning\Drawings\SITE ZA.dwg

THE PRESERVE AT SAN CARLOS PARK/PORRO RPD
ADD2012-00004
REVISED MCP

TDM CIVIL ENGINEERING CONSULTING, INC.
43 Barkley Circle, Suite #200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Email: jmessick@tdmconsulting.com

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.

Dean Martin, P.E.
Florida # 52022

DATE:

SHEET # 1 of 1

SCALE: 1" = 50'