


**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

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Project: Parcels F & G at the Colony
Case: ADD2012-00064
STRAP: 17-47-25-B2-00001.0000

The Division of Environmental Sciences (ES) staff has reviewed the Administrative Deviation for final zoning plan approval as a requirement per resolutions Z-94-014 and Z-95-061 and 94-04-05-DRI-01. The most recent zoning case was DRI2011-00001, a request for a Notice of Proposed change to extend the termination date, amend various conditions of the DRI and DO to reflect completion and passage of time; and end the interface monitoring requirements. It was adopted on March 5, 2012. The subject parcel is located in Estero, to the south of Coconut Road, to the west of Via Veneto and is part of the Colony Golf and Bay Club of Pelican Landing. The site plan is consistent with the zoning resolution conditions. ES staff offers the following analysis:

According to condition 1 of the Z-94-014 zoning resolution, as a prerequisite to approval of any local Development Order for property located within the Commercial Planned Development and Residential Planned Development, approval of a Final Zoning Plan must be received and must specify the type, intensity and configuration of development for the particular site. The application materials are the same as for an Administrative Amendment supplemented per Condition 18b. This condition lists specific information that must be submitted with the Final Plan Approval, such as the list of uses, number of dwelling units, access, location and dimensions of internal roadways and buildings, the boundary of the development, and adjacent zoning land uses. The applicant is proposing a 96 unit development consisting of 12 buildings, a lake, a road and utility infrastructure. The site plan illustrates or notes all the requirements listed in Condition 18b. ES staff provides the following condition:

Prior to local development order approval, the plans must be consistent with the Lee County Land Development Code and zoning conditions.