ADD2014-00076 Lee County ePlan

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

CYPRESS WALK (FKA COBBLESTONE)
PROPOSED CONDITIONS

REVISED JULY 2014

The requested amendments to the approved conditions per Z-05-057 are shown below in bold, strike-through/underline format.

Attachment "C"

1. No changes
2. a. Schedule of Uses – No changes

b. Site Development Regulations

Single Family
Minimum Lot Areas and Dimensions

Lot Area:	~~**6,500**~~ **4,500** square feet
Lot Width:	~~**65**~~ **45** feet
Lot Depth:	100 feet
Minimum Setbacks	
Street (external)	25 feet
Street (internal)	20 feet **/10 feet for side loaded garages/10 feet for secondary street setbacks on corner lots**
Side	~~**10**~~ **5** feet
Rear	10 feet
Water Body	~~**25**~~ **20** feet
Preserve	20 feet
Accessory	~~**Per the LDC**~~ **5 feet**
Minimum Building Separation	~~**20**~~ **10 feet**
Perimeter Setback	25 feet
Maximum height	~~**2 stories/**~~**35 feet**
Maximum Lot Coverage	~~**50**~~ **55 percent**

Multi-family, Townhouse, Coach Homes – No changes

ADD2014-00076 Lee County ePlan

Clubhouse and Amenities – No changes

3. No changes

4. Model Units/Temporary Real Estate Sales

a. The number of model homes or model units will be limited to no more than ~~two~~ **six** within the development at one time.

b. Any model homes or units must be developed within the area identified as "models", "townhouse site" or "model display center" on the approved MCP.

c. ~~**Models cannot be of the same floor plan and each must be a distinctly different design.**~~

c. Model Display Centers or Model Display Groups must be shown on the development order plans. Parking areas for these uses will be buffered with a single-row hedge and tree canopy for parking areas in accordance with the LDC.

d. Real Estate sales are limited to model units, model homes, model display centers, model display groups, the amenity site and clubhouse.

e. Real estate sales will be limited to the sale of lots or units within the development only.

f. Hours of operation for model units and real estate sales are limited to Monday through Sunday, ~~8:00~~ **9:00** a.m. through ~~8:00~~ **9:00** p.m.

g. Model homes and temporary real estate sales will be valid for a period of up to 3 years form the date of issuance of a certificate of occupancy of a model home in accordance with LDC §34-1954(d)(1).

5-9. No changes

11. Prior to local development order approval, the development order must delineate a minimum of ~~1.99~~ **2.01** acres of native indigenous preservation along Six Mile Cypress Parkway, in significant compliance with the MCP.

12. Prior to local development order approval, the development order must delineate a minimum of ~~7.98~~ **7.75** acres of native indigenous wetland preservation, in significant compliance with the MCP.

13. No changes

14. Prior to local development order approval, the development order must delineate a minimum of 30.25 acres of open space. Of this, a minimum of 9.97 acres, not including any credits, must be provided in the form of native indigenous preservation, in significant compliance with the MCP. The ~~9.97~~ 9.76 acres must be comprised of the ~~1.99~~ 2.01 acres of native indigenous preservation area and ~~7.98~~ 7.75 acres of native indigenous wetland preservation area referenced in Conditions 11 and 12 above.

16. Prior to development order approval, the lakes must be designed to abut the wetland restoration areas in significant compliance with the MCP. The **planted littoral shelf requirement will be provided on the** lake shoreline**s** on the preserve side**s** of **the 0.83+/-acre lake and the 3.33 +/- acre** lake**, which** must be planted with double the required amount of littoral plantings. The plantings must be clustered to provide enhanced foraging areas for wading birds. Table 1 below entitled "Planting List for Littoral Shelf", provides a list of wetland plants native to the Six Mile Cypress Watershed Basin that must be used for the littoral plantings and the plantings specifications. A minimum of four of the six species listed in Table 1 will be planted in **the** littoral zone~~s~~ with a minimum of ~~1,800~~2,800 plants installed~~ at the preserve side of the 2.26acre lake shoreline and a minimum of 1,000 plants installed at the preserve side of the 1.07 acre lake shoreline~~. The developer must create two draw down pools in the wetland preserve area adjacent to the ~~2.26~~3.33+/-acre lake. The area will be graded to create different elevations for enhanced foraging areas. A plan view and cross sectional view of the draw down pools is attached hereto as Exhibit C. Specific dimensions and elevations for the draw down pools will be determined during permitting with South Florida Water Management District. Table 2 below, entitled "Planting List for Draw Down Pools", provides a list of wetland plants native to the Six Mile Cypress Basin that must be used for the draw down pools and the planting specifications. A minimum total of 1,600 plants must be installed in the two draw down pools.

21. The developer must construct a 5-foot wide off-site sidewalk within the northern eight (8) feet of the Penzance Boulevard right-of-way prior to the issuance of Certificate~~s~~ of Occupancy for **the 50th** residential structure~~s~~**.** The sidewalk must be constructed from the project entrance onto Penzance Boulevard to the intersection of Penzance with Ben C. Pratt Six Mile Cypress Parkway. The sidewalk must be maintained in perpetuity by Lee County.