

Water Retention

b. Site Development Regulations

Minimum Building Setbacks:

Street: Public (External):	25 feet
Private (Internal):	20 feet
Development Perimeter:	25 feet
Side:	15 feet
Rear:	25 feet
Waterbody:	25 feet
Indigenous Preserve:	20 feet

Minimum Building Separation:	20 feet
Maximum Lot Coverage:	45%
Minimum Open Space:	35% (for total 46.5 acre site)
Minimum Lot Area:	2.38 Acres
Minimum Width:	100'
Minimum Depth:	100'
Maximum Building Height:	85 feet/6 stories

Note: In addition to Lakes, Indigenous Open Space, and FPL easements shown as common open space, each lot will provide an Additional 21.9% Open Space to assure the total 35% Overall Site Open Space requirement is met.

3. Environmental Conditions

- a. The development of the property must include a common landscaping theme. The landscaping theme must be reviewed and approved by the Lee County Department of Community Development prior to the issuance of the first local development order, and must be followed by all subsequent development orders.
- b. Prior to local development order approval, the development order plans must delineate a minimum of ~~16.44~~ ^{16.16} acres of open space.
- c. Prior to local development order approval, the development order plans must delineate a minimum of 2.11 acres of indigenous tree preservation area as shown on the MCP stamped "Received" May 17, 2012.
- d. Prior to local development order approval, the development order plans must demonstrate the preservation of native trees on site in compliance with the Master Concept Plan stamped "Received" May 17, 2012. The plans must demonstrate proper tree protection measures (such as but not limited to root pruning, root barriers, protection barricades, etc...) to ensure the health and welfare of the protected trees.
- e. Prior to local development order approval, the development order plans must demonstrate the relocation of any Cabbage Palms (Sabal Palmetto) greater than 8-foot clear trunk to be impacted. These palms must be relocated into the 2.11