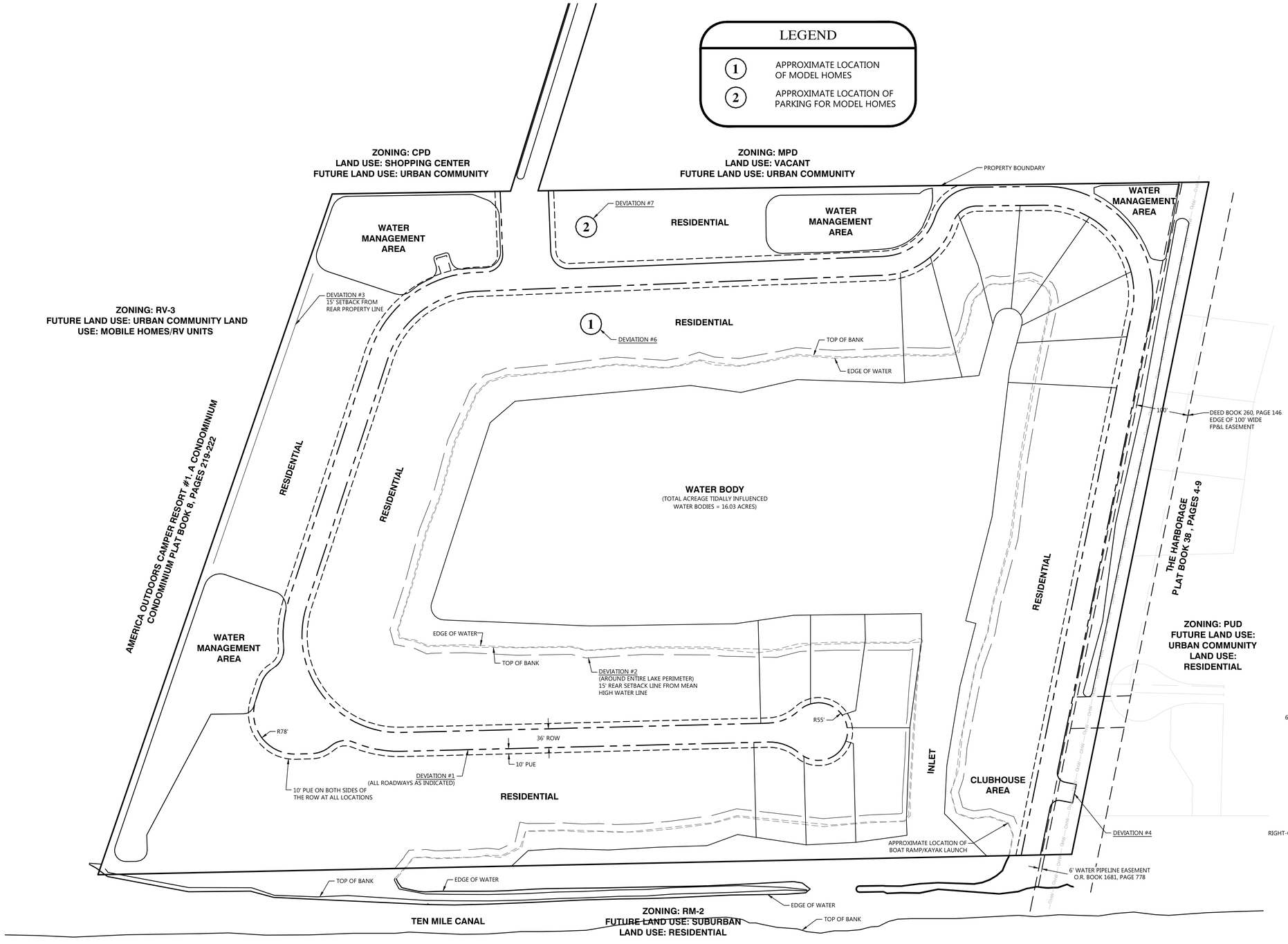
ADD2014-00127 Lee County ePlan

HIDDEN HARBOR RPD

MASTER CONCEPT PLAN



SUMMARY

1. LAND AREA = 54.67 ACRES
   UPLAND AREA (NOT INCLUDING TIDALLY INFLUENCED WATER BODIES)= 38.64 ACRES

2. ZONING/FUTURE LAND USE
   -THE SITE IS CURRENTLY ZONED RPD AND IS CLASSIFIED AS URBAN COMMUNITY PERMITTING A MAXIMUM OF 6 UNITS PER ACRE.

   -THE PROPOSED USE IS SINGLE-FAMILY
   -THE ZONING IS RESIDENTIAL PLANNED DEVELOPMENT (RPD) WITH ALL USES AS ALLOWED UNDER THE RS-1 DISTRICT.
   -THE MAXIMUM NUMBER OF UNITS FOR THIS PROJECT WILL BE 100, OR 2.6 UNITS PER ACRE BASED ON UPLAND ACREAGE.

3. REQUIRED SETBACKS
   6' SIDE SETBACK
   15' REAR SETBACK
   15' SETBACK FROM "OTHER" WATER BODY
   20' FRONT YARD SETBACK MEASURED FROM BACK OF CURB (SEE TYPICAL LOT DETAIL)
   (SEE LIST OF DEVIATIONS FOR PROPOSED CHANGES TO THE REQUIRED SETBACKS)

4. SANITARY SEWER SHALL BE PROVIDED BY LEE COUNTY UTILITIES.
   ADJACENT TO SITE AND CAPACITY IS AVAILABLE.

5. WATER SERVICE SHALL BE PROVIDED BY LEE COUNTY UTILITIES.
   ADJACENT TO SITE AND CAPACITY IS AVAILABLE.

LIST OF DEVIATIONS

1. MINIMUM RIGHT-OF-WAY (PER LEE CO. LDC 10-296, TABLE 3)
   DEVIATION FROM THE REQUIRED MINIMUM 35 FEET R.O.W. (PRIVATELY MAINTAINED STREET WITH CLOSED DRAINAGE) TO 24 FEET R.O.W. (NOT APPLICABLE AT PLANTER ISLANDS).

2. SETBACK FROM BODIES OF WATER (PER LEE CO. LDC 34-2194)
   DEVIATION FROM THE REQUIRED MINIMUM 25 FEET SETBACK FROM MEAN HIGH WATER LINE TO 15 FEET FROM THE MEAN HIGH WATER.

3. REAR YARD SETBACK (PER LEE CO. LDC 34-695)
   DEVIATION FROM THE REQUIRED MINIMUM 20 FEET SETBACK TO 15 FEET ALONG THE REAR PROPERTY LINE.

4. CUL-DE-SAC REQUIREMENT (PER LEE CO. LDC 10-296(K))
   DEVIATION FROM PROVIDING THE REQUIRED CUL-DE-SAC AT A DEAD END STREET TO PROVIDING A HAMMER-HEAD TURN AROUND.

5. WITHDRAWN AT HEARING EXAMINER MEETING JUNE 16, 1999.

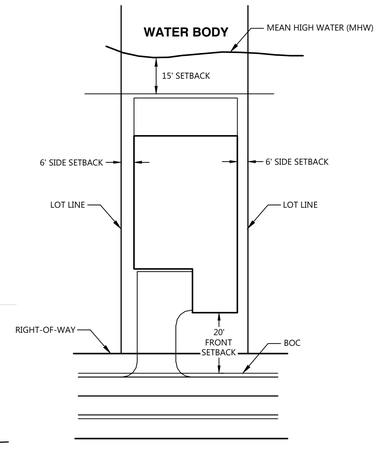
6. MODEL HOMES AND MODEL UNITS (PER LEE CO. LDC 34-1954(d)(1)
   DEVIATION FROM THE MODEL HOME LIMITATION OF THREE YEARS TO ALLOW MODEL UNITS UNTIL THE LAST LOT IS SOLD.

7. MODEL HOMES AND MODEL UNITS (PER LEE CO. LDC 34-1954(f)
   DEVIATION FROM THE REQUIREMENT TO PROVIDE PARKING ONSITE FOR MODEL HOMES TO ALLOW PARKING FOR MODEL HOMES TO BE LOCATED ACROSS THE INTERNAL ROAD AS NOTED ON MCP

8. HARDENED SHORELINES (PER LEE CO. LDC 10-418(3)
   DEVIATION FROM THE REQUIREMENT FOR HARDENED SHORELINES TO ALLOW THE EXISTING RIP-RAP AROUND THE ENTIRE OPEN WATER BODY.

SCHEDULE OF USES

- ALL USES AS PERMITTED IN THE RS-1 ZONING DISTRICT.
- BOAT RAMP/KAYAK LAUNCH
- DOCKS (TO BE PERMITTED INDIVIDUALLY)
- CLUBHOUSE AREA
  - CLUB, PRIVATE
  - RECREATIONAL FACILITIES
- MODEL HOMES
  - LIMITED TO 4



TYPICAL LOT DETAIL
N.T.S.

0 50 100 200

#	REVISION	DRAWN	DATE

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CLIENT: STOCK DEVELOPMENT
PROJECT: HIDDEN HARBOR RPD
TITLE: MASTER CONCEPT PLAN

DATE: 6/24/14
DESIGNED: ME
SEC: 7 TWP: 46S RGE: 25E
DRAWN: PTN
PROJECT NO.: 040155.06.02
SHEET NUMBER: 1 OF 1