ADD2014-00127 Lee County ePlan

8/27/2014

Revised Narrative of Request

Hidden Harbor RPD ADD2014-00127 (RWA project No. 040115.06.02)

Location

The Hidden Harbor RPD is located in the southwest quadrant of the intersection of US 41 and Alico Road, near the Alico Crossings shopping plaza. To the north is America Outdoors Camper Resort, to the south is the Harborage PUD/CPD, to the east is Emerson Square MPD, and to the west is the Terraverde Country Club.

Existing Conditions

The subject property is approximately 54.67 acres including the existing water body. The subject property has been previously cleared and infrastructure has been constructed per Lee County DOS990910400D. There is existing riprap along the shoreline of the lake and three docks have been constructed.

Subsequent to the RPD approval the hurricane management plan was submitted and accepted by the County and the hurricane mitigation fee has been paid. A Gopher Tortoise management plan has been submitted and accepted by the County. The FFWC permitted the offsite mitigation of the gopher tortoises. A SFWMD permit #36-03962-P and ACOE permit SAJ-1999-4512 permitted the water management system and the proposed docks. A manatee protection plan has been completed and submitted.

History of Zoning Approvals

The Hidden Harbor RPD was approved by Resolution #Z-99-042 on August 9, 1999. RPD approval allows 100 single-family homes, all uses permitted in the RS-1 Zoning district, Private Clubs, boat ramp and Private On-site recreational uses.

ADD2006-00067 approved Model homes as a use along with a temporary model home sales office in a trailer with a temporary parking lot with conditions.

ADD2008-00088 approved revisions to the MCP by taking the clubhouse off of the plan while keeping the clubhouse as a permitted use. Condition #5 of Resolution # Z-99-042 was complied with by providing a gopher tortoise management plan and added a gopher tortoise preserve not previously required.

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Request

The applicant is requesting the rescission of ADD2006-00067 and ADD2008-00088 to reinstate the original approval pursuant to Resolution #Z-99-042. The applicant is also requesting amendments to Resolution #Z-99-042 to include some of the previously approved administrative amendments and to reflect permits received subsequent to the RPD approval. Specifically the request includes:

1. Revise the MCP to remove the list of uses and deviations from the plan and iterate them only within the conditions of approval. Depict deviations on the plan only by corresponding numbers.
2. Delete deviations 1, 2, 3 and 5 and renumbered the remaining deviations for a total of 4 deviations including the three new deviations.
3. The three new deviations proposed as follows:
   - Deviation (3) seeks relief from LDC Section 34-1954(d)(1) which states that model homes will be valid for a period of time not exceeding three years to model units until the last lot is sold.
   - Deviation (4) seeks relief from LDC Section 34-1954(f) which requires model homes to provide parking onsite to allow parking for model homes to be located across the internal road as noted on MCP.
   - Deviation (5) seeks relief from LDC Section 26-75 (d) which requires certain criteria for riprap revetment to allow the existing rip-rap and mangrove fringe to fulfill the criteria for the riprap revetment.
4. Allow the 53 docks to be individually permitted and the walkways to the docks to be site located so as to create the minimal amount of impacts to any existing mangroves. (See typical lot layouts on MCP)
5. Add conditions to address the riprap and docks along the inlet.
6. Revise the development standards to allow a 6 foot side yard setback for principal structures.
7. Allow a 14' front yard setback to be measured from right of way for homes with side loaded garages. (See typical Lot layouts on MCP)
8. Revise the schedule of uses to be consistent with Resolution Z-99-042 permitted uses to remove boat ramp as a permitted use, add docks and kayak launch to list of uses as previously anticipated and permitted in the RS-1 zoning district.
9. Create specific schedule of uses and development regulations for the Clubhouse area.
10. Depict the location of the Clubhouse Area and the dock at the Clubhouse area on MCP.
11. Remove the boat ramp depicted on the MCP and replace it with a kayak launch.
12. Provide development regulations for the Clubhouse Area as follows:

    0' setback from waterbody for docks, boardwalks, and a kayak launch
    0' setback for accessory structures from the retaining wall.
    15' rear yard setback
    7.5' side yard setback
    20' front yard setback