ADD2018-00062 Lee County ePlan

JOHNSON ENGINEERING

SINCE 1946

June 15, 2018

Peter Blackwell, AICP
Planner, Zoning Section
Lee County Community Development
1500 Monroe Street, 2nd Floor
Fort Myers, Florida 33901

RECEIVED
JUN 15 2018
COMMUNITY DEVELOPMENT

Re: Verandah -Administrative Amendment
ADD2018-00062

Dear Peter:

Please find the following documents attached in conjunction with the above referenced project:

1. Revised Administrative Amendment Request
2. Deviation Exhibit -PUE Relief (Deviation #4)
3. Site Plan

We have added three new requests to the "Revised Administrative Amendment Request" document, as follows: 1) Deviation #3 which requests relief from Lee County LDC section 10-329(d)(4) to allow 4:1 lake bank slopes. 2) Deviation #4 which requests relief from Lee County LDC section 10-355(a)(1) to allow the required 10' PUE to exist on only one side of Magnolia Isle Drive for approximately 330 feet. 3) Revision to ADD2008-00028 from 21 single-family lots to 26 single-family lots.

If you have any questions or require additional information, please call me.

Very truly yours,

JOHNSON ENGINEERING, INC.

Debi Pendlebury

20181030

2122 Johnson Street ▪ Post Office Box 1550 ▪ Fort Myers, Florida 33902-1550
(239) 334-0046 ▪ Fax (239) 334-3661

ADD2018-00062 Lee County ePlan

ADMINISTRATIVE AMENDMENT REQUESTS

Z-05-081 REVISION:

1. Request for relief from the Buffer #1 requirement of a 6' high vinyl coated chain link fenced described within the "Buffer Key Table" labeled as Exhibit C along the western boundary of Parcel 1-B (Winding River).

Justification:

The applicant is requesting relief from the requirement to install a 6' high fence indicated in the Buffer Key Table. The required planting material and buffer width (15' wide, 5 trees per 100 linear and 18 shrubs per 100 linear feet) as stated under "Buffer #1" within the Buffer Key Table, Exhibit C will be installed. There is no need for the fence to be installed in this area, the subject parcel abuts a heavily wooded area and the proposed 15' buffer will provide screening for the residents. This is will help lessen the costs for the developer and will not cause any harm to the safety and welfare of the residents.

ADD2008-00028 REVISION:

2. Request to revise the number of single-family homes from 21 (approved under ADD2008-00028) to 26.

Justification:

The addition of five lots will not change the footprint of the existing development area configuration. The perimeter berm for this parcel was previously constructed and will not altered or affected by the proposed project. The currently proposed single family lots will be slightly reduced in width from the previously proposed lots, therefore allowing five additional lots to be constructed.

With the addition of the five parcels to this subdivision, the overall number of allowed units within The Verandah will not be exceeded. The attached Site Plan contains a Unit Count Table that depicts this information. The granting of this request will not adversely affect the public's health, safety or welfare.

*Site Plan attached

LDC DEVIATIONS:

Deviation (1) from Lee County LDC Section 10-328(a) which requires that a 20-foot wide easement be provided for lake maintenance purposes and no portion of the required maintenance easement may be located within the limits of a platted single-family residential lot,

to allow: 10 feet of the proposed lake maintenance easement to be located on single-family lots 1-9 within the proposed Winding River subdivision.

Justification:

The existing single-family subdivisions and adjacent stormwater lakes within The Verandah were previously permitted and constructed with 10 feet of the lake maintenance easement on the private residential lots. The applicant needs to continue the currently proposed lake easement configuration to be consistent with the portion of the development that is constructed. This will allow for the constructability within the existing lot depth.

Deviation (2) from Lee County LDC Section 10-256(b)(2)c.1 which requires that a pedestrian way must be constructed in private subdivisions internal to a development along one side of all streets internal to the residential development, to allow: no sidewalk to be constructed along the streets internal to the development.

Justification:

The applicant requests this deviation so that the remaining residential parcels to be developed will mirror the existing internal streets, which implies no sidewalks provided. There are sidewalks provided along Verandah Boulevard for the use of the residents. The internal subdivision streets dead end, therefore have a lower traffic volume, which helps support the safety of the residents. The granting of this deviation will not be injurious to the public's, health, safety or welfare.

Deviation (3) from Lee County LDC Section 10-329 (d)(4) which requires the banks of excavations to be sloped at a ratio not greater than six foot horizontal to one foot vertical from the top of bank to a water depth of two feet below the dry season water table, to allow all remaining lakes within the overall Verandah development to be constructed using a 4:1 slope.

Justification:

SFWMD permit (36-04314-P) approved on October 10, 2002 for the overall Verandah development (1,455 acres+/-), included a condition stating that lake side slopes could be no steeper than 4:1 to a depth of two feet below control elevation. The original master planning of the individual residential developments was done using a design that included a 4:1 slope for the proposed lakes. The granting of this deviation will allow the remaining lakes left to be constructed consistent with the existing lakes within the community and will not cause any detriment to the public's health, safety or welfare.

Deviation (4) from Lee County LDC Section 10-355(a)(1) which requires all new local roads or accessways in proposed developments to provide a minimum ten foot wide utility easement on both sides of those roads or accessways, to allow: a 330+/- linear foot section of Magnolia Isle Drive to have a 10 foot wide PUE on only one side of the right of way.

ADD2018-00062 Lee County ePlan

Justification:

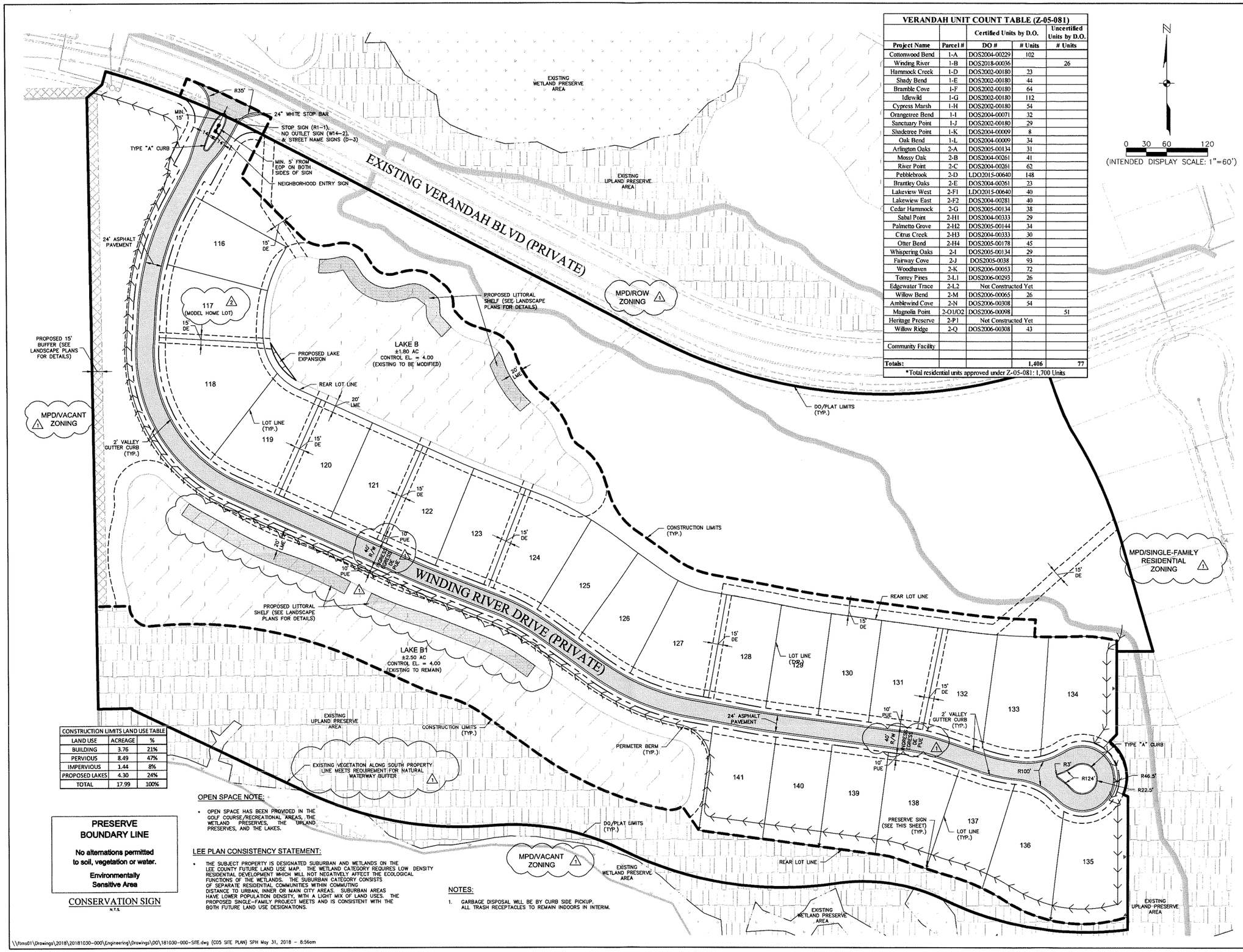
Due to the constraints of the subject parcel approximately 330+/- linear feet of the required 10 foot wide PUE cannot be provided at the northeastern area of the project, along Magnolia Isle Drive. The granting of this deviation will not have an adverse effect on the utility providers since this is at the end of the development and they will be given public utility easement area along the opposing side of the road to accommodate the end of any utility lines.

*Deviation Exhibit attached

NOTE:

1. Z-05-081 /Open Space - Parcels 2-01 and 2-02 (Magnolia Point) were previously proposed for multi-family development. The current developer desires to construct single-family lots instead of multi-family. Open space is not required to be provided for single-family development.

ADD2018-00062 Lee County ePlan



VERANDAH UNIT COUNT TABLE (Z-05-081)

		Certified Units by D.O.		Uncertified Units by D.O.
Project Name	Parcel #	DO #	# Units	# Units
Cottonwood Bend	1-A	DOS2004-00229	102	
Winding River	1-B	DOS2018-00036		26
Hammock Creek	1-D	DOS2002-00180	23	
Shady Bend	1-E	DOS2002-00180	44	
Bramble Cove	1-F	DOS2002-00180	64	
Idlewild	1-G	DOS2002-00180	112	
Cypress Marsh	1-H	DOS2002-00180	54	
Orangetree Bend	1-I	DOS2004-00071	32	
Sanctuary Point	1-J	DOS2002-00180	29	
Shadetree Point	1-K	DOS2004-00009	8	
Oak Bend	1-L	DOS2004-00009	34	
Arlington Oaks	2-A	DOS2005-00134	31	
Mossy Oak	2-B	DOS2004-00261	41	
River Point	2-C	DOS2004-00261	62	
Pebblebrook	2-D	LDO2015-00640	148	
Brantley Oaks	2-E	DOS2004-00261	23	
Lakeview West	2-F1	LDO2015-00640	40	
Lakeview East	2-F2	DOS2004-00281	40	
Cedar Hammock	2-G	DOS2005-00134	38	
Sabal Point	2-H1	DOS2004-00333	29	
Palmetto Grove	2-H2	DOS2005-00144	34	
Citrus Creek	2-H3	DOS2004-00333	30	
Otter Bend	2-H4	DOS2005-00178	45	
Whispering Oaks	2-I	DOS2005-00134	29	
Fairway Cove	2-J	DOS2005-0038	93	
Woodhaven	2-K	DOS2006-00053	72	
Torrey Pines	2-L1	DOS2006-00293	26	
Edgewater Trace	2-L2	Not Constructed Yet		
Willow Bend	2-M	DOS2006-00065	26	
Amblewind Cove	2-N	DOS2006-00308	54	
Magnolia Point	2-O1/O2	DOS2006-00098		51
Heritage Preserve	2-P1	Not Constructed Yet		
Willow Ridge	2-Q	DOS2006-00308	43	
Community Facility				
Totals:			**1,406**	**77**

*Total residential units approved under Z-05-081: 1,700 Units

CONSTRUCTION LIMITS LAND USE TABLE		
LAND USE	ACREAGE	%
BUILDING	3.76	21%
PERVIOUS	8.49	47%
IMPERVIOUS	1.44	8%
PROPOSED LAKES	4.30	24%
TOTAL	17.99	100%

PRESERVE BOUNDARY LINE

No alternations permitted to soil, vegetation or water.

Environmentally Sensitive Area

CONSERVATION SIGN
N.T.S.

OPEN SPACE NOTE:

- OPEN SPACE HAS BEEN PROVIDED IN THE GOLF COURSE/RECREATIONAL AREAS, THE WETLAND PRESERVES, THE UPLAND PRESERVES, AND THE LAKES.

LEE PLAN CONSISTENCY STATEMENT:

- THE SUBJECT PROPERTY IS DESIGNATED SUBURBAN AND WETLANDS ON THE LEE COUNTY FUTURE LAND USE MAP. THE WETLAND CATEGORY REQUIRES LOW DENSITY RESIDENTIAL DEVELOPMENT WHICH WILL NOT NEGATIVELY AFFECT THE ECOLOGICAL FUNCTIONS OF THE WETLANDS. THE SUBURBAN CATEGORY CONSISTS OF SEPARATE RESIDENTIAL COMMUNITIES WITHIN COMMUTING DISTANCE TO URBAN, INNER OR MAIN CITY AREAS. SUBURBAN AREAS HAVE LOWER POPULATION DENSITY, WITH A LIGHT MIX OF LAND USES. THE PROPOSED SINGLE-FAMILY PROJECT MEETS AND IS CONSISTENT WITH THE BOTH FUTURE LAND USE DESIGNATIONS.

NOTES:

1. GARBAGE DISPOSAL WILL BE BY CURB SIDE PICKUP. ALL TRASH RECEPTACLES TO REMAIN INDOORS IN INTERIM.

JOHNSON ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642
TYLER M. SHARPE, PE
FL License No. 82277

Verandah™

WINDING RIVER
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	LEE COUNTY RAI#3	05/2018
2	PER OWNERS REQUEST	05/2018

DATE: MAY 2018
PROJECT NO. 20181030-000
FILE NO. 36-43-25
SCALE: As Shown

SITE PLAN

SHEET NUMBER
C05



N

0 50 100 200

(INTENDED DISPLAY SCALE: 1"=100')

ENTRANCE DETAIL

SCALE: 1" = 30'

⚠ DEVIATION FROM LEE COUNTY L.D.C. SECTION 10-355 (A) (1) WHICH REQUIRES ALL NEW LOCAL ROADS OR ACCESS WAYS IN PROPOSED DEVELOPMENTS TO PROVIDE A MINIMUM TEN FOOT WIDE UTILITY EASEMENT ON BOTH SIDES OF THOSE ROADS OR ACCESS WAYS, TO ALLOW A ± 330 LF SECTION OF MAGNOLIA ISLE DRIVE TO HAVE A 10' P.U.E. ON ONLY ONE SIDE OF THE RIGHT OF WAY.

PRESERVE BOUNDARY LINE

No alternations permitted to soil, vegetation or water.

Environmentally Sensitive Area

CONSERVATION SIGN
N.T.S.

CONSTRUCTION LIMITS LAND USE TABLE		
LAND USE	ACREAGE	%
BUILDING	4.47	25%
PERVIOUS	9.14	52%
IMPERVIOUS	4.08	23%
TOTAL	17.69	100%

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 334-0046
FAX: (239) 334-3661
E.B. #642 & L.B. #642

TYLER M. SHARPE, PE
FL License No. 82277

Verandah™

MAGNOLIA POINT
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

DATE:	MAY 2018
PROJECT NO.	20181033-000
FILE NO.	28-43-26
SCALE:	As Shown

DEVIATION EXHIBIT

SHEET NUMBER

1