ADD2018-00062 Lee County ePlan

THE VERANDAH

ADMINISTRATIVE AMENDMENT REQUESTS

1. Deviation from Z-05-081 Condition #9 – "Perimeter Buffer Key Table" requirement of a 6' high vinyl coated chain link fence described within "Buffer #1", to allow: approximately 744 linear feet along the western boundary of Parcel 1-B (Winding River) and a 1,324 linear feet portion along the southern perimeter to provide the required planting width of 15' and the required planting material of 5 trees and 18 shrubs per 100 linear feet and to eliminate the requirement of a 6' high vinyl coated chain link fence.

Justification:

The applicant is requesting relief from the "Buffer #1" requirement to install a 6' high vinyl coated chain link fence indicated in the Buffer Key Table. The existing vegetation will meet the required planting material and buffer width (15' wide, 5 trees per 100 linear and 18 shrubs per 100 linear feet). There is no need for the fence to be installed in this area, the subject property abuts a heavily wooded area, which provides screening for the residents. This will help lessen the costs for the developer and will not cause any harm to the safety and welfare of the residents.

2. ADD2008-00028 decreased the number of single-family homes permitted within the proposed Winding River development from 28 to 21. As part of this administrative amendment the applicant is requesting to increase the number of single-family homes for Winding River from 21 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 be altered or affected by the proposed project. The currently proposed single family lots will be reduced in width from the previously proposed lots, therefore allowing five additional lots to be constructed.

Even with the addition of these five lots 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.

3. Request to revise the Property Development Regulation Table approved under Z-05-081 to allow (single-family, zero lot line, two-family attached, townhouse and duplex) lots abutting lakes a 5' principal structure rear yard setback and a 0' accessory structure rear yard setback.

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Justification: The applicant is requesting this deviation to maintain consistent setbacks for future homes abutting lakes as the existing abutting lakes homes have been set back in the remainder of the development. The current Lee County LDC Sec. 10-328(a) requires a 20' lake maintenance easement adjacent to a lake with no portion of the LME located on a single-family lot. Since this relatively newly enforced requirement relocates the rear property line of lots abutting lakes within Verandah, this deviation will provide the required relief needed to maintain the current land plan for Verandah. See attached revised property development regulations table.

4. Deviation 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 is requesting this deviation to provide continuity and consistency between the remaining residential parcels to be developed within The Verandah and the existing residential developments. There are currently no sidewalks provided within the individual residential parcels, however there is an existing sidewalk constructed along Verandah Boulevard for the use of the residents.

Also, the internal subdivision streets dead end and therefore have a low traffic volume and are 4' wider than the LDC required minimum of 20' providing additional room for pedestrians to navigate to the main Forum Blvd sidewalk if they choose to. The granting of this deviation will not be injurious to the public's, health, safety or welfare.

Finally, it can be reasonably determined that there is an absence of need in conjunction with the internal subdivision sidewalk requirement as follows: the facility is not likely to connect to an existing or planned facility, scheduled for construction in a five-year transportation work program, (2) is not identified on the Lee Plan transportation map 3A (Financially Feasible Highway Plan), 3C (Financially Feasible Transit Network) or 3D (Unincorporated Bikeways/Walkways Facilities Plan), and (3) the roadway frontage is more than 60 percent developed, without facilities and the remainder of the undeveloped land will not provide a continuous facility at the time of build out.

5. Deviation 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 lakes remaining to be constructed within the overall Verandah development using a 4:1 slope.

Per Lee County LDC Section 10-418(2)d2, littoral plants shall be planted two foot on center which is found by dividing a littoral area by four. The following are calculations for the littoral plants:

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Lake B:
Normally Required Littoral Plants = (1,307 LF x 0.25) x 20' / 4 = 1,634 littoral plants
Total Provided Littoral Plants (Existing + Proposed) = 4,880 littoral plants
This total provides approximately 3 times the normally required number of littoral plants. This total includes 2,908 existing littoral plants.

Lake B1:
Normally Required Littoral Plants = (2,104 LF x 0.25) x 20' / 4 = 2,630 littoral plants
Total Provided Littoral Plants (Proposed) = 4,046 littoral plants
This total provides approximately 1.5 times the normally required number of littoral plants. All 4,046 provided littoral plants will be new plants.

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. Existing lakes B and B1 were constructed with these permitted 4:1 slopes over 10 years ago but the certification was not completed. Lakes B and B1 will be slightly modified and certified with 4:1 slopes but will also be constructed with littoral plantings along the entire lake edge where the proposed modifications are occurring. These littoral plantings will be above and beyond the normally required littoral plantings. These will be planted at the quantity normally required for a littoral shelf. The portion of Lakes B and B1 that are to remain in place are already stable and contain existing plantings/vegetation that should not be disturbed. In addition, these lakes will be owned and maintained by the Verandah West Community CDD. This CDD owns and successfully maintains many other lakes within Verandah. The granting of this deviation will allow these existing lakes (namely B and B1) to be slightly modified and certified consistent with the portions of the lake bank to remain and with the other existing lakes within the community and will not cause any detriment to the public's health, safety or welfare.