ADMINISTRATIVE AMENDMENT (PD) ADD2018-00062(a)

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

NOTE: This administrative approval has been amended to clarify the parcels to which the amended property development regulations apply and to eliminate a footnote relative to required lake setbacks. This amended approval DOES NOT include the requested modification of Deviation 5 referenced in the November 2018 Modification Request Summary (see Exhibit F). Additional language is noted in underline format, while deletions are noted in ~~strikethrough~~ format.

WHEREAS, KH Verandah LLC filed an application for an administrative amendment to a Mixed-Use Planned Development known as The Verandah for the following:

- Request a deviation from Condition 9 of Resolution Z-05-081 to allow 744 linear feet of the Type 1 buffer along the western boundary of Parcel 1-B and 1,324 linear feet of the Type 1 buffer along the southern perimeter to be installed without the required six-foot-high vinyl coated chain link fence.
- Amend the property development regulations approved by Resolution Z-05-081 to allow residential lots abutting lakes a 5-foot principal structure rear yard setback and a 0-foot accessory structure rear yard setback for the remaining lots within the development.
- Amend Parcel 1-B (Winding River subdivision) of the Master Concept Plan to increase the maximum number of permitted homes from 21 to 26.
- Request a deviation from LDC Section 10-256(b)(2)c.1, which requires sidewalks on one side of all streets internal to a residential development, to allow no sidewalk construction along internal streets.
- Request a deviation from LDC Section 10-329(d)(4), which requires lake bank slopes to be constructed with a minimum slope of 6 feet horizontal to one foot vertical (6:1) to allow all lakes remaining to be constructed to have a bank slope of 4 feet horizontal to one foot vertical (4:1); and

WHEREAS, the subject property is located at 11571 Verandah Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Sections 36 and 28, Township 43 South, Ranges 25 and 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT “A”

WHEREAS, the subject property is located in the Suburban and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the subject property is also known as Parcel 1-B of the Verandah Residential Planned Development; and

WHEREAS, the subject property was rezoned by Resolution Z-05-081, with subsequent amendment by ADD2008-00028 (See Exhibits "B" and "C"); and

WHEREAS, the Master Concept Plan approved by Zoning Resolution Z-05-81 (See Exhibit "B") requires a Type 1 buffer, which includes a 6-foot-high, vinyl-coated chain link fence for the buffer along the western boundary and southern boundaries of Winding River; and

WHEREAS, the applicant has requested a deviation to eliminate the chain link fencing required by the Type 1 buffer for a 744-linear-foot portion of the buffer along the western property line and a 1,324-linear-foot portion of the buffer along the southern property line (See Exhibit "D"); and

WHEREAS, this portion of the boundary borders a vacant, heavily wooded area; and

WHEREAS, Environmental Staff have stated that the proposed 15-foot buffer would provide sufficient visual screening (See Exhibit "E"); and

WHEREAS, LDC Section 10-328(a) requires a developer to provide a 20-foot-wide easement or right-of-way on both sides of a canal, lake or flow-way for maintenance purposes, unless a lesser dimension is approved by the Director of Development Services for canals, lakes or flow-ways greater than 50 feet wide, as measured from the top of the bank; and

WHEREAS, the LDC requires this easement or right-of-way to be kept clear by the property owners and have satisfactory vehicle access and prohibits any portion of the required maintenance easement area from being located within the limits of a platted single-family residential lot; and

WHEREAS, the applicant is proposing to amend the property development regulations approved by Resolution Z-05-081 to reduce the principal structure setback to 5 feet and the accessory structure setback to 0 feet to permit the required 20-foot lake maintenance easement to be located on the proposed lake tract between the residential lots and the lakes (See Exhibit "B"); and

WHEREAS, Resolution Z-05-081 permitted a maximum of 28 dwelling units on Parcel 1-B of the Master Concept Plan (See Exhibit "B"); and

WHEREAS, ADD2008-00028 approved a seven-unit reduction in the maximum number of dwelling units on Parcel 1-B, known as the Winding River subdivision, from 28 to 21 units, citing concerns related to the impact of development on the Orange River; and

WHEREAS, the applicant is proposing to increase the maximum number of dwelling units on Parcel 1-B from 21 units to 26 units; and

WHEREAS, the proposed increase in the maximum number of units on Parcel 1-B will not alter the development footprint on this parcel and will not exceed the maximum number of units originally approved by Resolution Z-05-81(See Exhibit "B"); and

WHEREAS, LDC Section 10-256(b)(2)c.1 requires the developer to construct bicycle and/or pedestrian ways, where applicable, on one side of all streets internal to a residential development; and

WHEREAS, Staff has verified the applicant's statement that except for along the spine road of Verandah Boulevard, there are no existing pedestrian ways within the already built subdivisions within The Verandah (See Exhibit "F"); and

WHEREAS, the internal roadway dead ends, will have low traffic volume, is 4 feet wider than the required 20 feet, and is not expected to connect to any other facilities; and

WHEREAS, LDC Section 10-329(d)(4) requires lake bank slopes to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table; and

WHEREAS, LDC Section 10-329(d)(4) states that an administrative deviation may be requested from the required six to one slope requirement to allow a slope no steeper than four horizontal to one vertical if the Director is satisfied that the enhanced slope protection measures proposed by the applicant will prevent erosion and scouring; and

WHEREAS, the applicant proposes to provide enhanced slope protection measures through the enhancement of the littoral shelf and proposes to provide three times the amount of littorals required by code in Lake B and 1.5 times the amount of littorals required by code in Lake B1(See Exhibit "F"); and

WHEREAS, Environmental Staff has reviewed the deviation request and has recommended a condition that will sufficiently prevent erosion and scouring (See Exhibit "E"); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by

the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Verandah Mixed-Use Planned Development is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated July 2018. Master Concept Plan for ADD2018-00062 is hereby APPROVED and adopted. A reduced copy is attached hereto (See Exhibit "D").**

2. **Condition 2.D of Resolution Z-05-081 is hereby amended to permit a maximum of 26 dwelling units on Parcel 1-B (Winding River subdivision) of the Master Concept Plan. The reduction of dwelling units to 21 units approved by ADD2008-00028 is hereby void.**

3. **Condition 2.C of Resolution Z-05-081 is hereby amended to establish the following property development regulations for single-family lots abutting a lake ~~for Parcel 1-B~~:**

Single Family Minimum Lot Area (sf)	6,500
Minimum Lot Width (ft)	50
Minimum Lot Depth (ft)	100
Setbacks	
Road	20(4)
Side	5
Corner	7.5
Rear	15
Lake	5(1)(6)
Maximum Height (ft)	35
Floors	3

(1) Lake setbacks must be measured from control elevation, and river setbacks must be measured from Mean High Waterline (MHWL). For riverfront lots, the principal structure will be no closer than 50 feet from the MHWL. In no case will the rear or side lot line of a residential lot line be closer than 25 feet from the MHWL. As long as the minimum standards for river setbacks are achieved, then the minimum rear and side setbacks in the property development regulations table will apply. See "Orange River Setback Exhibit."
(2) Reduce lake/rover setbacks have been approved for specific areas. Refer to Deviations 3, 8, and 12.
(3) The height for the principal use is limited to a maximum of 17.5 feet, and the accessory structures are limited to a maximum of 25 feet.
(4) The front setback for "single-family" units may be reduced to 12 feet for side entry garages.
(5) Zero-lot-line units may have a zero-foot accessory setback. See exhibit titled "Verandah MPD Potential Zero-Lot-Line Layout Detail.
(6) Lake setback for accessory structures is 0 feet

4. **Deviation 1 on the attached Master Concept Plan seeks relief from Condition 9 of Resolution Z-05-081 to allow 744 linear feet of the Type 1 buffer along the western boundary of Parcel 1-B and 1,324 linear feet of the Type 1 buffer along the southern perimeter to be installed without the required six-foot-high vinyl coated chain link fence. This deviation is hereby**

APPROVED.

5. **Deviation 4 on the attached Master Concept Plan seeks relief from LDC Section 10-256(b)(2)c.1, which requires sidewalks on one side of all streets internal to a residential development, to allow no sidewalk construction along internal streets. This deviation is hereby APPROVED.**

6. **Deviation 5 on the attached Master Concept Plan seeks relief from LDC Section 10-329(d)(4), which requires lake bank slopes to be constructed with a minimum slope of 6 feet horizontal to one foot vertical (6:1) to allow all lakes remaining to be constructed with a bank slope of 4 feet horizontal to one foot vertical (4:1). This deviation is hereby APPROVED subject to the following condition:**

   A. **Prior to development order approval of Lake B1 and Lake B, the development order landscape plans must show that Lake B1 will provide a total of 4,880 littoral plants and Lake B will provide 4,046 littoral plants.**

7. **The original conditions of Resolution Z-05-081 remain in full force and effect to the extent that they are not amended herein.**

8. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 1/16/2019 by

Audra Ennis, Zoning Manager
Lee County Community Development

List of Exhibits
Exhibit A: Legal Description
Exhibit B: Z-05-081
Exhibit C: ADD2008-00028
Exhibit D: Master Concept Plan
Exhibit E: Memo from Environmental Services
Exhibit F: Applicant Request Language and Justification, as appended

EXHIBIT A

CASE NUMBER: ADD2018-00062

STRAP NUMBER:

36-43-25-04-00GC1.0010

28-43-26-00-00013.0050

REVIEWED
ADD2018-00062
Mike Laskowski, Planning Technician
Lee County - DCD Planning
4/12/2018

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RECEIVED
MAR 07 2008
PERMIT COUNTER

Exhibit B

RESOLUTION NUMBER Z-05-081

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Dan Delisi filed an application on behalf of the property owner, Verandah Development, L.L.C., to amend Mixed Use Planned Development (MPD) Resolution Z-01-057 in reference to The Verandah; and

WHEREAS, a public hearing was advertised and held on October 5, 2005, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2005-00012; and

WHEREAS, a second public hearing was advertised and held on December 5, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the Verandah Mixed Use Planned Development (MPD) Resolution #Z-01-057 to permit an additional 200 dwelling units, 45,000 square feet of commercial uses including 15,000 square feet of general office and 30,000 square feet of retail and allow for site plan changes for Phase II. Current approvals allow a maximum 1,500 dwelling units including a golf course (36 holes) and 185,000 square feet of commercial uses including 25,000 square feet of general office, and 160,000 square feet of retail on approximately 1,456.1 acres of land. Building heights proposed are a maximum of 45 feet/three stories in limited multi-family residential areas, and 35 feet/two stories in commercial areas. No development blasting is requested. The property is located in the Suburban and Wetlands Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 5-page Master Concept Plan (MCP) entitled "Verandah MPD Master Concept Plan, "stamped received December 21, 2005," except as modified by the conditions below.

   If changes to the MCP are subsequently pursued, appropriate approvals will be necessary. Minor changes in parcel boundaries, adjustments in parcel intensity or density, or the location of lakes or internal access points and the like, may be changed at time of local

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development order if the changes are deemed to be minor and appropriate by the Director of Development Services. Nothing in this condition or this resolution precludes the developer from submitting an administrative amendment to the MCP consistent with the LDC standards. Conversion from Single-Family to Multi-Family, or Multi-Family to Single-Family may be approved administratively. As part of the Administrative application, the developer must demonstrate that internal compatibility concerns are addressed.

a. Upon approval of this resolution, Zoning Resolution #Z-01-057 and Administrative Amendments ADD2004-00043 and ADD2004-00207 will become null and void.

Administrative Amendments:

ADD2004-00215 "PARCEL A" Final Plan Approval for The Shops at Verandah;
ADD2005-00204 "PARCEL C" Final Plan Approval for Colonial Bank at Verandah;
ADD2005-00006 "PARCEL F" Final Plan Approval for AmSouthBank;
ADD2005-00054 "PARCEL E" Final Plan Approval for Wachovia;
ADD2005-00095 "PARCEL G" Final Plan Approval for Mobil Service Station;
and, ADD2005-00250 Consumption on Premises for River Village are all still in effect. Development within the Neighborhood Commercial area must be in compliance with this zoning resolution.

b. Per LDC §34-936, the conditions of approval in the zoning resolution will be incorporated into covenants, restrictions and rules of operation binding on the developer, his successors and heirs, tenants-in-fee or leasehold.

c. Development is limited to a maximum of 1,700 dwelling units total with a 36-hole golf course (and accessory and recreational uses), a maximum of 230,000 square feet of commercial floor space including a maximum of 40,000 square feet of commercial office and 190,000 square feet of commercial retail.

d. Final Plan Approval is not necessary for development within the Neighborhood Commercial parcel. Development in the Neighborhood Commercial parcel will require Development order approval consistent with and in compliance with the LDC and this resolution.

2. The following limits apply to the project and uses:

a. **SCHEDULE OF USES**

Recreation

These uses are permitted within the areas that are shown as golf course or non-preserve open space on the MCP.

Agriculture - See Condition 16
All uses permitted in LDC §34-983 (except single-family uses)
Entrance gates and gatehouse
Essential Services

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Essential Services Facilities, Group I
Consumption on Premises (in conjunction with Golf Course) See Condition 13.
Golf Driving Range and Training Facility (Limited to one in conjunction with Clubhouse)
Excavation, water retention excavated material may not be removed from the site. No blasting.
Golf Course & accessory facilities
Recreational facilities, personal private (on-site)
Signs (as per Chapter 30)
Trails

Residential

Accessory uses and structures, as defined by the LDC.
Agricultural uses as further limited by conditions - See Condition 16
Boat Docks (as shown on the MCP, and as further limited in other conditions in the resolution).
Dwelling units limited to a total of 1,700 and as further limited by the Parcel Summary/Open Space Table.
- Single family
- Duplex
- Zero lot line
- Multi-family
- Townhouse
- Two-family attached

Entrance gates and gatehouse
Essential Services
Essential Services Facilities, Group I
Excavation: water retention in compliance with the LDC. Excavated material may not be removed from the site. No blasting.
Fences, Walls
Home occupation
Model homes, model units and speculative homes (per LDC § 34-1954)
Observation Decks
Recreational Facilities, personal and private (on-site)
Residential Accessory Uses
Signs (in compliance with Chapter 30)
Temporary Construction Trailer
Temporary Sales Office (Per LDC § 34-3041)

River Village

All uses are intended for the use and convenience of residents, members and guests.

Agriculture - Subject to Condition 16.
ATM (automatic teller machine)

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Business services, Group I - Limited to clerical services, computer or data processing services, real estate agents/brokers, travel agencies.
Consumption on Premises - Subject to Condition 13.
Day care center, child
Dwelling unit: Limited to a maximum of 30 to be either single-family or two-family attached.
Excavation: water retention. Excavated material may not be removed from the site. No blasting.
Essential Services
Essential Services Facilities, Group I
Fences, Walls
Food & beverage services, limited to use for the private or country club.
Food stores, Group I
Specialty Retail Shops, Group I. Limited to book stores, fishing equipment stores (not bait shops), gift shops, golfing equipment, news stands.
Clubs, Private, Country - limited to one clubhouse for residents and their guests only, and in conjunction with the golf course.
Golf course & accessory uses
Golf driving range/training facility
Model Home
Outdoor Seating - in conjunction with Food and Beverage Services at the River Club as conditioned.
Personal services
Groups I & II (excluding Massage Parlors, Steam or Turkish baths, coin operated laundries and laundromats)
Real estate sales office - limited to sales of lots, homes, or units within the development except as may be permitted in LDC § 34-1951 *et seq.* (Subject to Condition 11)
Recreational Facilities, Private On-Site
Rental or Leasing Establishments, Limited to Beach Chairs, Umbrellas and Similar Facilities, Bicycles, Mopeds, Movies, Videotape, Party or Banquet Supplies and Golf Carts - Ancillary to residential uses only. Not to include rental car pick up or drop off.
Signs (as per Chapter 30)

The following uses are further subject to other conditions and limitations: Canoe Launch, Canoe Livery, Dockage (Tie up slips), Fishing Piers, Rental or Leasing Establishments as limited above.

Community Facility

All uses permitted in LDC § 34-983 except single-family uses. (Environmentally Critical District)
Accessory Uses and Structures, as defined by the LDC.
Agriculture - Subject to other conditions (See Condition 16)
Banks and Financial Establishments: Groups I and II.
Business Services: Group I only. No Group II
Clothing Stores, general

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Clubs, Private. Limited to one club without Consumption on Premises approval. Any outdoor seating or Consumption on Premises uses will require a public hearing.
Day Care Center, Child, Adult
Drugstore, Pharmacy
Dwelling Unit: limited to 40 multi-family units
Essential Services
Essential Services Facilities; Group I
Excavation: water retention. Excavated material may not be removed from the site. No blasting.
Fences, Walls
Hobby, Toy and Game Shops
Household and Office Furnishing: Groups I, II, and III. No outdoor display or storage.
Lawn and Garden Supply Stores - No outdoor display or storage.
Medical Office
Personal Services: Groups I and II, excluding massage and excluding Steam and Turkish Baths.
Pet Shops - no outdoor runs.
Real estate sales office (only in support of on-site sales)
Repair Shops: Groups I, II, and III
Restaurant: Groups I, II, and II. No Group IV or Fast Food.
Schools: Commercial
Signs in accordance with Chapter 30
Speciality Retail Shops: Groups I - IV. No ammunition or firearms.
Variety Store

Neighborhood Commercial

Administrative Offices
Agriculture - subject to Condition 16.
Animal clinic or kennel, no outdoor runs. Outside kennels prohibited.
Auto parts store - limited to one and only on outparcels 1-4
Auto repair and service, Group I only. Limited to one and only on outparcels 1-4
Bar and cocktail lounge - limited to one
Banks and financial establishments, Groups I & II
Boat parts store
Business services, Group I
Clothing store, General
Consumption on Premises - limited to 3 for standard restaurants only. See Condition 13 Outdoor seating in conjunction with a Consumption on Premises for a permitted use (pursuant to LDC § 34-1264.
Contractors and Builders, Group I
Cultural Facilities
Convenience food and beverage store - limited to one. Only on outparcels 2 or 3
Day care center
Drive-thru for any permitted use (Excluding fast food.)
Drugstore, Pharmacy - limited to one and only on outparcels 1-4

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Essential services
Essential service facilities, Group I
Excavation: water retention.
Excavated material may not be removed from the site. No blasting.
Food stores, Group I
Gift & souvenir shop
Hardware store - subject to condition 15.
Health care facilities Groups I, II and III
Hobby, Toy and game shop
Household & office furnishings, Groups I & II
Laundry or dry cleaning, Group I
Medical Office
Paint, glass and wallpaper
Package store - limited to one.
Personal services, Groups I & II
Pet shop, pet services - no outdoor runs.
Real estate sales office
Recreation facilities, private, on-site, off-site
Recreation facilities Groups I & V
Restaurant, Groups I, II & III
Restaurants, Fast Food. No freestanding. No drive-through. Limited to a multi-occupancy building only.
Rental or leasing establishments, Groups I & IV
Repair shops, Groups I & II
Research & development laboratories, Groups II and IV.
Schools, commercial, non-commercial
Self-service fuel pumps - limited to outparcel 3, and subject to Condition 34.
Signs - in accordance with Chapter 30 and Deviation 13.
Specialty retail shops, Group I-IV
Temporary uses
Used Merchandise, Groups I and II
Variety Store

Maintenance Facility

Administrative Offices
Agriculture - See Condition 16
Essential Services
Essential Services Facilities, Group I
Golf course and accessory uses
Golf and Community Maintenance areas
Storage, indoor, open, - accessory to the principal use.

Temporary Uses (For the School only)

Agriculture uses - Subject to Condition 16. No retail sales from this site.
Existing Schools Access & Parking

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Animals (animal husbandry)
ROTC practice area

Wetland/Preserve Uses

All uses per Deviation 12, as conditioned.
Nature and foot paths including pedestrian boardwalks (as conditioned)
Wildlife management areas
Passive observation areas
Mitigation activities
Signs, limited to educational signs only
Water Management Facilities, as permitted by SFWMD. No blasting.
Billboard - One, Existing only

Communication Tower

Communication Tower (existing only, as approved by Case 94-01-06-SE-02, Refer to Condition 29)
Fences, Walls
Ancillary uses

B. **LAND USE AND DEVELOPMENT PROGRAM SUMMARY**

PARCEL	EST. AREA	PERMITTED USES	DEVELOPMENT PROGRAM	
			Intensity	Notes:
Residential	447.1 Acres	Residential Uses as specified in the List of Permitted Uses	1,700 units	Density may not exceed 1.2 dwelling units per gross acre on overall project.
NEIGHBORHOOD COMMERCIAL				
Parcel A	14.25 Acres	Retail Uses	100,000 sq. ft.	Total neighborhood commercial area, incl. both A and B: Office may not exceed 25,000 sf.; and Retail may not exceed 160,000 sf.
		Office Uses	Limits 0 - 25,000 sq. ft.	
Parcel B	5.95 Acres	Retail Uses	Limits 60,000 sq. ft.	
		Office Uses	Limits 0 - 25,000 sq. ft.	
RIVER VILLAGE				

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Zone 1-3	26.5 Acres	River Village Uses. See the Land Use Table on Sheet 4 of the MCP.	The Principal buildings for the River Club, Canoe Livery, Fitness Center, Nature Center, and Pro Shop at the River Village will be campus style and will not exceed 35,000 sq. ft. (as depicted on Page 5 of the MCP). The Cart Barn will not exceed 17,000 sq. ft.. Up to 30 residential units are permitted within the River Village.	See Sheet 4 of the 4-page MCP.
COMMUNITY FACILITIES/OPEN SPACE/RECREATION				
Golf Course	447.5 Acres	All Open Space Uses as specified in the List of Permitted Uses.	36 Holes of Golf	Golf may be reduced without amending MCP.
Community Facilities	10.3 Acres	All Uses as specified in the Schedule of Uses	Limits 0 - 25,000 sq. ft. Up to 40 residential units.	Office may not exceed 15,000 sq. ft. Retail may not exceed 30,000 sq.ft.

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C. PROPERTY DEVELOPMENT REGULATIONS

Land Use	Min. Lot Area (sf)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Setbacks (ft)					Max. Ht. (ft)	Floors	Bldg. Separation (ft)
				Road	Side	Corner	Rear	Lake (1)			
Single Family	6,500	50	100	20 (4)	5	7.5	15	25	35	3	NA
Zero-Lot-Line (5)	6,500	45	100	20 (4)	0/7.5	7.5	15	25	35	3	NA
Two-Family Attached	3,750	40	100	20 (4)	0/5	7.5	15	25	35	3	NA
Town-house	2,700	30	90	20	0/5	7.5	15	25	35	3	NA
Duplex	7,500	75	100	20 (4)	0/5	7.5	15	25	35	3	NA
MULTI-FAMILY											
Multi-Family	7,500	NA	NA	20	0/10	10	20	25	45	3	20
RESIDENTIAL TRACTS 1-B, 1-C, 1-D, 2-E (River front Parcels)											
Single-Family	6,500	NA	NA	10	0	5	15	25	35	2	10
NEIGHBORHOOD COMMERCIAL											
Retail	30,000	100	100	20	15	15	20	25	35	2	20
Office	10,000	100	100	20	15	15	20	25	35	2	20
COMMUNITY FACILITIES											
River Village	NA	NA	NA	15	7.5	NA	20	20 (2)	45	2	15
Comm. Facilities	NA	NA	NA	20	15	NA	20	20 (2)	35	2	15
Mainte-nance Facility	40,000	100	100	25	20	NA	5	25	Note (3)	1	15
ACCESSORY STRUCTURES (RESIDENTIAL)											
Pools, Decks, Screened Enclo-sures	NA	NA	NA	20	5	5	10	15	NA	NA	NA

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Docks, Fishing Piers, Gazebos	NA	NA	NA	20	5	5	5	0 (2)	NA	NA	NA

Unless modified by approved deviations or subject to other conditions.

NOTES:

(1) Lake Setbacks must be measured from control elevation, and River Setbacks must be measured from Mean High Waterline (MHWL). For river front lots the principal structure will be no closer than 50 feet from the MHWL. In no case will the rear or side lot line of a residential lot line be closer than 25 feet from the MHWL. As long as the minimum standards for river setbacks are achieved, then the minimum rear and side setbacks in the property development regulations table will apply. See "Orange River Setback Exhibit."

(2) Reduced lake/river setbacks have been approved for specific areas. Refer to Deviations 3, 8, and 12.

(3) The height for the principal use is limited to a maximum of 17.5 feet, and the accessory structures are limited to a maximum height of 25 feet.

(4) The front setback for "Single-Family" units may be reduced to 12 feet for side entry garages.

(5) Zero-Lot-Line units may have a zero-foot accessory setback. See exhibit titled "Verandah MPD Potential Zero-Lot-Line Layout Detail."

D. PARCEL SUMMARY / OPEN SPACE SUMMARY

LAND USE	PERMITTED USE	EST. UNITS	EST. ACRES	REQUIRED * OPEN SPACE	INDIGENOUS * REQUIREMENTS
RESIDENTIAL - PHASE 1					
PARCEL1-A	Multi-Family	112	10.4	4.2 Acres	4.3 Acres
PARCEL 1-B	Single-Family	28	14.7	N/A	
PARCEL 1-D	Single-Family	24	12.3	N/A	
PARCEL 1-E	Single-Family	44	14.0	N/A	
PARCEL 1-F	Single-Family	64	14.0	N/A	
PARCEL 1-G	Multi-Family	112	11.0	4.4 Acres	
PARCEL 1-H	Single-Family	54	21.3	N/A	
PARCEL 1-I	Single-Family	32	9.1	N/A	
PARCEL 1-J	Single-Family	29	13.0	N/A	
PARCEL 1-K	Single-Family	8	3.3	N/A	
PARCEL 1-L	Single-Family	34	17.0	N/A	
RESIDENTIAL - PHASE 2					

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PARCEL 2-A	Single-Family	37	17.1	N/A	
PARCEL 2-B	Single-Family	49	21.4	N/A	
PARCEL 2-C	Single-Family	74	26.6	N/A	
PARCEL 2-D	Multi-Family	177	19.2	7.7 Acres	
PARCEL 2-E	Single-Family	27	9.8	N/A	
PARCEL 2-F1	Single-Family	48	7.9	N/A	
PARCEL 2-F2	Single-Family	48	8.5	N/A	
PARCEL 2-G	Single-Family	45	14.3	N/A	
PARCEL 2-H1	Single-Family	35	9.2	N/A	17.5 Acres
PARCEL 2-H2	Single-Family	41	10.6	N/A	
PARCEL 2-H3	Single-Family	36	7.9	N/A	
PARCEL 2-H4	Single-Family	54	13.2	N/A	
PARCEL 2-I	Single-Family	37	14.3	N/A	
PARCEL 2-J	Single-Family	69	21.7	N/A	
PARCEL 2-K	Single-Family	69	22.6	N/A	
PARCEL 2-L1	Single-Family	66	10.9	N/A	
PARCEL 2-L2	Multi-Family	31	8.9	3.6 Acres	
PARCEL 2-M	Single-Family	32	5.8	N/A	
PARCEL 2-N	Single-Family	69	13.4	5.4 Acres	
PARCEL 2-O1	Multi-Family	33	3.8	1.5 Acres	
PARCEL 2-O2	Multi-Family	91	8.5	3.4 Acres	
PARCEL 2-P1	Single-Family	105	23.8	9.5 Acres	
PARCEL 2-Q	Single-Family	51	9.4	3.8 Acres	
TOTAL RESIDENTIAL			**448.9 Acres**	**43.5 Acres**	**21.8 Acres**
COMMUNITY FACILITY	Multi-Family	40	10.0	4.0 Acres	2.0 Acres
MAINTENANCE FACILITY			4.7	1.9 Acres	1.0 Acre *
NEIGHBORHOOD COM. "A"			14.25	4.3 Acres	2.2 Acres *
NEIGHBORHOOD COM. "B"			5.95	1.8 Acres	0.9 Acre *
RIVER VILLAGE	Single-Family/ Two-Family		26.5	10.6 Acres	5.3 Acres *
ROW / EASEMENTS			40.8	16.3 Acres	8.2 Acres

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OPEN SPACE / GOLF			369.9	148.0 Acres	74.0 Acres
WETLANDS / PRESERVES ***			245.6	98.2 Acres	49.1 Acres
LAKES			245.7	98.3 Acres	49.2 Acres
POWER LINE EASEMENT / COMMUNICATION TOWER			43.8	N/A	N/A
TOTAL		**1905**	**1,456.1**	**426.9 Acres**	**213.7 Acres ****

* Required indigenous and open space areas will be located throughout the project site, as depicted on the MCP. No residential or commercial parcel is required to provide indigenous internal to the pod.

Residential and commercial areas are required to provide a minimum of 10 percent open space within each pod. However, open space within residential lots may be applied to this requirement. Indigenous areas may be located within designated preserves and are not required within individual development pods.

** The project will provide a minimum of 220 acres of indigenous vegetation per Condition 3.

*** This category includes both indigenous vegetation and preserve that may not classify as indigenous vegetation.

E. Development of multi-family dwelling units on Parcel 1A must include enhanced buffering per Sheet 5 of the approved Master Concept Plan (Parcel 1A buffer exhibit);

F. Development of multi-family dwelling units on Parcel 1A is limited in height to 35-foot, 2-story structures.

3. Environmental Conditions

a. Open space areas must be designed to incorporate as many of the large native trees and Sabal palms as possible. Healthy Sabal palms with a minimum eight-foot-clear trunks must be salvaged if conditions (e.g., no rock) and sequence of construction allows. If sequence of construction does not allow the on-site relocation of Sabal palms, efforts must be made to identify an off-site recipient site. The salvage efforts must be coordinated with the Division of Environmental Sciences staff whether used on-site or otherwise. Any Sabal palms being relocated must be moved in a horticulturally correct manner per Lee County Extension Services brochure Lee 8/2000A. Prior to local development order approval, for a specific area, the developer will submit a plan showing proposed clearing limits and areas where Sabal palms can be salvaged. Preserved trees and relocated Sabal palms will receive protected tree credits per LDC §10-420(h). This requirement will not be interpreted in a manner to impair good golf course design, nor may it result in the loss of residential lots.

b. Prior to local development order approval, management plans meeting the requirements of LDC §10-474 must be submitted to the Division of Environmental Sciences (ES) staff for review and approval for the following: gopher tortoises;

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alligators; and sandhill cranes. These plans must address the issues discussed within the ES staff report dated August 28, 2001.

c. Prior to issuance of a Certificate of Compliance for the development order for the River Village that includes the community docks, back-to-back manatee signs must be placed at the eastern and western property limits along the Orange River. The wording of the signage must be consistent with the most current Florida Fish and Wildlife Conservation Commission standards. The upgrading of manatee signage in the vicinity of Manatee Park must be coordinated with the Lee County Division of Natural Resources.

d. Prior to issuance of a Certificate of Compliance for the first development order within the River Village, an educational manatee display must be provided within the River Village, informing the residents of the manatees' natural history, use of the Orange River, and boater safety regarding manatees.

e. Invasive exotic removal must be done by hand, in such a manner as to maintain river bank stabilization, within the 25-foot natural waterway buffer.

f. Prior to the issuance of a Certificate of Compliance for a local development order for a tract which abuts the Orange River, a qualitative estimate of the native plant coverage of the 25-foot natural area abutting the Orange River must be submitted for that tract. If, for that tract, there is less than 50% existing native plant coverage within the 25-foot natural waterway buffer adjacent to the Orange River, then a replanting plan to reach the 50% coverage of the 25-foot natural waterway buffer must be submitted to the Division of Environmental Sciences Staff for review and approval. Any plantings required pursuant to this condition must be installed to receive the Certificate of Compliance.

g. Docks and Shoreline Structures: The docks and shoreline structures associated with the Verandah MPD are restricted to residential, compliance with state permits, and the following conditions. There are two existing docks on the Verandah property. These are known as the Baucom and Moorey docks. The Baucom dock may be utilized until the River Village community dock replaces it. The Moorey dock may remain as long as the total number of single-family docks does not exceed 29 docks. Both docks are SUBJECT TO the following limitations, except the Baucom dock is further limited to a maximum of one temporary motorized slip:

(1) Twenty-nine single-family docks or observation decks are permitted as depicted on the MCP. The observation decks are restricted pursuant to LDC §26-73. The single-family docks are approved as a use, but may not be constructed until a comprehensive manatee protection program is in effect or adopted by Lee County. The single-family docks are further restricted as follows:

(a) One motorized water craft slip; and

(b) One non-motorized water craft slip; and

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(c) The maximum width of an accessway through the 25-foot natural waterway buffer is limited to the minimum width needed to meet American with Disabilities (ADA) standards; and

(d) Maximum 25-foot long slips (areas of docks with hand rails are not included in this 25-foot limit); and

(e) Prior to the issuance of the first dock permit, the developer will submit to the County a copy of its deed restrictions limiting motorized watercraft to a maximum vessel draft of two-feet; and

(f) Boat houses are prohibited;

(g) No variances will be granted, (i.e., the docks must meet all LDC standards); and

(h) Prop guards or equivalent must be used on all motorized water craft with motors of 25 horse-power or greater.

(2) One community dock limited to five temporary tie-up slips at the Canoe Livery and one fishing pier/observation deck at the River House with the following conditions:

(a) No overnight or permanent mooring of any water craft; and

(b) One slip may be used for a passenger pick-up location for community association pontoon boat; and

(c) The terminal platform of these docks may be designed to be fishing piers (i.e., with hand rails prohibiting mooring; incorporation of built in benches); and

(d) The community association pontoon boat will practice "passive observation" of manatees only (i.e., observations of manatees from a distance, and no feeding or touching of manatees); and

(e) A monofilament recycling station will be established within an appropriate location at the Canoe Livery.

(3) Two canoe launches may be permitted in conjunction with the River Village in the general location depicted on the MCP. The canoe launch must be situated to avoid impacts to large, existing native trees. The design must prohibit the use of the launch by motorized watercraft.

(4) Dredging or filling of the Orange River is prohibited.

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(5) Any proposed gazebos or boardwalks (except for accessways to docks and canoe launches) must be located landward of the 25-foot natural waterway buffer/Conservation Easement.

(6) Only organic mulch (no cypress mulch) pathways are allowed within the 25-foot natural waterway buffer, and only in areas in which the understory was previously removed. The maximum width for any pathway is five feet. The pathway must meander to avoid existing trees with a 4-inch or greater caliper and existing native shrubs. Any native shrubs or trees removed must be replaced with the same species and size within the vicinity of removal. Any proposed pathways within the 25-foot natural waterway must be flagged for the Division of Environmental Sciences Staff field verification and possible adjustment.

h. The developer will record a "Master Declaration of Covenants, Conditions and Restrictions" (CCR's) that provides for the establishment of "Design Review Guidelines" (DRG's) and an "Architectural Review Committee" (ARC). The ARC will consist of individuals appointed by the developer, and will be the implementing entity of the DRG's. The DRG's will include standards that encourage the preservation of existing indigenous trees and shrubs on individual single-family lots. A copy of the recorded Master CCR's must be provided to Lee County prior to the approval of a development order for the first residential pod. In addition to this commitment, the developer will include language in the individual Neighborhood CCR's in pods located in forested areas similar to the following: The landscape plans of each lot owner, including any plans for removal or alteration of the natural vegetation on any lot, will require prior approval by the ARC. No indigenous tree measuring four or more inches in diameter at a point two feet above ground level, nor any species of oak, regardless of size, may be removed, unless such tree is located within five feet of a structure or driveway approved by the ARC. A continuous landscape separation consistent with the community-wide standard established by the ARC must be provided for the lots located adjacent to a golf course.

I. Seventy percent of Oak trees with a DBH (diameter breast height) greater than 4-inches and located within the "River Village's Oak Park" must be preserved. Environmental Sciences must review the tree preservation plan for the River Village Oak Park prior to issuance of a development order for the River Village.

j. A minimum of approximately 220 acres of existing indigenous plant communities must be preserved onsite, and must be in substantial compliance with the MCP. Prior to local development order approval, the indigenous preserves must be delineated and quantified on the development order plans for each tract. The native plants within the indigenous preserves must be preserved in perpetuity. Any management techniques utilized within the preserves must maintain the existing plant communities, and be approved by the Division of Environmental Sciences Staff prior to commencing any work within the preserves.

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k. The developer must provide Conservation Easements for the preserves and natural waterway buffer along the Orange River. Prior to Certificate of Compliance for the first development order that abuts the river, a copy of the recorded Conservation Easement for that phase (i.e. the project consists of two phases as delineated on the MCP) must be submitted.

4. Prior to issuance of a Certificate of Compliance or Completion for any portion of this project, the developer must provide a bikeway (bike path) along the entire project frontage of State Route (S.R.) 80 and a pedestrian way (sidewalk) along the entire project frontage of Buckingham Road. The bikeway must be constructed meeting the off-road standards of the LDC as noted herein. All bikeways must be eight feet in width and constructed of either: (1) four-inch thick Portland cement concrete or, (2) a minimum of 1.5-inch asphaltic concrete of Florida Department of Transportation (FDOT) type S-111 of a four-inch limerock base and six-inch type B subgrade. For facilities constructed of Portland cement concrete, all driveway crossings must be a minimum of six inches thick. The developer may submit an alternate design, subject to the approval of the Development Services Division Director, provided it is structurally equal to or better than, the options set forth above.

   The developer is entitled to road impact fee credits for the difference in cost associated with the construction of the bikeway versus the construction of a pedestrian way along S.R. 80. The developer is not entitled to road impact fee credits for the construction of the sidewalk along Buckingham Road.

   The bikeway may be constructed in phases. Phase I includes the project frontage along S.R. 80 which is the subject of a current application for local development order (that being the project's frontage from the western property line to the intersection of S.R. 80 and Parker Avenue). Phase II includes the remainder of the project's frontage along S.R. 80 and the project's entire frontage along Buckingham Road. Phase I must be constructed prior to issuance of a Certificate of Compliance (CC) for the first local development order within the commercial tract. Phase II must be constructed by the developer prior to issuance of a Certificate of Compliance for the Phase II infrastructure unless the developer posts a bond or other surety acceptable to the County as assurance of completion of the improvements.

5. Approval of this zoning request does not address access onto S.R. 80, since Lee County has no jurisdiction over that roadway. The developer must pursue S.R. 80 access issues with the FDOT. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy concurrency requirements as required by Lee Plan Objective 2.2.

6. The developer must cooperate with Lee County DOT to set aside 20 feet of right-of-way for the planned widening of Buckingham Road. Lee County will compensate the property owner for the reservation of this property, in accordance with statutory and constitutional requirements for just compensation if, and when, the County needs the property for right-of-way purposes.

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7. Emergency vehicle access from Buckingham Road must be provided to the subject property through Parcel 2-H3. This access must provide a stabilized surface for emergency vehicles. This emergency access must be provided prior to the Certificate of Completion for the road infrastructure on Parcels 2-H3 and 2-H4. This stabilized surface may be grassed.

8. The Golf Driving Range is limited to operating during daylight hours.

9. Conditions regarding the proposed buffers:

Types 1 & 3:

a. The buffer plantings must be installed on the road side of the fence.

b. The fence must be placed to allow a minimum 10-foot planting area on the roadside of the fence.

c. The buffer must contain a continuous single row hedge of shrubs (minimum 24-inches in height and 3-gallon container).

d. A wall or fence will not be required along the S.R. 80 frontage.

Type 4 - Maintenance Facility Buffer:

The S.R. 80 buffer must be a minimum of 25 feet wide with an 8-foot-high wall. A minimum 20-foot wide planting area must be provided on the S.R. 80 side of the wall. The landscaping must include 10 trees per 100 linear feet. Trees may be clustered and must be a minimum of 14-foot at planting. The S.R. 80 landscaping must include a minimum of 40 three-gallon shrubs and 12 ten-gallon shrubs at planting per 100 linear feet. The planting island located perpendicular to the entrance of the maintenance facility must include a minimum of two 14-foot canopy trees or 5 Sabal Palms and 18 shrubs.

The developer will install a Type "D" buffer between the Proposed Maintenance Facility (as located on the MCP) and the existing fire station.

When planted to comply with landscape requirements, leather ferns must be a minimum 24-inches in height and 3-gallon size, planted 36-inches on-center, and, if 3-gallon plants are unavailable, then 1-gallon plants may be substituted and planted 24-inches on-center.

All required perimeter buffer plantings must be placed upon the neighboring property owner side of the wall, not the planned development side of the wall.

The developer must paint the wall on the Riverdale High School side and plant native vegetation on the school side to further soften the effect of the wall. Furthermore the developer must maintain the wall and vegetation on an on-going basis as they maintain the project side of the wall, but will not be required to repair school-generated damage as agreed upon between the School District and the developer.

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If multi-family units are located in Parcels 2-C, 2-D, 2-F1, 2 F2, 2-H1, 2-H2, 2-H3, 2-H4, and/or Community Facility, then the developer will provide a Type "B" buffer per LDC §10-416.2E, for those areas adjacent to the development perimeter.

10. Model units, model homes and speculative homes are permitted in compliance with LDC §34-1951.

    a. Each model must be a unique example. Multiple model examples of the same unit are not permitted within the same parcel.

    b. All model sites must be designated on the development order plans.

    c. Hours of operation for model homes and real estate sales within model units are limited to Monday through Sunday 8:00 a.m. to 8:00 p.m.

    d. Real estate sales within model units will be limited to the sale of lots, homes or units within the development only.

    e. The number of model units is limited to a maximum of 30 for the entire development, at any one time.

11. Real estate sales offices in the River Village or in the Real Estate Sales Center in the Community Facilities Area are limited to sales of lots, homes or units within this development. The location of, and approval for, the real estate sales office will be valid for a period of time not to exceed the later of the build out date or the last residential Certificate of Occupancy (CO) date.

12. Development order submittals must include a running inventory showing the overall number of units and commercial (retail and office) square footage that have been built, approved to be built, or are in the development approval process.

13. Consumption on Premises (COP):

    a. COPs are limited to a maximum of 7 COPs:

       Community Facility - One.

       Neighborhood Commercial Area – a maximum of 3. Any out-parcel COP must be in conjunction with a full service restaurant only.

       River Village Complex - Two

       Golf course - One (to include service to both golf courses via a food and beverage cart)

    b. Any outdoor COP's may receive approval through the Administrative Amendment process. Outdoor seating in conjunction with the service of alcohol at the River Club will be limited as follows: The closest point of the River Club deck area will be

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located a minimum of 300 feet (measured structure to structure) from the nearest residence located across the Orange River. In the alternative, the River Club principal structure may be located 25 feet from the mean high water line with the deck area limited to the western side of the principal structure. The final design will be reviewed and may be approved administratively to ensure external compatibility concerns are addressed.

14. Uses in the River Village area are limited as follows and will be incorporated in the covenants and restrictions pursuant to LDC §34-936:

    a. Uses are limited to residents, members and guests only.

    b. Hours of operation for the River Club is limited to 7 a.m. to 10 p.m., except for special events, which may permit expanded hours.

    c. Hours of operation for the Canoe Livery are limited to 6 a.m. to 10 p.m., except for special events, which may permit expanded hours.

    d. Deliveries are prohibited between the hours of 9 p.m. and 7 a.m.

    e. Outside speakers systems, loud speakers, public address systems, and outdoor entertainment are prohibited for the River Club and Canoe Livery, except for special events.

    f. Special events are permitted in accordance with LDC §34-1264(d).

    g. Uses within the River Village are SUBJECT TO compliance with all requirements of LDC §34-937.

    h. The River Club and Canoe Livery river front buffer must be in accordance with Sheet 4 of the four-page MCP.

15. Site Development Regulations are limited to the Property Development Regulations listed above, and further limited below:

    a. General Project Commercial Square Footage Limitations:

        (1) As set out in Condition 1.c above; and

        (2) Uses that must meet retail commercial site standards of the Lee Plan must not exceed 190,000 square feet. Any freestanding, single use, commercial, retail development of five acres or more is prohibited. The development must provide cumulative totals for each development order submittal showing compliance with this condition; and

        (3) This project can be comprised of medical, general office, retail, or service uses (in compliance with the Land Use and Development Program Summary), or any combination of those uses, up to the maximum square

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footage, provided all limiting conditions and parking, open space, buffering, and water management requirements are met; and

(4) The setbacks must comply with the Property Development Regulations set out in Condition 2 above. Compliance with all other applicable LDC requirements will be demonstrated prior to the issuance of each local development order.

b. Outdoor seating in conjunction with a COP will be reviewed administratively through the Administrative Amendment process.

16. Agricultural Uses. Agriculture is not a permitted use in the approved Schedule of Uses for this property (except as provided herein). All existing bona fide agricultural uses must cease upon approval of the requested rezoning, EXCEPT as follows:

a. The developer or his agent is entitled to continue the specific bona fide agricultural uses already existing within that portion of the property identified as Phase 2 and depicted on Exhibit D but excluding the following property: 28.1 acres previously zoned CC, 9.5 acres previously zoned CS-1, three of the eight acres of the former Tom Moorey residence and one acre for the former Donald Baucom residence. The agricultural uses in Phase 2 are limited to the areas and specific uses of row crops or grazing as identified on Exhibit D. Additionally, no agricultural use may continue within any area of committed preserve as shown on the approved MCP.

b. Additional clearing of existing agricultural areas is prohibited, except for County approved removal of invasive exotic vegetation. Existing areas of agricultural use may be maintained, i.e., mowed, but may not be cleared or expanded.

c. Intensification of existing agricultural uses is prohibited. For example, livestock grazing areas may not be intensified to crop production, wooded areas may not be cleared for grazing, etc.

d. Any agricultural tax exemption applicable to the portion of the property within Phase 1 as depicted on the above referenced plan (Exhibit D) may be continued through 2002, but must be terminated for the 2003 tax year and thereafter. This provision applies whether or not any portion of Phase 1 of the site is actually developed in 2002. Additionally, the agricultural exemption for the excluded properties identified within Phase 2 must also be terminated for the 2003 tax year and thereafter.

e. Any existing agricultural use (and agricultural tax exemption) on property in Phase 2 and identified on the above referenced plan attached as Exhibit D, must be discontinued upon the approval of a local development order for the individual tract identified in the local development order.

f. Within six months of the date of the zoning approval, the developer must fence committed preserve areas located adjacent to areas under agricultural use.

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17. Except for County approved removal of exotic vegetation, development activity within, or alteration of any area designated as Wetland or Preserve on the MCP is prohibited unless that activity is reviewed and approved in accordance with the LDC regulations as if no agricultural use existed on the property. Further, no indigenous vegetation may be removed from the remaining portions of the property without appropriate county review. The purpose of this condition is to eliminate impacts to wetlands and preserves, or the removal of indigenous vegetation, as a result of any exemption or other special considerations that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.

18. Prior to the issuance of a local development order for an area containing an identified potential archaeological/historical site, the developer must conduct more intensive assessment as described below per the recommendations of: "An Archaeological and Historical Survey of the Baucom Parcel, Lee County, Florida" by John G. Beriault, B.A., Field Director, conducted under the direction of Robert S. Carr, M.S. Archaeological and Historical Conservancy for Mark Price Trustee, AHC Technical Report #247 July, 1999 (hereinafter referred to as: AHC #247):

    a. A professional archaeologist must conduct a more intensive archaeological resource assessment in order to establish site depth, cultural materials present, cultural affiliation, if possible, and significance of archaeological sites 8LL1982 and 8LL1983. The two archaeological sites, 8LL1982 and 8LL1983, documented on the parcel are prehistoric camps and/or extraction stations and are of local significance, but based on available data do not qualify for listing on the National Register of Historic Places. Nonetheless, these investigations were limited in scope and if development proceeds at these sites, some additional archaeological documentation is recommended for these two sites (AHC #247 p 26).

    b. A professional archaeologist must conduct a more intensive archaeological resource assessment survey for the two areas of archaeological sensitivity encompassing targets 14, 15, and 16 and a separate area-encompassing target 17 so that all archaeological resources can be located and evaluated. Archaeological investigations must be conducted in order to identify and evaluate additional sites.

    c. A professional archaeologist must establish site depth, cultural materials present, cultural affiliation and, if possible, its significance. Likewise, additional investigations are recommended for the two areas of archaeological sensitivity encompassing targets 14, 15, and 16, and a separate area encompassing target 17 (AHC #247 p. 26).

    d. A professional archaeologist/historian must conduct a more intensive archaeological resource assessment in order to establish site depth, cultural materials present, cultural affiliation, if possible, and significance of archaeological site 8LL1984, the citrus packing site which is of historical significance and in order to document the historic activity on the overall parcel. Of the seven historic sites and features, only one, the citrus packing site, 8LL1984, is of historic significance. That site, as well as historic activity on the overall parcel, need to be further documented prior to development of the property (AHC #247 p. 26).

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e. A professional archaeologist must be retained to monitor dredging or demucking activities conducted on any lowland areas (such as a cypress head/solution pond) to assure that if archaeological resources or mortuary features are located these are identified, evaluated and documented and that appropriate salvage, mitigation and/or preservation activities are conducted. "The large size of the parcel and its advantageous location near two rivers suggests there is still the potential of other discrete archaeological sites and material existing, and should subsequent development reveal this, efforts should be made to protect or document these resources. There is also the potential due to the presence of at least three deep cypress solution ponds on the property that Archaic period mortuary features (such as the Bay West site, 8CR200) may occur. Similar mortuary remains or other preserved archaeological material may be found in any low ground features in the subject tract. Any cypress head/solution pond found in the subject tracts has the potential of yielding Archaic mortuary features. If dredging or demucking is conducted at any of these lowland areas, some form of archaeological monitoring should occur. (AHC #247 p. 26)

f. If in the course of development archaeological resources, such as objects, artifacts or human remains are uncovered, all ground disturbing activity within the area of that site should stop. The developer must contact the Lee County Planning Division and retain a professional archaeologist to identify, evaluate and document the resources and the appropriate salvage, mitigation and/or preservation activities are conducted.

g. Reports prepared must contain information determined necessary by the professional archaeologist.

19. Exterior lighting within the River Village must be hooded, shuttered, or shielded and must not exceed 12 feet in height. Mercury vapor lamps/lights are prohibited. Individual exterior building lighting must be of the lowest intensity to meet safety standards. The scale of the fixtures and the type of hooding, shuttering and shielding is SUBJECT TO review for compliance with this condition prior to the approval of a development order. The individual building fixtures must be directly fixed to the building and may not exceed ten feet in height. Incandescent lamps are encouraged.

20. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

21. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions. The County will make its best efforts to assure that the necessary acreage for the Verandah project will be available when it is needed by the applicant.

22. Construction access will not be permitted from Bird Road.

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23. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development or subsequent amendments.

24. The pedestrian and golf cart crossing that extend from Parcel 1-B to the River Village will be permitted as now shown on the MCP. The location of the pedestrian and golf cart crossings must be field verified by the Environmental Sciences' Staff at the time of development order. Passive recreational uses are permitted within this area.

25. The north-south flowway must be preserved in substantial compliance as now shown on the MCP.

26. The eastern wetland/preserve adjacent to Parcel 2-A must be preserved in substantial compliance as now shown on the MCP. Passive recreational uses are permitted within this area.

27. Any of the approved conditions listed herein requiring modifications to the plan of development are reflected on the MCP that has been submitted to the County following approval of the project by the Board of County Commissioners.

28. Golf Course Conditions:

    a. The golf course developer must use fertilizers with a low leaching potential (slow release). Fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and

    b. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the U.S. Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) are prohibited within 35 feet of wetlands or preserve areas, unless a structural buffer is used. The setback may be reduced to zero feet if a structural buffer is used. The chemical management plan must be reviewed and approved by Lee County Natural Resources Division prior to development order approval.

    c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.

    d. The developer must utilize a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and

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applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

f. Prior to the issuance of local development order approval, the developer must demonstrate compliance with "Best Management Practices for Golf Course Maintenance Departments," (as they apply to physical improvements) prepared by the Florida Department of Environmental Protection, May 1995, as amended, as outlined below:

(1) The development order must demonstrate separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in the above referenced document. The development order must demonstrate separate mixing and loading facilities for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in the above referenced document.

(2) The development order plans must specify the construction material for all buildings in compliance with "Best Management Practices for Golf Course Maintenance Departments."

(3) Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use;

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

I. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be treated in accordance with the goals of the Audubon Cooperative Sanctuary Program.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention or detention and water retention or detention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

k. The operator of the golf course, or its assigns, must submit an annual monitoring report of ground water and surface water quality. The monitoring program must include: testing to assess whether there are any unacceptable increased levels of herbicide, pesticide or fertilizer at project outfalls; identifying the locations for the ground water monitoring and testing on a map; setting forth the testing and recording requirements. The developer must submit the test results with the monitoring report to the Lee County Natural Resources Division. The monitoring

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program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. The monitoring plan will continue in perpetuity. Compliance with this plan will be evaluated at the project outfalls in accordance with the water quality standards set forth in Chapter 62-302, F.A.C. This plan will be approved by the Division of Natural Resources and evaluated in accordance with the requirements of Chapter 62-302, F.A.C., water quality standards.

l. If groundwater or surface water pollution occurs, as that term is defined by applicable state and federal rules or regulations, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application of the material containing the pollutant must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the developer.

m. Prior to Development order approval for the golf course, the developer must submit results of the pre-development groundwater analysis. The submittal must include the proposed plan for the surface water analysis. The analysis is intended to establish baseline data for groundwater and surface water monitoring for the project. The water quality monitoring plans must be designed to identify those nutrients and chemicals that are anticipated to be associated with the golf course.

29. Upon approval of this rezoning request to amend the MCP, the communication tower that is located on the site (approved via case 94-01-06-SE-02) will become a legal non-conforming use. The tower use will remain SUBJECT TO the site plan and conditions of approval contained in the Hearing Examiner action for case #94-01-06-SE-02.

30. The developer must provide a copy of any flood plain modeling required by the South Florida Water Management District (SFWMD) to the Department of Natural Resources and the Development Services Division at or about the same time the modeling data is provided to the District. The developer must submit a copy of the flood plain modeling accepted by the District with the first local development order for any lands included within the floodplain or any lands impacted by the modeling. This information will be reviewed by the Department of Natural Resources and the Development Services Division to ensure compliance with Lee County regulations.

31. In order to ensure compatibility along the Orange River, no multi-family units will be permitted within 500-foot landward of the Orange River mean high water line.

32. The Temporary Uses that have been designated for the Riverdale High School's use must be removed prior to any local development order approval for the area contained within the local development order.

33. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

34. Self-service fuel pumps are limited to Parcel 3 within the Neighborhood Commercial area depicted on the MCP and further subject to the following:

a. The use must be developed consistent with the Design Standards and Guidelines for Commercial Buildings and Developments as set forth in LDC §10-600 et al, and

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b. All lighting, including canopy lighting, must be shielded, filtered or directed in such a manner so as to not cause light trespass, and such that it is not injurious or offensive to owners or occupants of adjacent premises, nearby residents or to the community.

c. The number of self-service fuel pumps is limited to a maximum of six pumps with 12 fueling stations. (See ADD2005-00095)

d. The car wash is limited to a single-bay automatic car wash as an accessory use to the convenience food and beverage store. (See ADD2005-00095)

35. Accessory commercial uses must be located on the same tract, parcel or outparcel where a principal commercial use is located. Accessory commercial uses must be incidental and subordinate to the principal commercial use of the tract, parcel or outparcel.

SECTION C. DEVIATIONS:

The following Deviations were previously approved in Resolution Z-01-057, and are set out herein for continuity of terms and conditions applicable to this development. The only changes associated with this amendment request are found in Deviation 13.

1. Deviation (1) seeks relief from the LDC §10-291(3) requirement that two or more means of ingress or egress be provided for any residential project in excess of five or more acres on separate roadways, to allow two entrances on S.R. 80, and internal parcel entrances as depicted on the MCP. This Deviation was approved in 2002, with the following condition:

   A permanent access onto Buckingham Road will not be required; however, the developer must provide an emergency access in accordance with Condition 7.

2. Deviation (2) withdrawn.

3. Deviation (3) seeks relief from the LDC §10-329(f)(1)a requirement to provide a 25-foot setback for water retention lakes along a local street right-of-way or easements, to allow a zero-foot setback from back of curb to edge of water control elevation. This Deviation was approved in 2002, with the following conditions:

   The developer must provide: 1) a non-mountable curb on the water side of the road; and, 2) the speed bumps and speed limit signs, or other suitable traffic calming devices, subject to review and approval by Development Services Staff at time of local development order approval.

4. Deviation (4) seeks relief from the LDC §10-329(E)(4) requirement to provide maximum 4:1 bank slopes for water retention lakes, to allow a maximum of 40% of any lake edge to incorporate retaining walls landward of the control elevation pursuant to South Florida Water Management District (SFWMD) permits. This Deviation was approved in 2002, with the following conditions:

   a. Prior to local development order approval, the plans must show the location of the bulkheads to confirm that no more than 30% of any lake shoreline within the golf course or common areas consists of bulkhead or rip-rap. A maximum of 50% of the

ADD2018-00062 Lee County ePlan

lakes within the golf course or common areas may utilize bulkheads. Lakes where bulkheads are proposed must be designed to provide one linear-foot of compensatory littoral zone with an 8:1slope for each linear-foot of bulkhead. LDC required littoral plants must be clustered within the 8:1 slope portion of the lake. An administrative deviation may be allowed for up to 40% of the lake shoreline for any lake within the golf course or common areas to consist of bulkheads or rip-rap if additional details are provided at the time of development order submittal.

b. The excavation slope intersects the bulkhead at the control elevation. This will mimic the same condition of lake slopes without a bulkhead.

5. Deviation (5) withdrawn.

6. Deviation (6) withdrawn.

7. Deviation (7) withdrawn.

8. Deviation (8) seeks relief from the LDC §34-2194 (c)(3)b requirement to provide a 10-foot setback for a non-seawalled artificial body of water, to allow a zero-foot setback for recreational/amenity structures at the lake control elevation. This Deviation was approved in 2002, with the following conditions:

a. The required number of littoral plantings is not reduced;

b. The SFWMD permit allows structures as they are being requested in Deviation 8a; and

c. Approval is limited to dock, gazebo, and deck structures limited to 30 percent of any lake shoreline.

8.b. Deviation (8b) seeks relief from the LDC §10-328 requirement to provide a 20-foot-wide lake maintenance access easement, to allow a zero-foot-wide easement for specific recreational/amenity structures only. This Deviation was approved in 2002, with the following conditions:

a. Adequate maintenance access is maintained; and

b. The SFWMD permit allows the reduction in the lake maintenance easement.

9. Deviation (9) withdrawn.

10. Deviation (10) withdrawn.

11. Deviation (11) seeks relief from the LDC §§ 10-296(b) and 10-296(m)(4)(a) requirement that privately maintained accessways are not required to meet minimum roadway right-of-way widths of 40-feet for access to 50 or fewer dwelling units, to provide accessways that provide access to up to 150 units as identified on the MCP for phase one only except parcel 1-G (this deviation is withdrawn for phase two). This Deviation was approved in 2002 for Phase I only.

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12. Deviation (12) seeks relief from the LDC §10-416 requirement that there must be a 25-foot-wide buffer along natural waterways, to allow zero-foot setback for canoe launches, temporary mooring slips, decks, canoe livery, gazebos, fishing piers and boardwalks at the River Village and pedestrian pathways, single-family docks and fishing piers along the river. This Deviation was approved in 2002, subject to the limitations set forth in the dock and shoreline conditions.

13. Deviation (13) seeks relief from the LDC §§ 30-153(2)(a) and 30-153(2)(b) requirement to regulate the location and size of signage, to allow two 200-square-foot identification signs (Type A on Sheet 3 of 5 of the approved Master Concept Plan) and five 96-square-foot Monument Signs (Type B on Sheet 3 of 5 of the approved Master Concept Plan). The locations of the identification and monument signage must be generally in compliance with the "Neighborhood Commercial Area," as now shown on Sheet 3 of the five-page MCP. Any other standard signage permitted by LDC Chapter 30 will be regulated through the local development order and sign permit process. This deviation is APPROVED.

14. Deviation (14) withdrawn.

15. Deviation (15) withdrawn.

16. Deviation (16) withdrawn.

17. Deviation (17) withdrawn.

18. Deviation (18) seeks relief from the LDC §10-416(d)(9) requirement that existing vegetation located in the 25-foot-wide vegetative buffer landward of the mean-high-water line be retained, to allow for the removal of vegetation for the installation and maintenance of drainage pipes and headwalls in those areas of the project as shown on the approved SFWMD permit. This Deviation was approved in 2002, provided the developer coordinated with Lee County Environmental Sciences' Staff prior to issuance of a development order for property that would utilize this Deviation to field-locate the impact areas to avoid existing large trees and to minimize the impact areas as much as possible.

19. Deviation (19) withdrawn.

20. Deviation (20) withdrawn.

21. Deviation (21) withdrawn.

22. Deviation (22) seeks relief from the LDC §34-2020(4)(j)(2) requirement that each boat ramp provide ten 10-foot-wide x 40-foot-long parking spaces to accommodate a vehicle with a boat trailer, to allow smaller parking space dimensions at the canoe launch and livery within the River Village. This Deviation was approved in 2002, subject to the condition that no boats with trailers would utilize the boat ramps.

23. Deviation (23) seeks relief from the LDC §34-2020 requirement to provide required parking spaces based on the proposed uses, to allow a reduction in the required parking spaces in the River Village from 272 spaces to 250. This Deviation was approved in 2002, and limited to the River Village only.

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SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: AG Affidavit

The applicant has indicated that the STRAP numbers for the subject property are:

28-43-26-00-00013.0010, 29-43-26-00-00004,0000
30-43-26-00-00003.0000, 30-43-26-00-00003.0010
30-43-26-00-00003.0050, 31-43-26-00-00003.0000
31-43-26-00-00003. 0010, 31-43-26-00-00003.0020
31-43-26-00-00003.0030, 31-43-26-00-00009.0000
32-43-26-00-00001.0000, 32-43-26-00-00001.0010
33-43-26-00-00001.0000, 36-43-25-00-00013.0000
36-43-25-00-00013.1000, 36-43-25-00-00013.1010
36-43-25-00-00019.0010, 30-43-26-00-00008.0010
30-43-26-00-00005.0000, 30-43-26-00-00005.0010
31-43-26-00-00001.0000, 31-43-26-00-00002.0000
32-43-26-00-00007.0000, 32-43-26-00-00010.0020
32-43-26-00-00010.0030, 33-43-26-00-00001.0010
28-43-26-00-00017.0000, 29-43-26-00-00003.0000
25-43-25-00-00004.0000, 30-43-26-00-00006.0000

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

   e. will not adversely affect environmentally critical areas or natural resources.

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3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

6. A "special case" exists as set out in Lee Plan Policy 6.1.2. Accordingly, the property may be developed so as to allow a maximum of 160,000 square feet of gross floor area for retail commercial uses at the locations designated on the MCP.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner St. Cerny and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 5th day of December 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Tammara Hall
Chairwoman

Approved as to form by:

_____
Robert D. Spickerman
County Attorney's Office

RECEIVED
MINUTES OFFICE

2006 JAN 13 PM 2:44

Exhibit C

ADMINISTRATIVE AMENDMENT (PD) ADD2008-00028

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Verandah Development, Inc., filed an application for administrative approval to a Mixed Use Planned Development on a project known as Parcel 1-B of the Verandah for an administrative amendment to change a portion of the approved master concept plan, specifically to add a lake adjacent to the Orange River and make other modifications to the residential and preserve areas within Parcel 1-B, on property located at 11571 Verandah Blvd., described more particularly as:

LEGAL DESCRIPTION: In Section 36, Township 43 South, Range 25 East, Lee County, Florida:

SEE ATTACHED EXHIBIT "A";

WHEREAS, the property was originally rezoned in case number DCI2000-00069 (with subsequent amendments in case numbers ADD2004-00215, ADD2004-00250, ADD2005-00006, ADD2005-00054, ADD2005-00095, ADD2005-00204, DCI2005-00012 and ADD2006-00059); and

WHEREAS, the subject property is located in the Suburban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Master Concept Plan for the Verandah Mixed Use Planned Development (MPD) was adopted in Resolution #Z-05-081; and

WHEREAS, the Master Concept Plan includes Parcel 1-B located on the southeast corner adjacent to the Orange River; and

WHEREAS, Parcel 1-B was approved with a maximum of 28 single-family dwelling units; and

WHEREAS, an issue of significant concern regarding the development of the Verandah is the potential impact of the development on the Orange River and the surrounding natural environment; and

WHEREAS, any significant negative impacts on the Orange River would adversely impact surrounding land uses and the health, safety and welfare of the public; and

WHEREAS, the applicant proposes modifications to Parcel 1-B with 21 single-family homes and two lakes (Lake "A" and "B"), with Lake "B" in proximity to the Orange River; and

WHEREAS, the new plan shows enhanced conservation areas to the south adjacent to the Orange River; and

ADD2018-00062 Lee County ePlan

WHEREAS, the applicant provided staff with data showing the impact of this new plan on the Orange River; and

WHEREAS, the applicant provided staff with details regarding the site, including FLUCCS map, wetland map, soils map, and information on flow ways; and

WHEREAS, the new plan and other submitted material was reviewed by the Division of Environmental Sciences, Development Services, and the Department of Natural Resources; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated APRIL 21, 2008 and stamped Received APRIL 22, 2008. Master Concept Plan for ADD2008-00028 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **Prior to local development order approval, the engineering plans must be in substantial compliance with Winding River Typical Lake Sections Exhibit "B" stamped received April 22, 2008 depicting a minimum 2 foot setback within the area labeled Lake B to the upland conservation limits and a maximum 12 foot lake depth to minimize excavation impacts.**

3. **Observation decks associated with single family residences are limited to those lots on the south side of Winding River Drive abutting the Orange River.**

4. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

ADD2018-00062 Lee County ePlan

DULY SIGNED this 1st day of May, A.D., 2008.

BY: _____
Pam Houck, Director
Division of Zoning
Department of Community Development

ADD2018-00062 Lee County ePlan

JOHNSON ENGINEERING

EXHIBIT A

RECEIVED SINCE
MAR 07 2008
PERMIT COUNTER

April 13, 2007

VERANDAH UNIT TWENTY THREE

PARCEL LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST AND
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 36, Township 43 South, Range 25 East and Section 31, Township 43 South, Range 26 East, Lee County, Florida, being described as follows:

Beginning at the northwest corner of Tract LS-9, Verandah Unit One, Plat Book 74, pages 31 through 50, in the Public Records of Lee County, Florida, thence run along the boundary line of said Verandah Unit One the following courses: S 20° 34' 16" E for 70.11 feet to a point of curvature; southeasterly along an arc of said curve to the left, having a radius of 198.00 feet (delta 11° 43' 24") (chord bearing S 26° 25' 58" E) (chord 40.44 feet) for 40.51 feet to a point of reverse curvature; southeasterly along an arc of said curve to the right, having a radius of 600.00 feet (delta 15° 45' 37") (chord bearing S 24° 24' 52" E) (chord 164.52 feet) for 165.04 feet to a point of tangency; S 16° 32' 03" E for 171.00 feet; S 90° 00' 00" W for 53.91 feet; S 00° 00' 00" W for 121.32 feet; thence run S 45° 00' 00" W for 14.89 feet to an intersection with a non-tangent curve; southerly along an arc of said curve to the right, having a radius of 64.66 feet (delta 76° 16' 15") (chord bearing S 14° 42' 47" E) (chord 79.86 feet) for 86.07 feet to an intersection with a non-tangent line; S 66° 31' 16" E for 7.82 feet; S 00° 00' 00" W for 194.46 feet to an intersection with a non-tangent curve; westerly along an arc of said curve to the right, having a radius of 490.00 feet (delta 32° 35' 04") (chord bearing N 80° 58' 35" W) (chord 274.93 feet) for 278.67 feet to a point of reverse curvature; westerly along an arc of said curve to the left, having a radius of 280.00 feet (delta 33° 51' 51") (chord bearing N 81° 36' 58" W) (chord 163.09 feet) for 165.49 feet to a point of reverse curvature; westerly along an arc of said curve to the right, having a radius of 540.00 feet (delta 34° 24' 31") (chord bearing N 81° 20' 38" W) (chord 319.44 feet) for 324.29 feet to a point of reverse curvature; westerly along an arc of said curve to the left, having a radius of 375.00 feet (delta 30° 34' 31") (chord bearing N 79° 25' 39" W) (chord 197.75 feet) for 200.12 feet to a point of reverse curvature; westerly along an arc of said curve to the right, having a radius of 540.00 feet (delta 30° 02' 37") (chord bearing N 79° 41' 36" W) (chord 279.92 feet) for 283.16 feet to a point of tangency; N 64° 40' 17" W for 283.01 feet; N 00° 46' 17" W for 1.53 feet; thence run S 89° 13' 43" W for 50.00 feet to an intersection with the west line of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of said Section 36; thence departing said plat boundary line, run N 00° 46' 17" W along said west line for 893.27 feet to the southwest corner of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of said section; thence run N 49° 24' 46" E for 29.36 feet to an intersection with the south right-of-way line of Verandah Boulevard as shown on the plat of said Verandah Unit One; thence run the following courses along said right-of-way line: N 15° 45' 34" E for 20.00 feet to an intersection with a non-tangent curve; easterly along an arc of said curve to the right, having a radius of 1,160.00 feet (delta 11° 34' 53") (chord bearing S 68° 27' 00" E) (chord 234.07 feet) for 234.47 feet to a point of tangency; S 62° 39' 34" E for 662.11 feet to a point of curvature; easterly along an arc of said curve to the left, having a radius of 740.00 feet (delta 46° 18' 39") (chord bearing S 85° 48' 53" E) (chord 581.97 feet) for 598.12 feet to the Point of Beginning.

Containing 28.58 acres, more or less.

Bearings hereinabove mentioned are based on the west line of Tract LS-9, Verandah Unit One, Plat Book 74, pages 31 through 50, in the Public Records of Lee County, Florida, as bearing S 20° 34' 16" E.

Applicant's Legal Checked
by [signature] 3-11-08

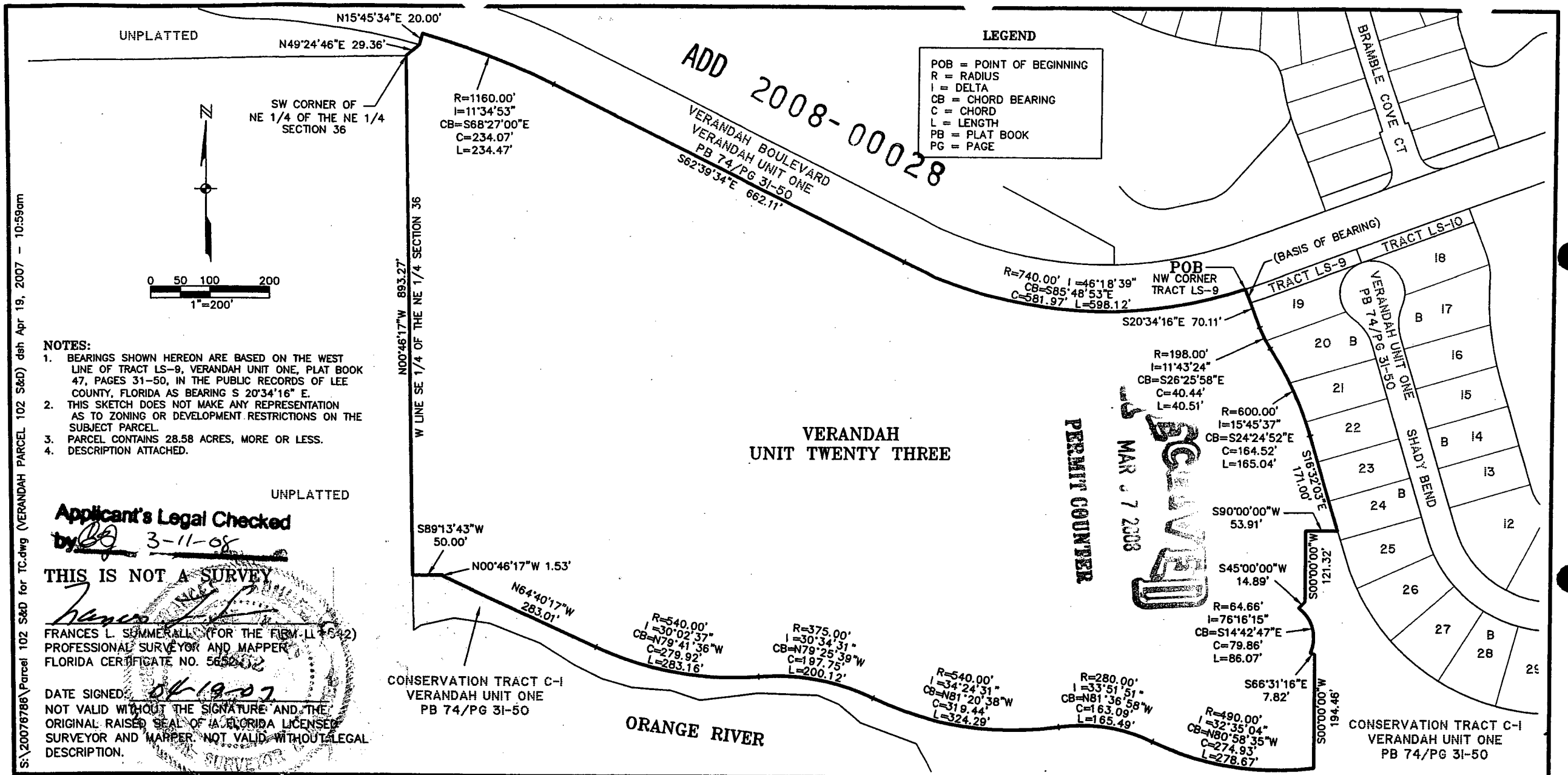
20076786 VERANDAH UNIT TWENTY THREE
DD 2008-00028

FRANCO L. SUMMARA CERTIFICATE No. 0662 STATE OF FLORIDA REGISTERED

Franco L Summara
04-19-07

2158 Johnson Street ▪ Post Office Box 1550 ▪ Fort Myers, Florida 33902-1550
(239) 334-0046 ▪ Fax (239) 334-3661

ADD2018-00062 Lee County ePlan



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT LS-9, VERANDAH UNIT ONE, PLAT BOOK 47, PAGES 31-50, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEARING S 20°34'16" E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. PARCEL CONTAINS 28.58 ACRES, MORE OR LESS.
4. DESCRIPTION ATTACHED.

Applicant's Legal Checked by BG 3-11-08

THIS IS NOT A SURVEY

FRANCES L. SUMMERALL (FOR THE FIRM LL #642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5652

DATE SIGNED: 04-19-07

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NOT VALID WITHOUT LEGAL DESCRIPTION.

Bonita Bay Group®

Verandah™

JOHNSON ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

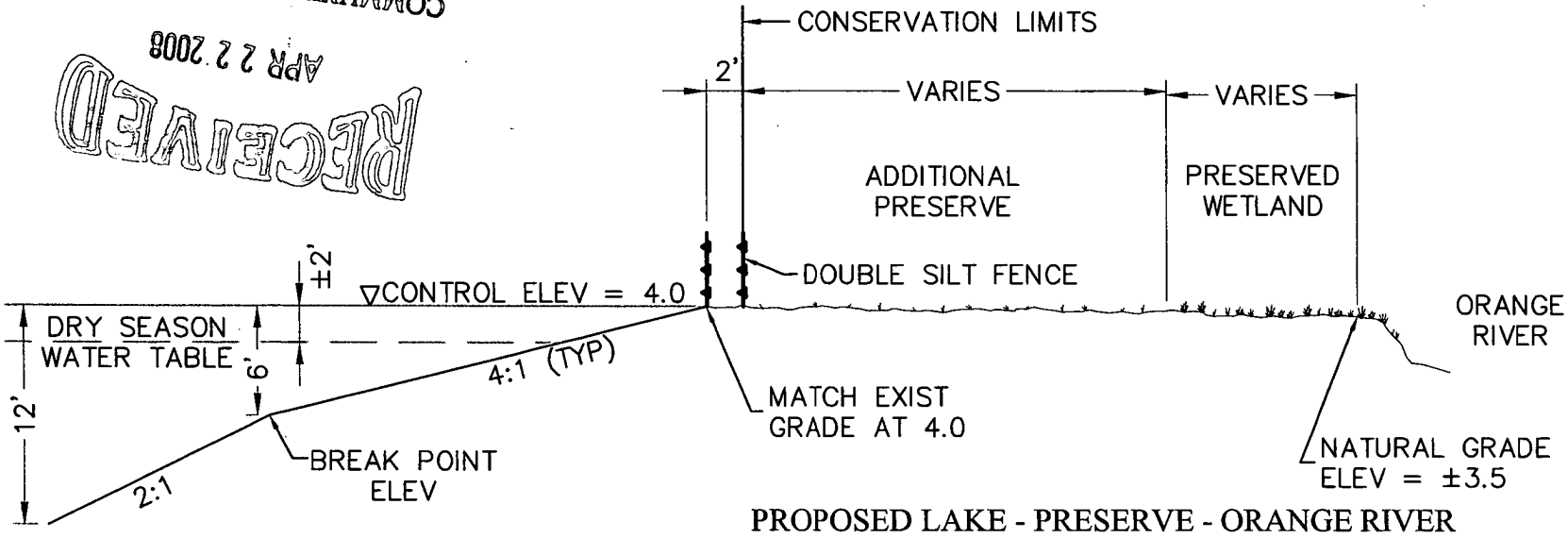
SKETCH TO ACCOMPANY DESCRIPTION
VERANDAH UNIT TWENTY THREE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
APRIL 2007	20076786	36-43-25	1"=200'	1 OF 2

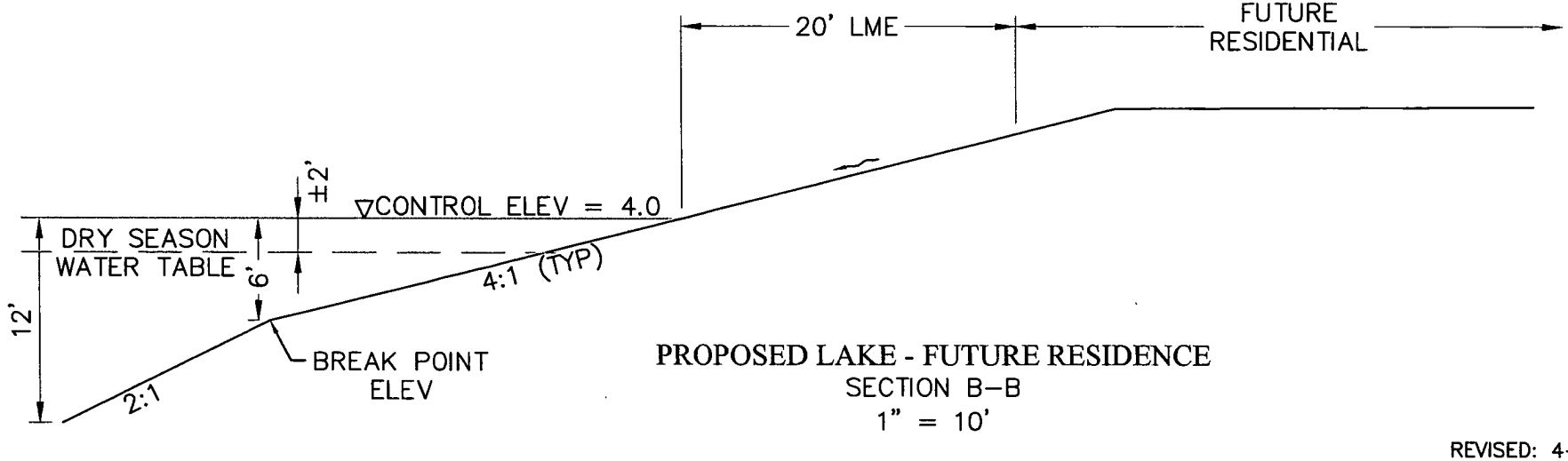
ADD 2008-00028

EXHIBIT B

COMMUNITY DEVELOPMENT
RECEIVED
APR 22 2008



PROPOSED LAKE - PRESERVE - ORANGE RIVER
SECTION A–A
1" = 10'



PROPOSED LAKE - FUTURE RESIDENCE
SECTION B–B
1" = 10'

REVISED: 4–21–08

N:\Baucom\EXHIBITS\PAR 102 EXHIBITS\PARCEL 102 OPTION-G-3-soils.DWG (Sheet1) idv Apr 21, 2008 - 2:39pm

Verandah™

JOHNSON ENGINEERING

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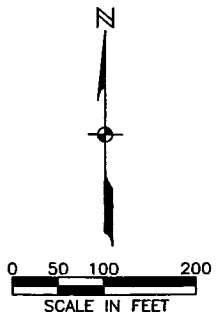
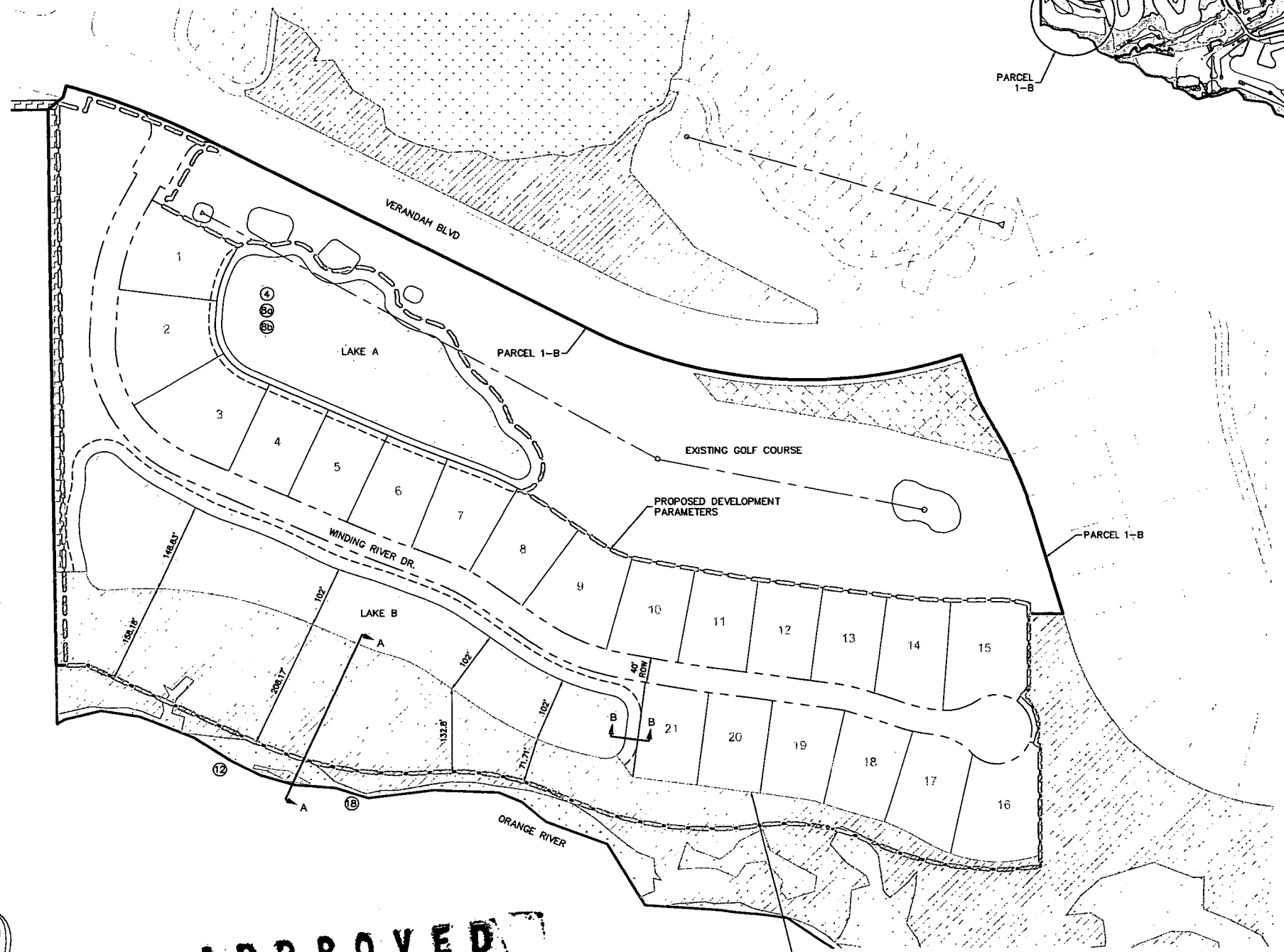
E.B. #642 & L.B. #642

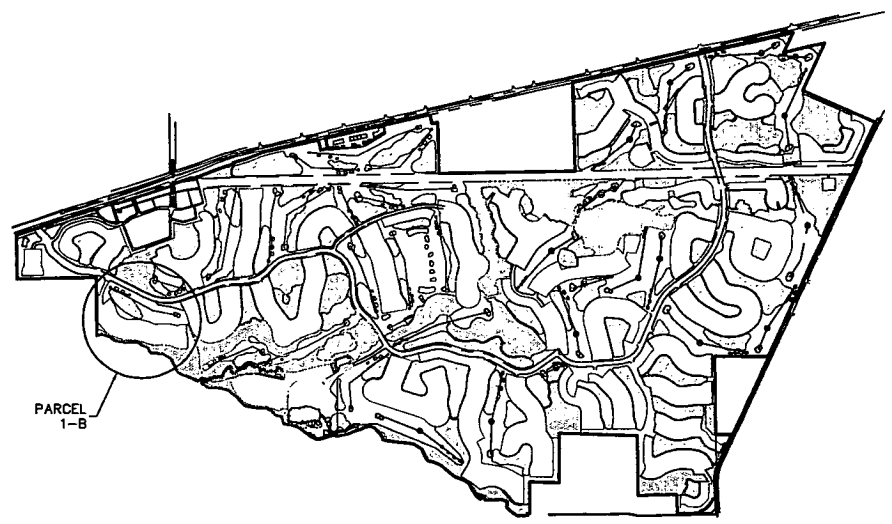
WINDING RIVER
TYPICAL LAKE SECTIONS

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
April, 2008	20076786		As Shown	1

ADD2018-00062 Lee County ePlan







LOCATION MAP

NOTE:
LOTS ON THE SOUTH SIDE OF WINDING RIVER DRIVE AND ABUTTING THE ORANGE RIVER ARE THE ONLY LOTS THAT WILL BE ALLOWED OBSERVATION DECKS.

LEGEND

- WETLAND CONSERVATION
- UPLAND CONSERVATION
- NATURAL AREA
- LAKE
- BUFFER
- (8b) DEVIATION

RECEIVED
APR 22 2008
COMMUNITY DEVELOPMENT
ADD 2008-00028

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2008-00028
Date 5/1/2008

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E.B. #642 & L.B. #642

Verandah™
PARCEL 1-B

Bonita Bay Group®

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED SECTIONS	04-21-08

DATE:	02/2008
PROJECT NO.	20078788
FILE NO.	
SCALE:	AS SHOWN

WINDING RIVER MASTER CONCEPT PLAN PARCEL 1-B OPTION 3

SHEET NUMBER
1

N:\Bourgom\EXHIBITS\PAR 102 EXHIBITS\WINDING RIVER MCP PARCEL 1-B-OPTION3-G.dwg (Right Hand Border).idy Apr 21, 2008 - 3:02pm

ADD2018-00062 Lee County ePlan
ADD 2008-00028

ADD2018-00062 Lee County ePlan

EXHIBIT D

DEVIATIONS

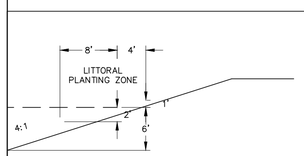
1. REQUEST FOR RELIEF FROM Z-05-081 CONDITION #9-"PERIMETER BUFFER KEY TABLE" REQUIREMENT OF A 6' HIGH VINYL COATED CHAIN LINKED FENCE DESCRIBED WITHIN "BUFFER #1", APPROXIMATELY± 744 LINEAR FEET ALONG THE WESTERN BOUNDARY OF PARCEL 1-B(WINDING RIVER) AND A ±1324 LINEAR FOOT PORTION ALONG THE SOUTHERN PERIMETER
2. ADD2008-00028 DECREASE THE NUMBER OF SINGLE FAMILY HOMES PERMITTED WITH THE PROPOSED WINDING RIVER DEVELOPMENT FROM 28 TO 21. AS PART OF THE ADMINISTRATIVE AMENDMENT THE APPLICANT IS REQUESTING TO INCREASE NUMBER OF SINGLE FAMILY HOMES FOR WINDING RIVER FORM 21 TO 26
3. REQUEST TO REVISE THE PROPERTY DEVELOPMENT REGULATIONS TABLE APPROVED UNDER Z-05-081 TO ALLOW (SINGLE-FAMILY, ZERO LOT LINE, TWO-FAMILY ATTACHED, TOWNHOUSE AND DUPLEX) LOTS ABUTTING LAKES A 5' PRINCIPLE STRUCTURE REAR YARD SET BACKS AND A 0' ACCESSORY STRUCTURE REAR YARD SETBACK
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 DEVELOPMENT
5. DEVIATION FROM LEE COUNTY LDC SECTION 10-329(d)(4) WHICH REQUIRES THE BANKS OF EXCAVATION TO BE SLOPED AT A RATIO NOT GREATER THEN SIX FOOT HORIZONTAL TO ONE FOOT VERTICAL FROM THE TOP OF THE 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 AND ADDITIONAL LITTORAL PLANTINGS.

N

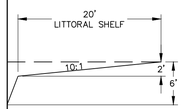
0 50 100 200

(INTENDED DISPLAY SCALE: 1"=100')

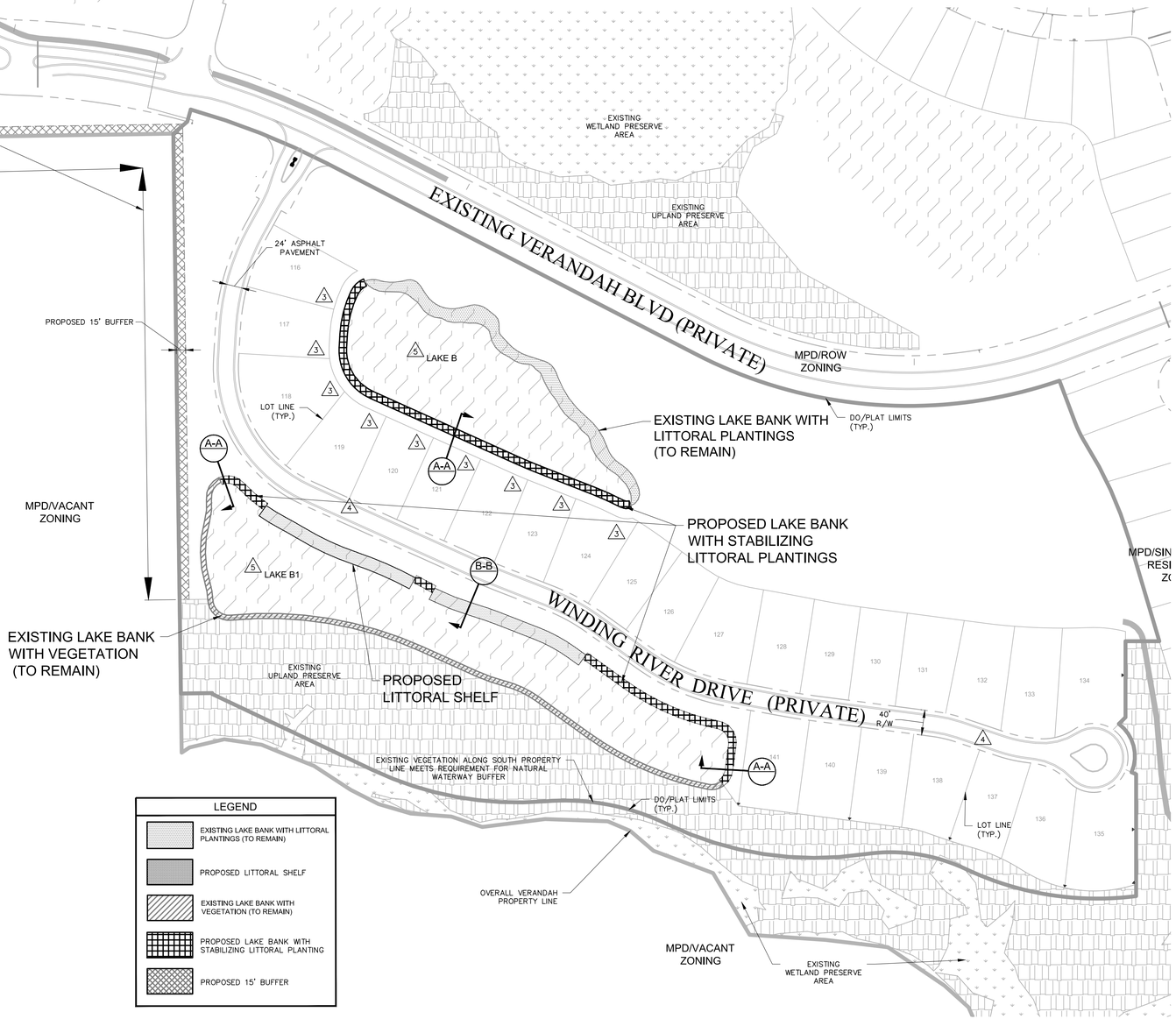
PE "1" BUFFER
TH NO FENCE
QUIRED



TION A-A
VITH STABILIZING
AL PLANTING
ALE: 1" = 10'



ION B-B
AL SHELF
: 1" = 10'



LEGEND

- EXISTING LAKE BANK WITH LITTORAL PLANTINGS (TO REMAIN)
- PROPOSED LITTORAL SHELF
- EXISTING LAKE BANK WITH VEGETATION (TO REMAIN)
- PROPOSED LAKE BANK WITH STABILIZING LITTORAL PLANTING
- PROPOSED 15' BUFFER

(M) drf Jul 18, 2018 - 9:01am

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Verandah™

WINDING RIVER
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE

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

DEVIATION EXHIBIT

SHEET NUMBER

2

EXHIBIT E

Department of Community Development
Zoning Division
Environmental Review

MEMORANDUM

Date: **August 29, 2018**

To: **Peter Blackwell, Planner**

From: **Beth Workman, Environmental Planner**
239.533.8793
EWorkman@leegov.com

Subject: **ADD2018-00062**
Veranda
STRAP #36-43-25-04-00GC1.0010

The applicant has applied for an administrative deviation to revise condition 9 and the Buffer Key Table of Exhibit C page 2 of 5 previously approved by zoning resolution Z-05-081. The condition required a six foot high vinyl coated chain link fence with in a 15 foot wide buffer with five trees and 18 shrubs per 100 linear feet. The applicant is requesting to remove the six foot high chain link fence in two areas that are adjacent to Agricultural zoned property. The applicant will provide the 15 foot buffer width and buffer plant material per the Buffer Key Table.

The chain link fence does not provide any screening of the subject property from the adjacent agricultural property. The buffer proposed will provide sufficient screening for the adjacent parcel if the owner seeks to rezone this property. Staff approved deviation #1.

The applicant has requested deviation #5 to allow all lakes remaining to be constructed within the overall Verandah development using 4:1 slope. The applicant has proposed to enhance the littoral shelf by providing three times the amount of littorals required by code in Lake B and 1.5 times the amount of littorals required by code in Lake B1.

Staff approved deviation #5 with the following condition:

> *Prior to development order approval of Lake B1 and Lake B, the development order landscape plans must show that Lake B1 will provide a total of 4,880 littoral plants and Lake B will provide 4,046 littoral plants.*

EXHIBIT F

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.

ADD2018-00062 Lee County ePlan

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:

ADD2018-00062 Lee County ePlan

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.

ADD2018-00062 Lee County ePlan

November 2018

REQUEST SUMMARY
ADD2018-00062 -MODIFICATIONS

1) The request below was part of the application for ADD2018-00062, however the language within the approved resolution dated September 14, 2018 is stated incorrectly. The request was for future homes abutting lakes within the remainder of the development, as highlighted below. Condition Number 3 of ADD2018-00062 specifically lists "Parcel 1-B" in conjunction with the amended property development regulations, this needs to apply to "all future homes abutting lakes", not just Parcel 1-B. The Property Development Regulation Table depicted under Condition 3 of ADD2018-00062 shows a Note "(1)"for the 5' lake setback. This "(1)" needs to be removed, measurement from control elevation will not apply to the remaining lakes abutting a lake.

Correct Language:
Request to revise the Property Development Regulation Table (Condition 2.C) 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.

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.

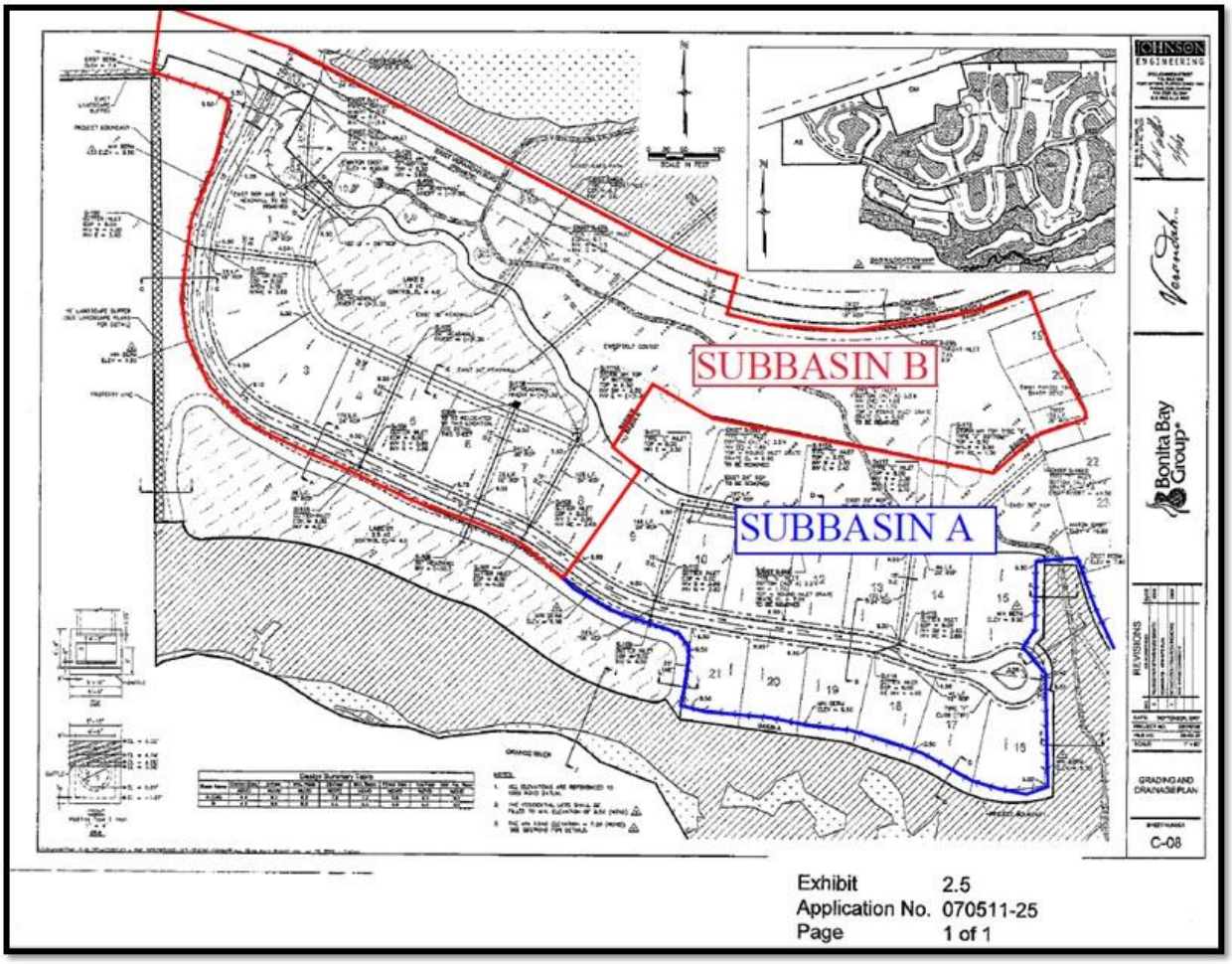
2) Applicant is requesting to modify Deviation 5 approved under ADD2018-00062 by removing "Lake B1" from this approved Deviation. This lake is strictly used for conveyance, not for surface water quality or quantity. The littoral enhancements are not required since the 4:1 lake bank slope was previously approved by ADD2008-00028.

South Florida Water Management District Permit 36-04314-P/Application 070511-25 is silent regarding Lake B1. The plans show no littoral shelves and all lake banks are 4:1. Lake B1 is shown with a Control Elevation of 4.0, but nothing is controlling the lake.

Stormwater runoff associated with the 6.34 acre controlled basin Area of subbasin A is discharging into Lake A7 and stormwater runoff associated with the 7.32 acre controlled basin area of subbasin B is discharging into Lake B. Both lakes are part of the Verandah master surface water management system, which provides the water quality and attenuation requirements

ADD2018-00062 Lee County ePlan

during the 25 year 3 day storm event. The project is in substantial compliance with the original permit.

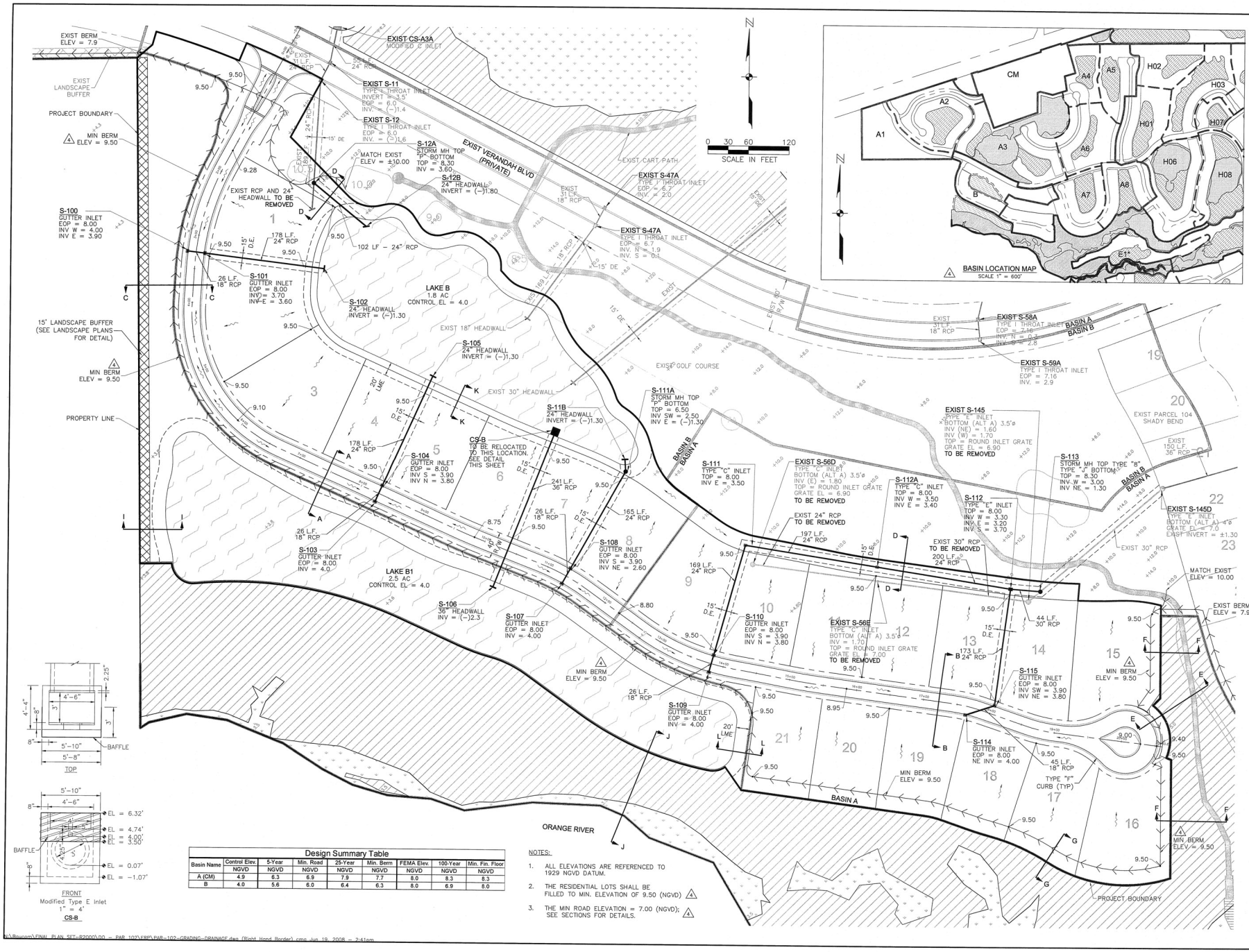


App 030124-5 removed lake B1, and the residential lots and roadway north of the Lake within Basin B by relocating the perimeter berm. "… Lake B1 was located outside the surface water management system and provided additional conveyance for the Orange River to insure no change in the staging of the river between the pre-development and post-development conditions. The plans now identify this area as future development with only exotic removal and limited clearing of the understory.

Revised modeling of the Orange River system shows that the removal of the proposed residential improvements off-set the removal of Lake B1 from the conveyance of the Orange River. Therefore, with the limited vegetation removal in this area, sufficient conveyance is provided in the Orange River so that the change in the staging between the pre-development and post-development condition is less than 0.1 ft increase. This is consistent with the originally approved design.

ADD2018-00062 Lee County ePlan

ADD2018-00062 Lee County ePlan



Design Summary Table

Basin Name	Control Elev. NGVD	5-Year NGVD	Min. Road NGVD	25-Year NGVD	Min. Berm NGVD	FEMA Elev. NGVD	100-Year NGVD	Min. Fin. Floor NGVD
A (CM)	4.9	6.3	6.9	7.9	7.7	8.0	8.3	8.3
B	4.0	5.6	6.0	6.4	6.3	8.0	6.9	8.0

NOTES:

1. ALL ELEVATIONS ARE REFERENCED TO 1929 NGVD DATUM.
2. THE RESIDENTIAL LOTS SHALL BE FILLED TO MIN. ELEVATION OF 9.50 (NGVD) ⚠
3. THE MIN ROAD ELEVATION = 7.00 (NGVD); ⚠ SEE SECTIONS FOR DETAILS.

N:\Bowcom\FINAL PLAN SET-R2000\DO - PAR 102\ERP\PAR-102-GRADING-DRAINAGE.dwg (Right Hand Border) cmg Jun 19, 2008 - 2:41pm

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Bonita Bay Group®

REVISIONS

NO.	DESCRIPTION	DATE
3	REVISED PER 1ST LEE COUNTY COMMENTS - NEW SITE PLAN	05/08
4	REVISED PER ITEMA REQUIREMENTS AND SFWMD COMMENTS	09/08

DATE: SEPTEMBER, 2007
PROJECT NO. 20076786
FILE NO. 36-43-25
SCALE: 1" = 60'

GRADING AND DRAINAGE PLAN

SHEET NUMBER
C-08