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

WHEREAS, an application was filed by the property owner, WCI Communities, LLC, to amend the Residential Planned Development (RPD) to add 422 units (1,600 dwelling units total) and modify the Master Concept Plan (MCP), Schedule of Uses, Property Development Regulations, and Deviations in reference to Portico RPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on February 21, 2019. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her office on or before March 1, 2019; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2018-00018 and recommended APPROVAL with conditions of the Request; and

WHEREAS, a second public hearing was advertised and held on August 7, 2019 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners 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 Portico RPD to add 422 units (1,600 dwelling units total) and modify the MCP, Schedule of Uses, Property Development Regulations, and Deviations. The request is premised on the adoption of a companion comprehensive plan amendment to the Future Land Use Map and Lee Plan Table 1(b).[1]

The majority of the property is located in the Outlying Suburban Future Land Use Category, pursuant to the adoption of CPA2018-00004. The remainder of the property is located in the Suburban, Sub-Outlying Suburban, and Wetlands Future 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. Development of this project must be consistent with the nine-page MCP entitled "Master Concept Plan for Portico RPD Lee County, Florida," prepared by Morris Depew and Associates, date stamped received March 1, 2019, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the

[1] CPA2018-00004, adopted August 7, 2019

LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

This RPD allows a maximum of 1,600 dwelling units (1,438 single-family and two-family attached and 162 townhouses) on a total of 589± acres. The proposed maximum building heights are 35 feet for single-family, 45 feet for two-family attached and townhouses, and 50 feet for the clubhouse/amenity site.

2. Schedule of Uses and Property Development Regulations

a. Schedule of Uses

Residential Tracts
Accessory uses and structures
Communication facility, wireless
Dwelling unit
- Single-family
- Two-family attached
- Townhouse

Entrance gates and gatehouse
Essential services
Essential service facilities, Group I
Excavation: Water retention
Fences, walls
Home occupation
Models
- Display center
- Display group
- Model home
- Model unit

Parking lot, accessory
Real estate sales office
Recreation facilities, personal
Residential accessory uses
Signs
Temporary uses, limited to temporary sales and temporary construction

Residential Amenity Site
Accessory uses and structures
Administrative offices
Communication facility, wireless
Club, private (see Condition 14)
Consumption on premises (see Condition 14)
Essential services
Essential service facilities, Group I
Excavation, water retention
Fences, walls
Food and beverage service, limited
Parking lot, accessory
Personal services, group I (see Condition 14)

Real estate sales
Recreational facilities, private on-site
Storage, indoor
Temporary uses, limited to temporary sales and temporary construction

b. Property Development Regulations

Phase I Land Uses[1]						
	Single Family	Two-Family Attached	Townhouse[3]	Townhouse Internal Tract[3]	Townhouse Abutting Lakes[3]	Clubhouse (Amenity Site)
Minimum Lot Area (sq. ft.)	5,500	3,300	2,220	2,000	1,800	6,500
Minimum Lot Width (ft.)	50	30	20	20	20	50
Minimum Lot Depth (ft.)	110	110	110	100	90	110
Minimum Setbacks (Principal/Accessory)(ft.)[2]						
Street	20	20	20	20	20	20
Side	5/5	0 or 5/5	0 or 5/5	0 or 5/5	0 or 5/5	10/10
Rear	10/5	10/5	10/5	10/5	--	20
Waterbody	20/20	20/20	20/20	20/20	20/20	20/5
Minimum Building Separation	10	10	20	20	20	20
Maximum Building Height	35	45	45	45	45	50
Maximum Lot Coverage (%)	60	61	60	60	60	60

NOTES
(1) The above Property Development Regulations are subject to deviations maintained or approved as part of DCI2018-00018.
(2) A minimum principal building setback of 25 feet is required for any lot abutting an indigenous preserve as depicted on the Master Concept Plan.
(3) Townhouse buildings must be set back a minimum of 1,000 linear feet from Buckingham Road.

Phase II and III Land Uses[1]				
	Single Family	Single Family Abutting Lakes	Two-Family Attached	Two-Family Attached Abutting Lakes
Minimum Lot Area (sq. ft.)	5,500	4,500	3,300	2,700
Minimum Lot Width (ft.)	50	50	30	30
Minimum Lot Depth (ft.)	110	90	110	90
Minimum Setbacks (Principal/Accessory)(ft.)				
Street	20	20	20	20
Side	5/5	5/5	0 or 5/5	0 or 5/5
Rear	10/5	0/0	10/5	0/0
Waterbody	--	20/20	--	20/20
Minimum Building Separation	10	10	10	10
Maximum Building Height	35	35	45	45
Maximum Lot Coverage (%)	60	65	60	65

NOTES
(1) The above Property Development Regulations are subject to any deviations previously approved by Z-04-080 or approved as part of DCI2018-00018.

3. Agricultural Uses

a. Prior to local development order approval, the applicant, its successors or assigns must terminate the agricultural tax exemption for the entirety of the subject property. The applicant, its successors or assigns must provide written proof, subject to approval by the Lee County Attorney's Office, of the following:

i. Termination of all agricultural use on the property. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:

(1) The date the agricultural uses ceased;

(2) The legal description of the subject property;

(3) An affirmative statement that the applicant, its successors or assigns acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the County that they will not allow any such uses on the property unless and until the property is rezoned to permit such uses; and

(4) That the affidavit constitutes a covenant between the applicant, its successors or assigns, and the County that is binding on the applicant, its successors or assigns. The covenant must be properly recorded in the public records of the County at the expense of the applicant, its successors or assigns.

ii. Termination of the agricultural tax exemption for the entirety of the subject property. Proof as to the termination must include a copy of the request to terminate the tax exemption provided to the property appraiser.

4. Model Homes/Temporary Real Estate Sales/Temporary Sales Trailer

a. The number of model homes or model units will be limited to no more than 30 within the development at one time.

b. Models cannot be of the same floor plan and each must be a distinctly different design.

c. Model Display Centers or Model Display Groups must be shown on the development order plans. Parking areas for these uses will be buffered with a single hedgerow and tree canopy for parking areas in accordance with the LDC.

d. Real estate sales are limited to temporary real estate trailers, model units, model homes, and Model Display Centers.

e. Real estate sales will be limited to the sale of units or lots within the development only.

f. Hours of operation for both models and real estate sales may take place only between the hours of 8:00 a.m. and 8:00 p.m. daily.

g. Model homes and temporary real estate sales will be valid for a period of up to six years from the date of issuance of a Certificate of Occupancy of the model home.

5. Environmental Conditions

a. Prior to local development order approval for Phase II, Phase III, or any part thereof, the development order plans must depict a minimum of 140.2 acres of open space as depicted on the MCP. The required open space must consist of: 102.93 acres of general open space, 8.56 acres of indigenous uplands, 23.93 acres of indigenous wetlands, and 4.75 acres of previously restored wetlands (Wetland N).

b. The landscape plans included in the local development order approval for Phase II, Phase III, or any part thereof, must depict the existing restoration plantings of Wetland N, as identified on the MCP, as follows:

i. 5,279 *Spartina bakerii* and *Tripsacum floridana* must be depicted within the upland buffer; and

ii. 75 *Acer rubrum* and *Pinus elliottii var. densa* must be depicted within the upland island; and

iii. 80 *Morella cerifera* and *Rapanea punctata* must be depicted within the upland island; and

iv. 2,226 groundcover to include *Spartina bakerii*, *Canna flaccida*, and *Iris virginica*; and

v. 9,690 groundcover to include *Pontederia cordata*, *Sagittaria latifolia*, *Schoenoplectus tabernaemontani*, *Eleocharis cellulosa*, and *Thalia geniculata*; and

vi. The existing required trees must be a minimum of six feet in height; shrubs a minimum six inches in height; and groundcover in one inch liners or bare root; and

vii. After the first Certificate of Compliance for Wetland N has been issued, the existing monitoring plans demonstrating compliance with the above planting requirements must be submitted to Development Services. Replanting must be done to achieve the requisite 80% standard if the monitoring plans reflect a survivability rate below 80%.

c. All required buffers must utilize 100 percent native vegetation.

d. Prior to local development order approval for the earlier of Phase II or III, the developer must submit a protected species survey for burrowing owls and burrows within the upland portions of the project for the phase subject to the development order to Environmental Staff for review, field verification, and approval. If burrowing owls or burrows are located, the developer must also submit a burrowing owl management plan with an appropriate preservation area within the project.

e. The existing enhanced 25-foot-wide "D" buffer along Buckingham Road including 10 trees per 100 linear feet (which must include live oaks, no palms) and a berm a minimum of three feet in height must be maintained. Amendment to the MCP is required if developer desires to reconfigure this buffer and berm.

f. The existing 25-foot-wide landscaped buffer/berm combination along the southern boundary of the subject property where it abuts the school site must be maintained. Atop the berm will be intermittent landscaping and/or wall with a minimum height of six feet. All berming and walls must meet LDC requirements. Amendment to the MCP is required for reconfiguration of this buffer/berm combination.

6. Natural Resources Conditions

a. Prior to local development order approval for Phase II or III, whichever occurs first, the developer must provide:

i. A map depicting locations of all free-flowing wells on the property. Any well that is not part of an irrigation system or designated groundwater monitoring network must be permanently plugged and abandoned in accordance with Lee County Code of Ordinances §32-99.

ii. A water quality monitoring plan for review and approval by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan must establish:

(1) The overall Goals and Objectives of the Water Quality Monitoring Plan;

(2) An outfall monitoring schedule during "wet" season of June through October, for Field Temperature, Total Kjedahl Nitrogen, Total Nitrogen, Chlorophyll A, Nitrite, Nitrate, Phosphorus, Turbidity and Stage.

(3) Water quality monitoring data must be provided to the Division of Natural Resources annually for 5 years and shall include a report with a comparison of State water quality standards, plots of parameters, and recommendations. Results shall also be reported as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources.

(4) A contingency plan in the event an exceedance of State Water Quality Standards is discovered. This plan must include notification to impacted residents and applicable authorities.

7. Lake Maintenance Easement Access Requirements

Lake maintenance easements within Phase I located along lakes completely surrounded by private lots must be made accessible by maintenance vehicles through a 20-foot-wide lake access easement.

8. Site Access

Additional site access points, including a separate construction access point, requires amendment to the RPD zoning.

9. Signage

Developer must receive County approval of a proposed sign package prior to issuance of a development order if deviations from LDC Ch. 30 project sign regulations are sought.

10. Vehicular/Pedestrian Impacts

Zoning approval 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.

11. Lee Plan Consistency

Zoning approval does not guarantee local development order approval. Future development orders must comply with the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well as all other Lee Plan provisions.

12. Concurrency

Zoning approval does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Ch. 2 or the Lee Plan. The developer is required to demonstrate compliance with concurrency requirements prior to issuance of a development order.

13. Development Permits

Issuance of a county development permit does not establish a right to obtain permits from state or federal agencies. Further, it does not establish liability on the part of the County if the developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies or (b) undertakes actions that result in a violation of state or federal law.

14. Consumption on Premises, Food & Beverage Services, Personal Services, Group I

a. Consumption on Premises, Food and Beverage Service, Limited, and Personal Services Group I is limited to the amenity site depicted on the MCP.

b. Private Club (Clubhouse) uses are limited to a maximum of 9,000 square feet of floor area for the entire development and are available only to residents and their guests. Outdoor Consumption on Premises is limited to the Patio area depicted on Sheet X-108 of the MCP.

c. Consumption on Premises is limited to sales within a Private Club setting only.

d. Hours of operation for these uses are limited to 7:00 a.m. to midnight daily.

15. Dedication of Buckingham Road Right-of-Way

During the March 21, 2005, Board Zoning Hearing, the applicant voluntarily offered to dedicate a 25-foot-wide strip along Buckingham Road for County right-of-way purposes, at no cost to Lee County. Dedication of this 25-foot strip may be accomplished by recording an instrument (i.e. deed or plat) that grants or dedicates to the County an exclusive easement for right-of-way purposes. If the easement is dedicated via a plat, the dedication must be clear and unambiguous. Use of the label "future right-of-way" will not be acceptable. The dedicated area may not be used for required development buffering or any other non-County right-of-way improvements. This dedication must be complete prior to issuance of the first building permit allowing permanent vertical construction within the project.

16. Development Tracking

The developer must submit a report with every local development order application itemizing:

a. The residential density and non-residential (square footage) intensity of uses proposed by the local development order application;

b. The cumulative total density and intensity permitted by prior local development order approvals in the RPD; and

c. The remaining density and intensity available for future development within the RPD.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-329(d)(1)a.2 requirement prohibiting excavation for water retention or detention within 50 feet of any existing or proposed right-of-way line or easement for a collector or arterial street, to allow excavation within 50 feet of an existing or proposed right-of-way line or easement.

This deviation is APPROVED, SUBJECT TO the following conditions:

a. Approval is limited to water retention and detention areas in substantial compliance with the MCP.

b. Appropriate protection for wayward vehicles must be provided at the time of local development order.

2. Deviation (2) seeks relief from the LDC §10-329(d)(1)a.3 requirement for water retention or detention excavation to set back 50 feet from any private property line under separate ownership, to permit a 25-foot setback for external property lines.

This deviation is APPROVED, SUBJECT TO the following conditions:

a. Approval is limited to water retention and detention areas in substantial compliance with the MCP.

b. A minimum 4-foot high fence or other approved barrier must be provided along the private property line under separate ownership adjacent to the lake.

3. Deviation (3) seeks relief from the LDC §10-329(d)(4) requirement that lake banks be sloped at a maximum 4:1, to allow bulkheads at the shoreline.

   This deviation is APPROVED, SUBJECT TO the following conditions:

   a. Prior to local development order approval, any bulkheads to be installed within Lakes A, B, or D as depicted on the MCP must be delineated on the landscape and engineering plans. The bulkheads may not encompass more than 30 percent of the linear shoreline of the lake measured at control elevation. A compensatory littoral zone equal to the linear footage of the bulkhead must be provided within the same lake meeting the following criteria:

      i. A 5-foot-wide littoral shelf planted with herbaceous wetland plants to provide 50 percent coverage at time of planting; or

      ii. An 8:1 slope littoral shelf with herbaceous wetland plants to provide 50 percent coverage at time of planting; or

      iii. An equivalent littoral shelf design as approved by Department of Community Development Staff.

      iv. The compensatory littoral zone must be planted with native wetland plants calculated as two per linear foot of shoreline for lakes utilizing bulkheads up to 20 percent of the shoreline, and three plants per linear foot of shoreline for lakes utilizing bulkheads along 21 percent to 31 percent of the shoreline.

4. Deviation (4) is withdrawn.[2]

5. Deviation (5) seeks relief from the LDC §34-934, Note 23, requirement which restricts the operation of real estate sales centers for a period not to exceed five years, to allow the operation of a sales office within Portico RPD for a period of six years.

   This deviation is APPROVED, SUBJECT TO the condition that the real estate sales office remains in compliance with Condition 4 above.

6. Deviation (6) seeks relief from the LDC §34-2194(b) requirement to provide a 25-foot setback for buildings from a water body, to allow a zero-foot setback at bulkhead areas.

   This deviation is APPROVED, SUBJECT TO Deviation (3) above.

7. Deviation (7) seeks relief from the LDC §34-935(b)(2) requirement that parking or internal roads or drives not be closer to the development perimeter than the greater of either the width of any buffer area or landscape strip required by Chapter 10, to allow an emergency access road within this area.

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[2] Deviation (4) sought relief from the LDC §10-384(b) requirement to provide a 20-foot-wide fire department access lane in the rear of buildings that fall into classes set forth in LDC §10-384(a)(3), to allow decks ancillary to the amenity site to be located zero feet from a water body. This deviation was approved, subject to the following conditions: a) approval is limited to amenity areas, water retention and detention areas as shown on the approved MCP; and, b) the applicant, its successors or assigns must provide written documentation from the Fort Myers Shores Fire Department indicating that this design is acceptable and allows adequate access for emergency vehicles. Pursuant to Lee County Ordinance 13-10, adopted March 25, 2013, LDC §§ 10-384(a)(3) and 10-384(b) are obsolete.
The deviation inclusion in the Hearing Examiner's Recommendation was a scrivener's error which was confirmed by the Modification to Hearing Examiner Recommendation (July 31,2019).

This deviation is APPROVED, SUBJECT TO the condition that the approval is limited to the emergency access point shown as Deviation (7) on the approved MCP.

8. Deviation (8) seeks relief from the LDC §10-418 requirement that storm water ponds be designed to mimic the function of natural systems, to allow for the use of bulkheads.

   This deviation is APPROVED, SUBJECT TO Deviation (3) above.

9. Deviation (9) seeks relief from the LDC §10-714 design standards for cul-de-sacs, to allow the use of "eyebrow" road elements on the Village Roads within the community.

   This deviation is APPROVED, SUBJECT TO the following conditions:

   a. Approval is limited to the detail plan and locations as shown on the MCP.

   b. Traffic calming devices indicated in the approved MCP must be included in the homeowner documents to be reviewed and recorded during the local development order process.

10. Deviation (10) seeks relief from the LDC §10-285(a) requirement that the separation distance be measured from the edge of the outermost lane of the nearest roadway/connection to the nearest edge of pavement of the proposed intersecting connection for local roads in Future Suburban Areas which are required to be 125 feet, to allow a separation distance of 36 feet for the eyebrow road features.

    This deviation is APPROVED, SUBJECT TO the following conditions:

    a. Approval is limited to the detail plan and locations as shown on the MCP.

    b. Traffic calming devices indicated in the approved MCP must be included in the homeowner documents to be reviewed during the local development order process.

    c. Stop signs will be provided for vehicles exiting the eyebrow element.

    d. Traffic control devices will be determined during development order review.

11. Deviation (11) seeks relief from the LDC §10-291(3) requirement that residential developments of more than five acres provide more than one means of ingress or egress, to allow for one main access on Buckingham Road and a minimum of two emergency access points.

    This deviation is APPROVED, SUBJECT TO the following conditions:

    a. No walls, fences or entrance gates may be constructed within the access point area per the approved MCP.

    b. All utilities along the entrance from Buckingham Road as shown on the MCP must be placed underground.

c. The local development order must depict a 70-foot-wide divided entrance on Buckingham Road that must include a 14-foot-wide median with two 11-foot-wide lanes on both sides of the median for ingress and egress in accordance with the primary corridor typical shown on the MCP.

d. The local development orders must include emergency access gates to be constructed on two emergency access points as shown on the MCP.

e. The installation of any access gates must comply with all applicable regulations pertaining to emergency equipment that are in effect at the time of installation.

f. Prior to issuance of a local development order, the applicant, its successors or assigns must provide written documentation from the Fort Myers Shores Fire Department indicating that these access points are acceptable and provide adequate access for emergency vehicles.

g. If the emergency access point located near the southeast corner of Phase 2, into Hawks Haven is not available at time of local development order submittal for that phase of work, then the emergency access must connect to the Lehigh Acres roadway system through the existing platted roadway easement. This will require a culvert across the east-west canal lying south of Phase 2 of Portico RPD. Such a change can be approved administratively.

12. Deviation (12) seeks relief from the LDC §10-416(d)(6) requirement that roadways must be set back 125 feet from any existing residential development or provide a 30-foot-wide buffer consisting of an 8-foot-high wall constructed a minimum of 25 feet from the residential property line with landscaping planted between the wall and the residential property line, to allow an 8-foot-high wall with a transition to a 6-foot wall (as shown on Cascades at River Hall Administrative Amendment ADD2007-00063) no more than one foot onto the abutting Cascades at River Hall property, with 10 feet of landscape buffer planted on the subject property.

This deviation is APPROVED, as amended by ADD2007-00084.

13. Lake Maintenance Easement. Deviation (13) seeks relief from the LDC §10-328(a) requirement of a 20-foot-wide maintenance easement or right-of-way around existing or proposed lakes and the prohibition of a required maintenance easement area from being located within the limits of platted single-family residential lots, to allow the required lake maintenance easement to be located within platted lots abutting Lakes A, E, H, I, J, K, as depicted on Sheets X-102 and X-103 of Phases 1 and 1A of the MCP, and Lakes M and N as depicted on Sheets X-104 of Phase 2 of the MCP.

This deviation is APPROVED to recognize existing site conditions, SUBJECT TO the condition that approval is limited to the following lots abutting lake maintenance and drainage tracts as depicted on the Portico Phase I Plat recorded in the Public Records of Lee County (Instrument #2006000411756):

a. LK-A1: Lots 6-9
b. LK-A9: Lots 19-67, 69-89, 92-94, 97-111, and 114-128
c. LK-A10: Lots 130-141
d. LK-B2: Lots 297, 299-311, 314-340, 343-356, and 359-380

14. Lake Bank Slopes – Existing Development. Deviation (14) seeks relief from the LDC §10-329(d)(4) requirement that lake banks be sloped at a ratio of six horizontal feet to one vertical foot (6:1) from the top of bank to a water depth of two feet below the dry season water table, to allow the existing lake bank slopes located on Lakes A, B, C, D, E, H, I J, and K as depicted on Sheets X-102 and X-103 of Phases 1 and 1A and Lakes M and N as depicted on Sheet X-104 of Phase 2 of the MCP to remain at a ratio of four horizontal feet to one vertical foot (4:1) as constructed.

This deviation is APPROVED to recognize existing site conditions, SUBJECT TO the following conditions:

a. Approval to retain 4:1 lake bank slopes is limited to Lakes A, B, C, D, E, H, I, J, K, M, and N as depicted on the MCP.

b. Prior to local development order approval, the plans must depict the quantity of littoral plantings required, pursuant to LDC §10-418(2)d.2.

15. Rear Setback. Deviation (15) seeks relief from the LDC §10-415(b)(1)c requirement that buildings be set back at least 20 feet from preservation areas and 30 feet from indigenous plant communities subject to fire, to allow a minimum rear setback of 25 feet for lots 157-163, 166-177, 179-184, and 187-196 as depicted on the Portico Phase I Plat recorded in the Public Records of Lee County (Instrument #2006000411756) and a minimum rear setback of 25 feet for lots within the townhome tract abutting a preserve area as depicted on the MCP.

This deviation is APPROVED to recognize existing site conditions, SUBJECT TO the following conditions:

a. Approval is limited to lots 157-163, 166-177, 179-184, and 187-196 as depicted on the Portico Phase I Plat recorded in the Public Records of Lee County (Instrument #2006000411756) and lots within the townhome tract abutting a preserve area as depicted on the MCP.

b. A minimum setback of 25 feet is required for any lot abutting an indigenous preserve.

16. Street Design Standards. Deviation (16) seeks relief from the LDC §10-296(e)(2)h.5 standards requiring a lane width of 10 feet, planting strip of 5 feet, and pedestrian facility width of 5 feet, to allow continued use of the roadway cross sections approved by Resolution Z-04-080 and ADD2016-00184.

This deviation is APPROVED.

17. Lake Bank Slopes – New Development. Deviation (17) seeks relief from the LDC §10-329(d)(4) requirement that lake banks be sloped at a ratio of six horizontal feet to one vertical foot (6:1) from the top of bank to a water depth of two feet below the dry season water table, to allow lake bank slopes for proposed stormwater management lakes to be constructed at a ratio of four horizontal feet to one vertical foot (4:1).

This deviation is APPROVED, SUBJECT TO the following conditions:

a. Approval is limited to substantial compliance with cross-section D on MCP Sheet X-108;

b. 4:1 lake bank slope may only occur above the control elevation;

c. Geosynthetic turf reinforcement mat must be utilized along the 4:1 slope;

d. Rear lots must be graded so drainage from yards or roofs does not flow directly to the lakes; and

e. Rear yard drainage system must connect either to the stormwater drainage system in adjoining roads or to lakes via pipes out-falling below the lake elevation (below the dry season water table).

18. Littoral Plantings. Deviation (18) seeks relief from the LDC §10-418(2)c requirement of a 20-foot-wide planted littoral shelf extending waterward of the control elevation at a depth no greater than two feet below the control elevation, to permit a 12-foot-wide planted littoral shelf along the entirety of proposed surface water management lakes.

This deviation is APPROVED.

SECTION D. EXHIBITS:

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

SECTION E. FINDINGS AND CONCLUSIONS:

1. As conditioned herein, the proposed amendment to the Portico RPD:

a. Complies with the Lee Plan. *See,* Lee Plan Vision Statement Paragraph 4 (Caloosahatchee Shores Planning Community), Lee Plan Goals 2, 4, 5, 21, 39, Objectives 2.2, 5.1 and Policies 1.1.6, 21.1.3, 135.9.7; Lee Plan Maps 1, 16.

b. Complies with the LDC and other County regulations. *See*, LDC Chapters 10 and 34; LDC §33-1480 *et. seq.*

c. Is compatible with existing and planned uses in the area. *See,* Lee Plan Policies 1.1.6, 2.1.1, 2.1.2, 2.2.1, 5.1.5, 5.2.4, 135.1.9, 135.9.5; LDC §§ 34-411(c), (i), and (j).

d. Will not adversely affect environmentally critical areas and natural resources. *See,* Lee Plan Goals 77, 108, 117, Objectives 4.1, 77.1, Policy 117.1.6 and LDC §34-411(h).

e. Will be served by urban services. *See,* Lee Plan Glossary, Maps 6, 7, Goal 2; Objectives 2.1, 2.2, 4.1, 53.1, 56.1; Policies 2.2.1, 5.1.3, 135.9.7 and Standards 4.1.1 and 4.1.2; LDC §34-411(d).

2. The MCP reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. *See,* Lee Plan Goal 39, Objective 39.1; LDC §34-411(d).

3. The proposed mix of uses is appropriate at the proposed location. *See,* Lee Plan Policies 1.1.6, 2.1.1, 5.1.3, 5.1.5, and 135.1.9.

4. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. *See,* Lee Plan Policies 5.1.5, 135.9.6; *See also,* LDC Chapters 10, 33 and 34.

5. As conditioned herein, the deviations:

   a. Enhance the objectives of the planned development; and

   b. Promote the intent of the LDC to protect the public health, safety and welfare. *See,* LDC §34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Sandelli. The vote was as follows:

John Manning	Aye
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 7th day of August 2019.

ATTEST:
LINDA DOGGETT, CLERK

BY: Missy Flint
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
Brian Hamman, -Chair

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

RECEIVED
MINUTES OFFICE
2019 AUG 15 PM 3:37

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Joseph Adams
Joseph A. Adams
Assistant County Attorney
County Attorney's Office

SKETCH AND DESCRIPTION
PORTICO

Applicant's Legal Checked by DM 10/16/18

DESCRIPTION

PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING COMPRISED OF ALL OF "PORTICO PHASE I", AS RECORDED IN CLERK'S INSTRUMENT NUMBER 2006000411756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL OF THE SOUTH-HALF OF SAID SECTION 34, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S.0°50'15"E. ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 187.50 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE 1" FOR THE NEXT FOUR (4) COURSES; S.0°50'15"E. ALONG SAID EAST LINE, A DISTANCE OF 2250.05 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 06°55'14" AND WHOSE CHORD BEARS S.48°34'00"E. FOR A DISTANCE OF 28.97 FEET, ARC LENGTH BEING 28.99 FEET; THENCE S.45°06'23"E. ALONG A TANGENT LINE, A DISTANCE OF 156.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 21°30'24" AND WHOSE CHORD BEARS S.34°21'11"E. FOR A DISTANCE OF 89.56 FEET, ARC LENGTH BEING 90.09 FEET TO AN INTERSECTION WITH THE EAST-WEST QUARTER LINE OF SAID SECTION 34; THENCE N.89°15'30"E., ALONG THE SAID EAST-WEST QUARTER LINE, LEAVING THE BOUNDARY OF SAID "PORTICO PHASE I", A DISTANCE OF 5100.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE S.0°59'28"E. ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2654.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S.89°04'55"W. ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 5290.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N0°47'28"W. ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 2670.74 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34, SAID QUARTER CORNER LYING ON THE SOUTH LINE OF SAID "PORTICO PHASE I"; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE I" FOR TNE NEXT NINE (9) COURSES; S.88°59'10"W. A DISTANCE OF 1980.78 FEET; THENCE S.0°41'08"E. A DISTANCE OF 1333.22 FEET; THENCE S.89°02'54"W. A DISTANCE OF 1988.34 FEET; THENCE N.0°56'52"W. A DISTANCE OF 1331.03 FEET; THENCE N.88°59'10"E. A DISTANCE OF 1334.18 FEET; THENCE N.0°39'01"W. A DISTANCE OF 1321.78 FEET; THENCE S.89°09'28"W. A DISTANCE OF 2391.80 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF "BUCKINHAM ROAD"; THENCE N.24°23'10"E. ALONG SAID BOUNDARY OF "PORTICO PHASE I" AND THE EASTERLY RIGHT-OF-WAY OF "BUCKINHAM ROAD", A DISTANCE OF 1263.86 FEET; THENCE N.89°10'16"E. A DISTANCE OF 4489.91 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 25,663,514 SQUARE FEET (589.15 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON STATE PLAN, FLORIDA GRID, WEST ZONE NAD 1983 (1990 ADJUSTMENT), MAKING THE EAST LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 33, BEAR S.0°50'15"E.

SURVEY NOTES:

DESCRIPTIONS SHOWN HEREON ARE NEW.

SKETCH AND DESCRIPTION PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS FOR SURVEYING, RULE 5J-17 F.A.C.

BEARINGS BASED ON THE EASTERLY LINE OF THE NORTHEAST-QUARTER OF SECTION 33, T. 43 S., R. 26 E. AS BEARING S.0°50'15"E.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

THIS IS NOT A SURVEY!

RECEIVED AUG 03 2018 COMMUNITY DEVELOPMENT

DCI 2018-00018

ABBREVIATIONS

C1 = CURVE DESIGNATION
INSTR. = INSTRUMENT
L1 = LINE DESIGNATION
PG. = PAGE
P.B. = PLAT BOOK
POB = POINT-OF-BEGINNING
POC = POINT-OF-COMMENCEMENT
R/W = RIGHT-OF-WAY

PREPARED BY:

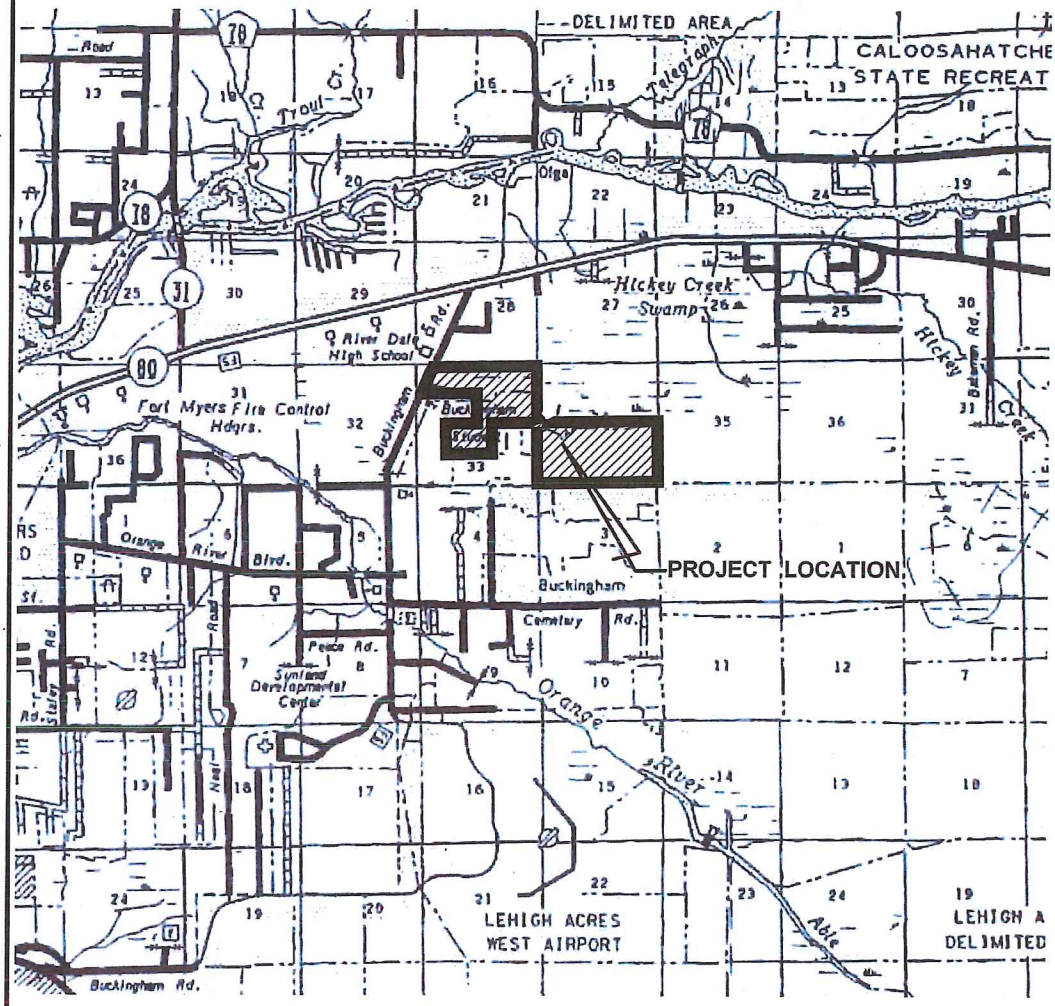
MARK A. HATFIELD, PSM DATE 7-24-18
FLA. CERT. NO. 4155

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I:\17103 - Portico\Plans\For RPD Zoning\Current RPD\17103 - Portico sketch and desc ALL 589 Ac W,RPD Rev2.dwg

PROJECT: PORTICO LOCATION: SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA	CONSULTANT: MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6991 / LC26000330 Fort Myers: 2891 Center Pointe Drive, Unit 100, Fort Myers, Florida 33916, (239) 337-3993, Fax: (239) 337-3994, Toll free: 866-337-7341 Tallahassee: 113 South Monroe Street, 1st Floor, Tallahassee, Florida 32301, Toll free: 866-337-7341 Destin: 435 Grand Boulevard, Suite 206, Miramar Beach, FL 32550, Toll free: 866-337-7341	CLIENT: LENNAR	PROJECT MANAGER: DGM DRAWING BY: DGM JURISDICTION: LEE COUNTY, FLORIDA DATE: JANUARY 31, 2018 SHEET TITLE: SKETCH AND DESCRIPTION SHEET NUMBER: 1 OF 3 JOB/FILE NUMBER: 17103

EXHIBIT A



SKETCH AND DESCRIPTION
PORTICO

VICINITY MAP

Applicant's Legal Checked by DM 10/16/18

RECEIVED
AUG 03 2018
COMMUNITY DEVELOPMENT

DCI 2018-00018

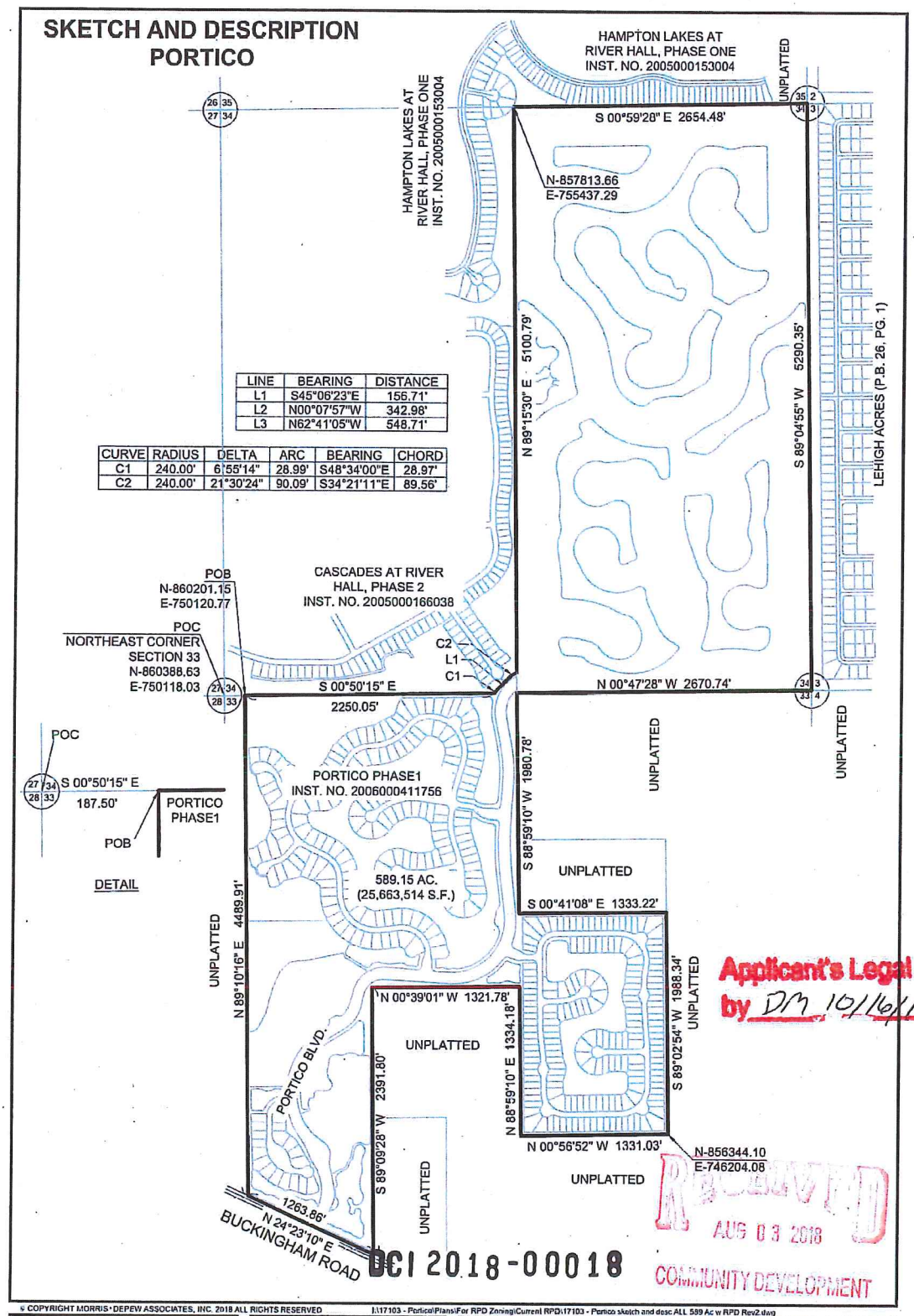
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I:\17103 - Portico\Plans\For RPD Zoning\Current RPD\17103 - Portico sketch and desc ALL 589 Ac w RPD Rev2.dwg

PROJECT:	PORTICO
LOCATION:	SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA
CONSULTANT:	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB0031 / LC26000330 Fort Myers 2891 Center Pointe Drive Unit 100 Fort Myers, Florida 33916 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7241 Tallahassee 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7241 Destin 495 Grand Boulevard Suite 206 Miramar Beach, FL 32550 Toll free: 866-337-7241
CLIENT:	LENNAR
	0 0.5 1.0 SCALE OF MILES

PROJECT MANAGER:	DGM
DRAWING BY:	DGM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	JANUARY 31, 2018
SHEET TITLE:	SKETCH AND DESCRIPTION RPD
SHEET NUMBER:	2 OF 3
JOB/FILE NUMBER:	17103

SKETCH AND DESCRIPTION
PORTICO



LINE	BEARING	DISTANCE
L1	S45°06'23"E	156.71'
L2	N00°07'57"W	342.98'
L3	N62°41'05"W	548.71'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	240.00'	6°55'14"	28.99'	S48°34'00"E	28.97'
C2	240.00'	21°30'24"	90.09'	S34°21'11"E	89.56'

Applicant's Legal Checked by DM 10/16/18

RECEIVED
AUG 03 2018
COMMUNITY DEVELOPMENT

DCI 2018-00018

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J:\17103 - Portico\Plans\For RPD Zoning\Current RPD\17103 - Portico sketch and desc ALL 589 Ac w RPD Rev2.dwg

PROJECT: PORTICO

LOCATION: SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

CONSULTANT: MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Destin

CLIENT: LENNAR

0 1000' 2000'
SCALE 1"=1000'

PROJECT MANAGER:	DGM
DRAWING BY:	DGM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	JANUARY 31, 2018
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	3 OF 3
JOB/FILE NUMBER:	17103

RECEIVED
SEP 19 2018
COMMUNITY DEVELOPMENT

SURVEY NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

SURVEY PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 5J-17 F.A.C.

PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

BEARINGS BASED ON THE EASTERLY LINE OF THE NORTHEAST-QUARTER OF SECTION 33, T. 43 S., R. 26 E. AS BEARING S.0°50'15"E.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

THE LOCATION OR EXISTENCE OF ANY UNDERGROUND OR NONVISIBLE UTILITIES OR FOUNDATIONS HAVE NOT BEEN INVESTIGATED.

THIS PARCEL LIES IN FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION. THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAPS 12071C0303F AND 12071C0304F WITH AN EFFECTIVE DATE OF 8/8/2008.

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

LAST DATE OF FIELD WORK PERFORMED ON 1/31/2018, IN FIELD BOOK 141 PAGE 01.

IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

THIS IS NOT INTENDED TO BE A SURVEY OF EACH INDIVIDUAL LOT BUT IS AN OVERALL BOUNDARY SURVEY OF THE LEGAL DESCRIPTION SHOWN HEREON.

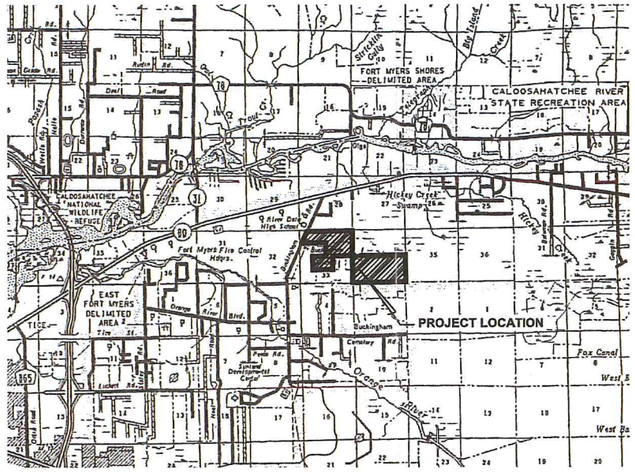
SEE SHEET 4 OF 4 FOR AERIAL SHOWING LIMITED IMPROVEMENTS.

WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS NOT VALID

TITLE CERTIFICATION PERTAINING TO EASEMENTS AND RIGHTS-OF-WAY FOR PORTICO
PREPARED BY PAVESE LAW FIRM, DATED AUGUST 29, 2018

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Easements contained on plat of Portico Phase I, as recorded in Instrument No. 2006000411756, Public Records of Lee County, Florida.
2. The following easements contained in the Declaration of Covenants, Conditions, Restrictions and Easements for Portico, which contains provisions for a private charge or assessments, recorded October 30, 2006 under Instrument No. 2006000411757, as amended from time to time, including but not limited to First Amendment recorded June 14, 2011 under Instrument No. 2011000136713; as affected by Assignment of Declarant's Rights recorded July 18,2016 under Instrument No. 2016000151211 and Assignment of Rights and Interest in and to the Portico Master Property Owners Association, Inc. recorded July 18,2016 under Instrument No. 2016000151212 all as Amended and Restated in that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Portico recorded June 8, 2017 under Instrument No. 2017000125248, all of the Public Records of Lee County:
   a) Utility easements over any portions of the Property which may be necessary or desirable for such purpose the construction, maintenance and operation of any communication, cable, television, drainage and surface water management, irrigation distribution system and entry system. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
   b) Drainage easements over, across and through the Property for the purpose of providing drainage and for the installation, operation, use and maintenance of drainage facilities including the Surface Water Drainage and Management System. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE)**
   c) Easements for encroachments to any adjoining Lot, Unit, Parcel, or the Common Property to permit the use, construction, existence, maintenance, repair, restoration of structures located on such adjoining Lots, Unit, Parcel, or Common Property including but not limited to the use construction, existence, maintenance, repair and restoration of walkways, roof structures and overhangs **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
   d) Development and use easements reserved to Declarant. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE).**
   e) Easements over, across and through Common Property. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
   f) Access easements for emergency personnel, including but not limited to, all policemen, firemen, ambulance personnel and similar emergency personnel in the performance of their respective duties. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
   g) A perpetual, non-exclusive easement to Declarant, Master Association and CDD for a distance of 20 feet on the land side of the control elevation of each lake in the Community for access and maintenance of all such lakes. **AFFECTS SUBJECT PARCEL - PLOTTED.**
3. Easements for public service use and public utilities and construction contained in the Amenities Declaration for Portico recorded in Official Records Instrument No. 2017000 109550, Public Records of Lee County, Florida **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
4. Communications Systems Right Easement granted to Embarq Florida recorded in Official Records Instrument No. 2007000241034, Public Records of Lee County, Florida. **AFFECTS SUBJECT PARCEL - PLOTTED**
5. Easement for Cable Television and Communications recorded in Official Records Instrument No. 2007000031218, Public Records of Lee County, Florida. **THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.**
6. Grant of Perpetual Public Ut ility Easement in favor of Lee County recorded February 13, 2008 under Instrument No. 2008000039241, Public Records of Lee County, Florida. **AFFECTS SUBJECT PARCEL - PLOTTED**
7. Grant of Perpetual Public Utility Easement in favor of Lee County recorded February 13, 2008 under Instrument No. 2008000039285 , Public Records of Lee County, Florida. **AFFECTS SUBJECT PARCEL - PLOTTED.**
8. Deed of Conservation Easement recorded in Official Records Instrument No. 2006000012052, Public Records of Lee County, Florida. **AFFECTS SUBJECT PARCEL - PLOTTED.**



VICINITY MAP

SCALE OF MILES
1" = 1 MILE

DESCRIPTION

PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING COMPRISED OF ALL OF "PORTICO PHASE I", AS RECORDED IN CLERK'S INSTRUMENT NUMBER 2006000411756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL OF THE SOUTH-HALF OF SAID SECTION 34, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S.0°50'15"E. ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 167.50 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE 1" FOR THE NEXT FOUR (4) COURSES; S.0°50'15"E. ALONG SAID EAST LINE, A DISTANCE OF 2250.05 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 08°55'14" AND WHOSE CHORD BEARS S.48°34'00"E. FOR A DISTANCE OF 28.97 FEET, ARC LENGTH BEING 28.99 FEET; THENCE S.45°06'23"E. ALONG A TANGENT LINE, A DISTANCE OF 156.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 21°30'24" AND WHOSE CHORD BEARS S.34°21'11"E. FOR A DISTANCE OF 89.56 FEET, ARC LENGTH BEING 90.09 FEET TO AN INTERSECTION WITH THE EAST-WEST QUARTER LINE OF SAID SECTION 34; THENCE N.89°15'30"E., ALONG THE SAID EAST-WEST QUARTER LINE, LEAVING THE BOUNDARY OF SAID "PORTICO PHASE I", A DISTANCE OF 5100.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE S.0°59'28"E. ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2654.46 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S.89°04'55"W. ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 5230.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N0°47'28"W. ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 2670.74 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34, SAID QUARTER CORNER LYING ON THE SOUTH LINE OF SAID "PORTICO PHASE I"; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE I" FOR TNE NEXT NINE (9) COURSES; S.88°59'10"W. A DISTANCE OF 1980.78 FEET; THENCE S.0°41'08"E. A DISTANCE OF 1333.22 FEET; THENCE S.89°02'54"W. A DISTANCE OF 1988.34 FEET; THENCE N.0°56'52"W. A DISTANCE OF 1331.03 FEET; THENCE N.88°59'10"E. A DISTANCE OF 1334.18 FEET; THENCE N.0°39'01"W. A DISTANCE OF 1321.78 FEET; THENCE S.89°09'28"W. A DISTANCE OF 2381.80 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF "BUCKINHAM ROAD"; THENCE N.24°23'10"E. ALONG SAID BOUNDARY OF "PORTICO PHASE I" AND THE EASTERLY RIGHT-OF-WAY OF "BUCKINHAM ROAD", A DISTANCE OF 1263.86 FEET; THENCE N.89°10'16"E. A DISTANCE OF 4489.91 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 25,663,514 SQUARE FEET (589.15 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON STATE PLAN, FLORIDA GRID, WEST ZONE NAD 1983 (1990 ADJUSTMENT), MAKING THE EAST LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 33, BEAR S.0°50'15"E.

Applicant's Survey Checked
by PM 10/18/18

PREPARED BY: Digitally signed by Mark A. Hatfield, PSM 4155
DN: cn=Mark A. Hatfield, PSM 4155, o=Morris-Depew Associates, Inc., ou, email=mhatfield@m-da.com, c=US
'Date: 2018.09.18 15:34:29 -04'00'

MARK A. HATFIELD, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4155

PROJECT:
PORTICO
RESIDENTIAL
PLANNED
DEVELOPMENT

LOCATION:
PARCELS OF LAND IN SEC. 33 & 34
TW. 43 S., R. 26 E.,
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6991 / LC26000330
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Fax: (239) 337-3994
Toll free: 866-337-7341
Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341
Destin
485 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
VARIOUS.	MAH & BMH . 2018-07-24
VARIOUS.	MAH & BMH . 2018-09-17
PROJECT MANAGER:	MAH
DRAWING BY:	BMH
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	2/1/2018

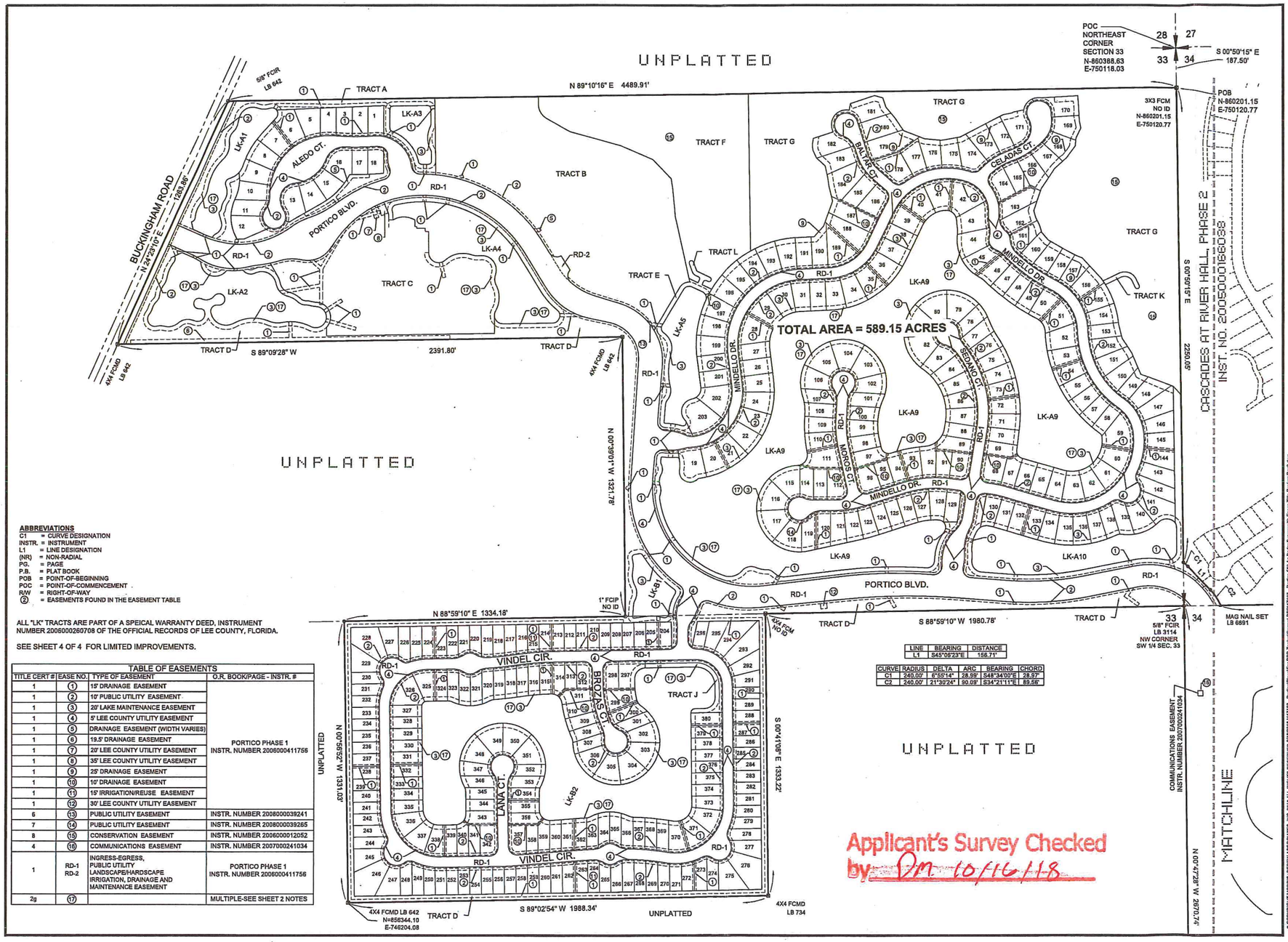
SHEET TITLE:
BOUNDARY SURVEY

SHEET NUMBER: 1 OF 4

JOB/FILE NUMBER: 17103

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DCI 2018-00018



LINE	BEARING	DISTANCE
L1	S45°06'23"E	156.71'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	240.00'	6°59'14"	28.99'	S48°34'00"E	28.97'
C2	240.00'	21°30'24"	90.09'	S34°21'11"E	89.56'

ABBREVIATIONS

C1	= CURVE DESIGNATION
INSTR.	= INSTRUMENT
L1	= LINE DESIGNATION
(NR)	= NON-RADIAL
PG.	= PAGE
P.B.	= PLAT BOOK
POB	= POINT-OF-BEGINNING
POC	= POINT-OF-COMMENCEMENT
R/W	= RIGHT-OF-WAY
(2)	= EASEMENTS FOUND IN THE EASEMENT TABLE

ALL "LK" TRACTS ARE PART OF A SPEICAL WARRANTY DEED, INSTRUMENT NUMBER 2006000260708 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA.

SEE SHEET 4 OF 4 FOR LIMITED IMPROVEMENTS.

TABLE OF EASEMENTS

TITLE CERT #	EASE NO.	TYPE OF EASEMENT	O.R. BOOK/PAGE - INSTR. #
1	(1)	15' DRAINAGE EASEMENT	PORTICO PHASE 1 INSTR. NUMBER 2006000411756
1	(2)	10' PUBLIC UTILITY EASEMENT	
1	(3)	20' LAKE MAINTENANCE EASEMENT	
1	(4)	5' LEE COUNTY UTILITY EASEMENT	
1	(5)	DRAINAGE EASEMENT (WIDTH VARIES)	
1	(6)	19.5' DRAINAGE EASEMENT	
1	(7)	20' LEE COUNTY UTILITY EASEMENT	
1	(8)	35' LEE COUNTY UTILITY EASEMENT	
1	(9)	25' DRAINAGE EASEMENT	
1	(10)	10' DRAINAGE EASEMENT	
1	(11)	15' IRRIGATION/REUSE EASEMENT	
1	(12)	30' LEE COUNTY UTILITY EASEMENT	
6	(13)	PUBLIC UTILITY EASEMENT	INSTR. NUMBER 2008000039241
7	(14)	PUBLIC UTILITY EASEMENT	INSTR. NUMBER 2008000039265
8	(15)	CONSERVATION EASEMENT	INSTR. NUMBER 2006000012052
4	(16)	COMMUNICATIONS EASEMENT	INSTR. NUMBER 2007000241034
1	RD-1 RD-2	INGRESS-EGRESS, PUBLIC UTILITY LANDSCAPE/HARDSCAPE IRRIGATION, DRAINAGE AND MAINTENANCE EASEMENT	PORTICO PHASE 1 INSTR. NUMBER 2006000411756
2g	(17)		MULTIPLE-SEE SHEET 2 NOTES

Applicant's Survey Checked by DM 10/16/18

PROJECT:

PORTICO RESIDENTIAL PLANNED DEVELOPMENT

LOCATION:

PARCELS OF LAND IN SEC. 33 & 34 TW. 43 S., R. 26 E., LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS
FL CA NO. 8532 / FL CERT NO. LB6691 / LC26000330

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2891 Cenler Pointe Drive
Unit 100
Fort Myers, Florida 33919
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 855-337-7341

Destin
495 Grand Boulevard
Suite 204
Miramar Beach, FL 32550
Toll free: 855-337-7341

PREPARED BY:

REVISIONS	DATE
VARIOUS.	MAH & BMH . 2018-07-24
VARIOUS.	MAH 2018-09-17

PROJECT MANAGER:	MAH
DRAWING BY:	BMH
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	2/1/2018

SHEET TITLE:

BOUNDARY SURVEY

SHEET NUMBER: 2 OF 4

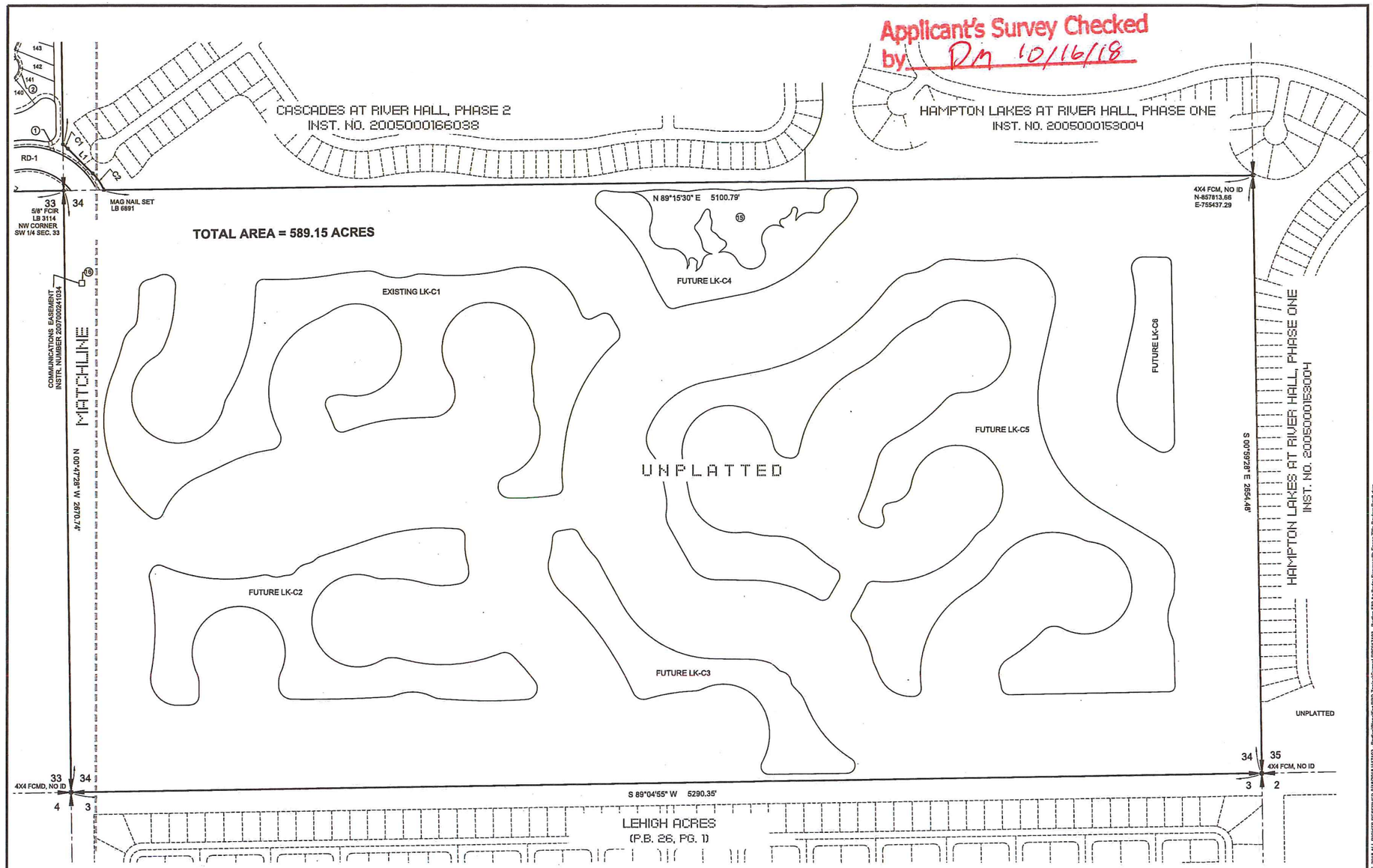
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JOB/FILE NUMBER: 17103

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RECEIVED
SEP 19 2018
COMMUNITY DEVELOPMENT

DCI 2018-00018



ABBREVIATIONS

C1 = CURVE DESIGNATION
INSTR. = INSTRUMENT
L1 = LINE DESIGNATION
(NR) = NON-RADIAL
PG. = PAGE
P.B. = PLAT BOOK
POB = POINT-OF-BEGINNING
POC = POINT-OF-COMMENCEMENT
R/W = RIGHT-OF-WAY

ALL "LK" TRACTS ARE PART OF A SPEICAL WARRANTY DEED, INSTRUMENT NUMBER 2006000260708 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA.

SEE SHEET 4 OF 4 FOR LIMITED IMPROVEMENTS.

TABLE OF EASEMENTS

EASE NO.	TYPE OF EASEMENT	O.R. BOOK/PAGE - INSTR. NUMBER
(15)	CONSERVATION EASEMENT	INSTR. NUMBER 2006000012052
(16)	COMMUNICATIONS EASEMENT	INSTR. NUMBER 2007000241034

RECEIVED
SEP 19 2018
COMMUNITY DEVELOPMENT

PROJECT:
PORTICO
RESIDENTIAL
PLANNED
DEVELOPMENT

LOCATION:
PARCELS OF LAND IN SEC. 33 & 34
TW. 43 S., R. 26 E.,
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 8532 / FL CERT NO. LB6691 / LC26000330
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Fort Myers, Florida 33916
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Fax: (239) 337-3994
Toll free: 866-337-7341
Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341
Destin
495 Grand Boulevard
Suite 205
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
VARIOUS.	MAH & BMH , 2018-07-24
VARIOUS.	MAH & BMH , 2018-09-17

PROJECT MANAGER:	MAH
DRAWING BY:	BMH
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	2/1/2018

SHEET TITLE:
BOUNDARY SURVEY

SHEET NUMBER: 3 OF 4

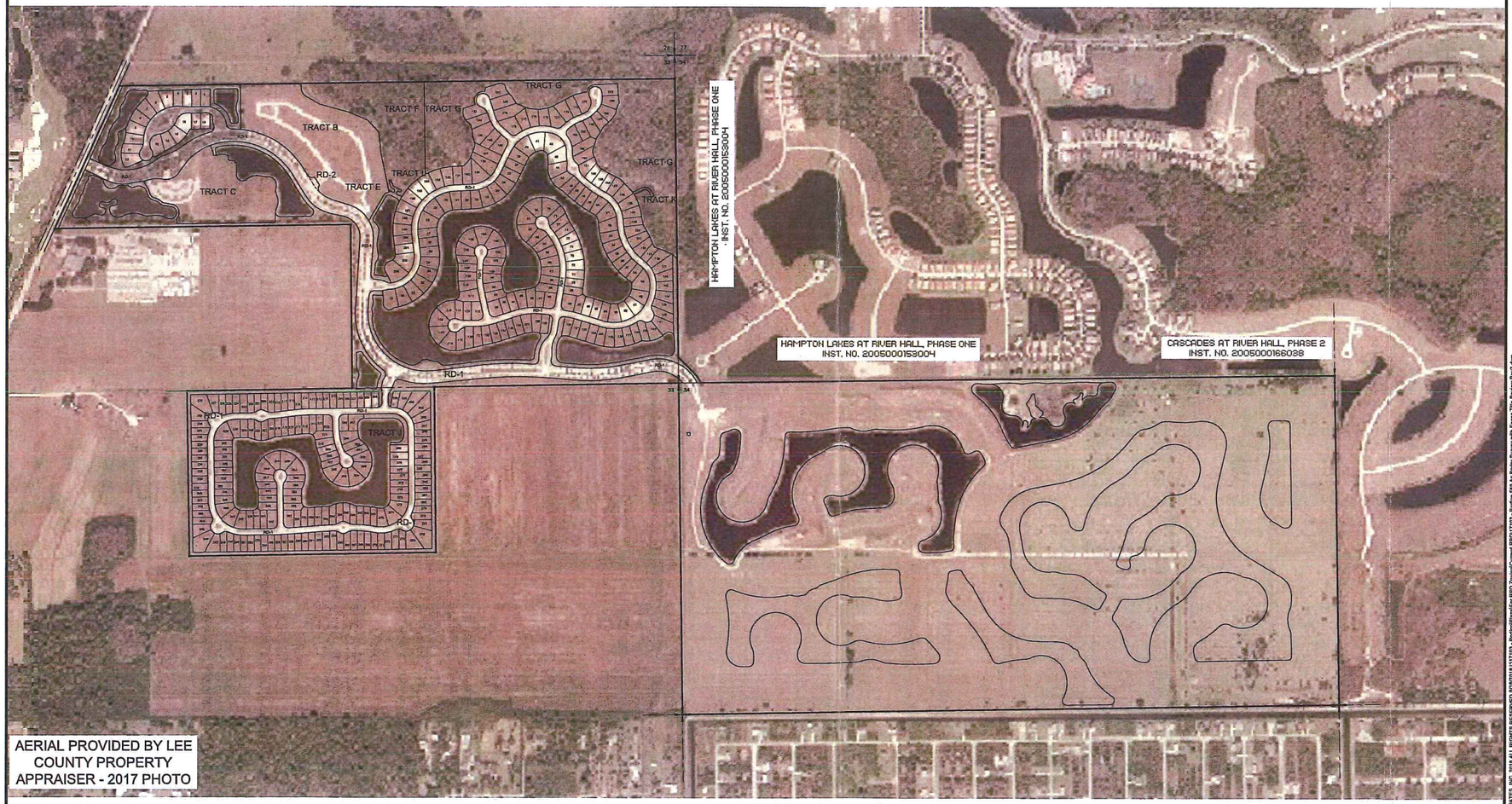
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JOB/FILE NUMBER: 17103

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DCI 2018-00018

Applicant's Survey Checked
by DM 10/16/18



AERIAL PROVIDED BY LEE COUNTY PROPERTY APPRAISER - 2017 PHOTO

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SEP 19 2018
COMMUNITY DEVELOPMENT

PROJECT:

PORTICO RESIDENTIAL PLANNED DEVELOPMENT

LOCATION:

PARCELS OF LAND IN SEC. 33 & 34 TW. 43 S., R. 26 E., LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
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Tallahassee, Florida 32301
Toll free: 866-337-7341
Destin
465 Grand Boulevard
Suite 306
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
VARIOUS.	MAH & BMH . 2018-07-24
VARIOUS.	MAH & BMH . 2018-09-17
PROJECT MANAGER:	MAH
DRAWING BY:	BMH
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	2/1/2018

SHEET TITLE:

BOUNDARY SURVEY
AERIAL SHOWING IMPROVEMENTS

SHEET NUMBER: 4 OF 4

-400 0 200 400
SCALE 1"=400'

JOB/FILE NUMBER: 17103

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F:\RDG\2018\17103 - Portico\Plans\For RPD\ Zoning\Cover\RPD\17103 - Portico RPD As Built Survey with Easem Title Review Rev3.dwg

DCI 2018-00018

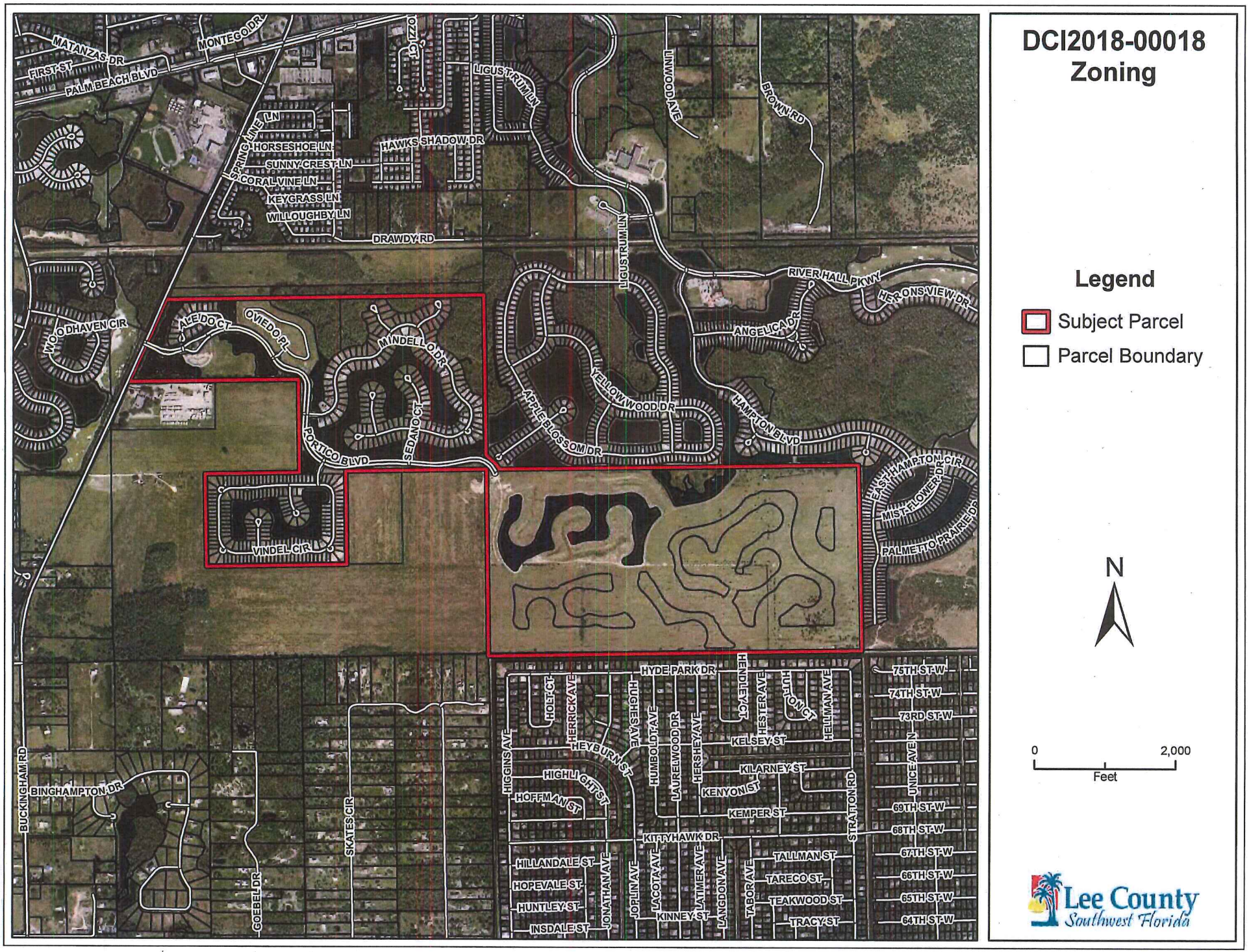
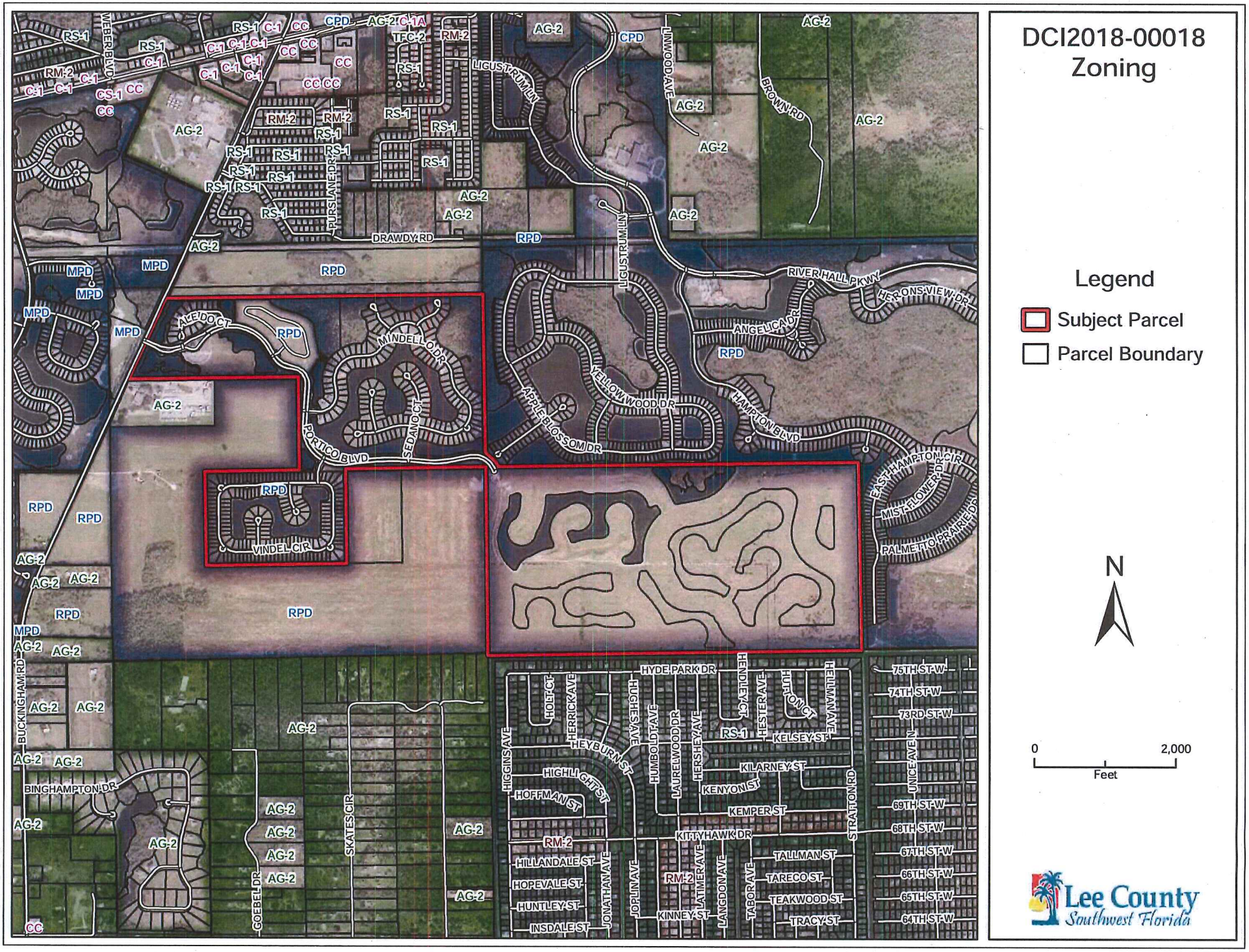

DCI2018-00018
Zoning
Legend
Subject Parcel
Parcel Boundary
N
0
2,000
Feet
Lee County
Southwest Florida
MATANZAS DR
MONTEGO DR
FIRST ST
PALM BEACH BLVD
OZZI CT
LIGUSTRUM LN
LUNWOOD AVE
BROWN RD
HORSESHOE LN
SUNNY CREST LN
CORALVINE LN
KEYGRASS LN
WILLOUGHBY LN
HAWKS SHADOW DR
DRAWDY RD
RIVER HALL PKWY
HERONS VIEW DR
ANGELICA DR
WOODHAVEN CIR
ALEIDO CT
OVIEDO PL
MINDELLO DR
SEDANO CT
PORTICO BLVD
VINDEL CIR
YELLOWWOOD DR
APPLEBLOSSOM DR
HAMPTON BLVD
EAST HAMPTON CIR
MISTFLOWER CT
PALMETTO PRAIRIE DR
BUCKINGHAM RD
BINGHAMPTON DR
SKATES CIR
GOEBEL DR
HYDE PARK DR
HOLT CT
HERRICK AVE
HUGHES AVE
HEYBURN ST
HIGGINS AVE
HUMBOLDT AVE
LAUREL WOOD DR
HERSHEY AVE
HESTER AVE
HENDLEY CT
HOLT CT
HELLMAN AVE
KELSEY ST
KILARNEY ST
KENYON ST
KEMPER ST
KITTYHAWK DR
HIGHLIGHTS ST
HOFFMAN ST
HILLANDALE ST
HOPEVALE ST
HUNTLEY ST
INSDALE ST
JONATHAN AVE
JOPLIN AVE
LACOTA AVE
LATIMER AVE
KINNEY ST
LANGDON AVE
TABOR AVE
TALLMAN ST
TARECO ST
TEAKWOOD ST
TRACY ST
STRATTON RD
UNICE AVE N
75TH ST W
74TH ST W
73RD ST W
69TH ST W
68TH ST W
67TH ST W
66TH ST W
65TH ST W
64TH ST W

EXHIBIT B


DCI2018-00018
Zoning
Legend
Subject Parcel
Parcel Boundary
N
0
2,000
Feet
Lee County
Southwest Florida
WEBER BLVD
DRAWDY RD
PURSLANE DR
LIGUSTRUM LN
LINWOOD AVE
BROWN RD
RIVER HALL PKWY
HERONS VIEW DR
ANGELICA DR
YELLOWWOOD DR
HAMPTON BLVD
APPLEBLOSSOM DR
MINDELLO DR
ALEIDO CT
PORTICO BLVD
SEDANO CT
VINDEL CIR
EAST HAMPTON CIR
MISTFLOWER DR
PALMETTO PRAIRIE DR
BUCKINGHAM RD
BINGHAMPTON DR
GOEBEL DR
SKATES CIR
HYDE PARK DR
HOEF CT
HERRICK AVE
HEYBURN ST
HUGHES AVE
HUMBOLDT AVE
LAUREL WOOD DR
HERSHEY AVE
HENDLEY CT
HESTER AVE
JONI CT
HELLMAN AVE
KELSEY ST
HIGGINS AVE
HIGHLIGHT ST
HOFFMAN ST
KILARNEY ST
KENYON ST
KEMPER ST
KITTYHAWK DR
STRATTON RD
UNICE AVE N
75TH ST W
74TH ST W
73RD ST W
69TH ST W
68TH ST W
67TH ST W
66TH ST W
65TH ST W
64TH ST W
HILLANDALE ST
HOPEVALE ST
HUNTLEY ST
INSDALE ST
JONATHAN AVE
JOPLIN AVE
LATIMER AVE
KINNEY ST
LANGDON AVE
TABOR AVE
TALLMAN ST
TARECO ST
TEAKWOOD ST
TRACY ST

LEE COUNTY
HEARING EXAMINER
2019 MAR -1 PM 1:55

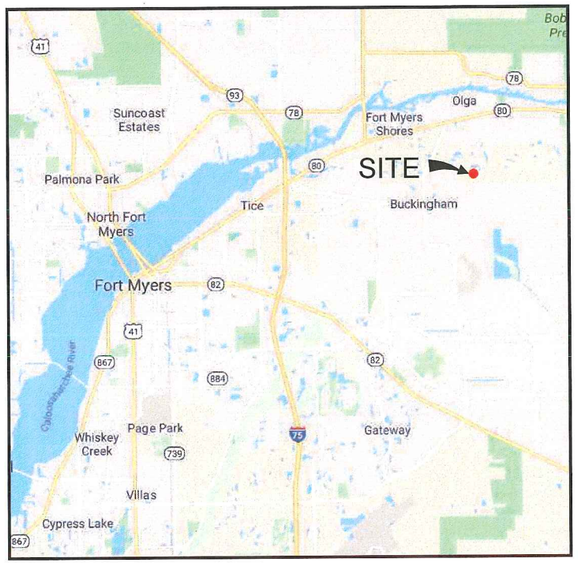
MASTER CONCEPT PLAN FOR

PORTICO RPD

LEE COUNTY, FLORIDA

SECTION 28, 33 & 34, TOWNSHIP 43 S, RANGE 26 E

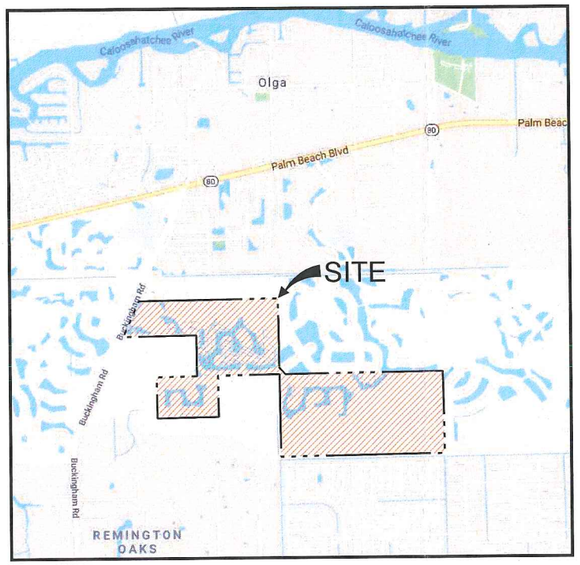
LEE COUNTY, FLORIDA



SITE VICINITY MAP

N.T.S.

BID	CONSTRUCTION	LEE COUNTY	SFWMD	LCU/DOH/FDEP	SHEET INDEX DESCRIPTION	SHEET
GENERAL						
	✓				COVER SHEET	CG-01
PLANNING						
		✓			OVERALL SITE PLAN	X-101
		✓			PHASE 1-A	X-102
		✓			PHASE 1-B	X-103
		✓			PHASE 2	X-104
		✓			PHASE 3	X-105
		✓			OPEN SPACE PLAN	X-106
		✓			MASTER CONCEPT NOTES	X-107
		✓			MASTER CONCEPT NOTES	X-108



SITE LOCATION MAP

N.T.S.

Approved as Exhibit C
MCP Page 1 of 9
Resolution # Z-19-006

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
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Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/26/2019

SHEET TITLE:

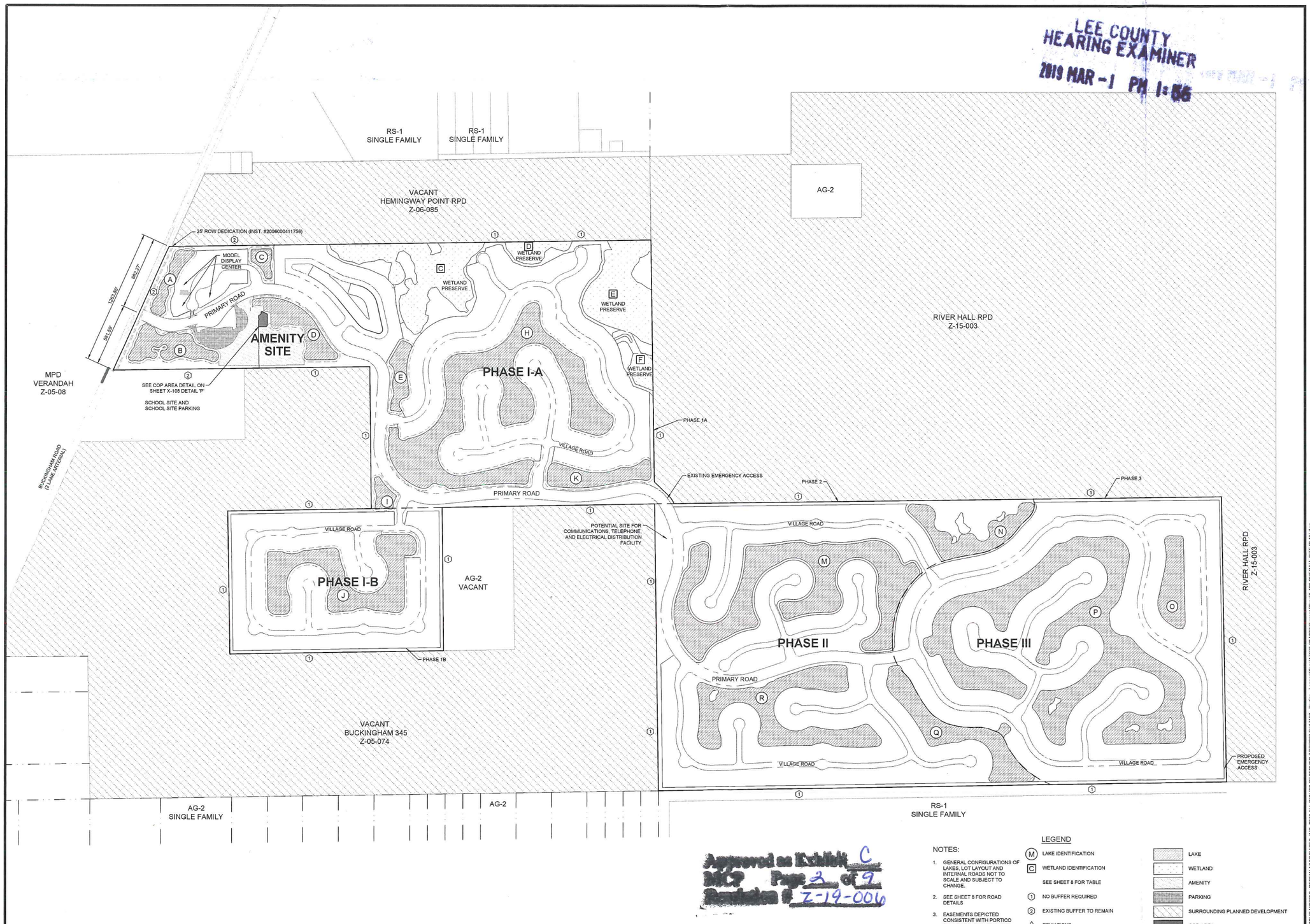
COVER SHEET

SHEET NUMBER: CG-01

JOB/FILE NUMBER: 17103-02

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LEE COUNTY
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2019 MAR -1 PM 1:56



Approved on Exhibit C
DCI? Page 2 of 9
Revision 5 Z-19-006

NOTES:

1. GENERAL CONFIGURATIONS OF LAKES, LOT LAYOUT AND INTERNAL ROADS NOT TO SCALE AND SUBJECT TO CHANGE.
2. SEE SHEET 8 FOR ROAD DETAILS
3. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2006000411756

LEGEND

- (M) LAKE IDENTIFICATION
- [C] WETLAND IDENTIFICATION
  SEE SHEET 8 FOR TABLE
- (1) NO BUFFER REQUIRED
- (2) EXISTING BUFFER TO REMAIN
- (A) DEVIATIONS

- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT
- COP AREA

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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Suite 206
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Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/26/2019

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: X-101

400 0 200 400
SCALE 1"=400'

JOB/FILE NUMBER: 17103-02

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MCP Page 3 of 9
Resolution Z-19-006

RS-1
SINGLE FAMILY

RS-1
SINGLE FAMILY

VACANT
HEMINGWAY POINT RPD
Z-06-085

25' ROW DEDICATION (INST. #2006000411756)

BULKHEAD

MODEL DISPLAY CENTER

MODEL DISPLAY CENTER

MODEL DISPLAY CENTER

VILLAGE ROAD

GENERAL LOCATION OF GUARD HOUSE

BULKHEAD

BULKHEAD

BULKHEAD

PARKING

AMENITY SITE

PIER

BULKHEAD

BULKHEAD

SEE COP AREA DETAIL ON SHEET X-108 DETAIL 'F'

BUCKINGHAM ROAD (2 LANE ARTERIAL)

SCHOOL SITE AND SCHOOL BUS PARKING

TOWNHOMES

INTERNAL TOWNHOMES

TOWNHOMES

100'

PRIMARY ROAD

WETLAND PRESERVE

WETLAND PRESERVE

WETLAND PRESERVE

WETLAND PRESERVE

VILLAGE ROAD

VILLAGE ROAD

RIVER HALL RPD
Z-15-003

EXISTING EMERGENCY ACCESS

PRIMARY ROAD

PHASE 1B

AG-2
VACANT

BUCKINGHAM 345
Z-05-074

PHASE 2

LEGEND

- M — LAKE IDENTIFICATION
- C — WETLAND IDENTIFICATION
  - SEE SHEET 8 FOR TABLE
- 1 — NO BUFFER REQUIRED
- 2 — EXISTING BUFFER TO REMAIN
- A — DEVIATIONS
- PERIMETER BERM
- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT
- COP AREA

NOTES:

1. GENERAL CONFIGURATION OF LAKES, LOT LAYOUT, BULKHEADS AND INTERNAL ROADS AS SHOWN ARE NOT TO SCALE AND SUBJECT TO CHANGE
2. SEE SHEET 8 FOR ROAD DETAILS
3. MAIN SPINE BOULEVARD WILL UNDULATE BETWEEN 80'-120'
4. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2006000411756

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
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Toll free: 866-337-7341

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Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/26/2019

SHEET TITLE:

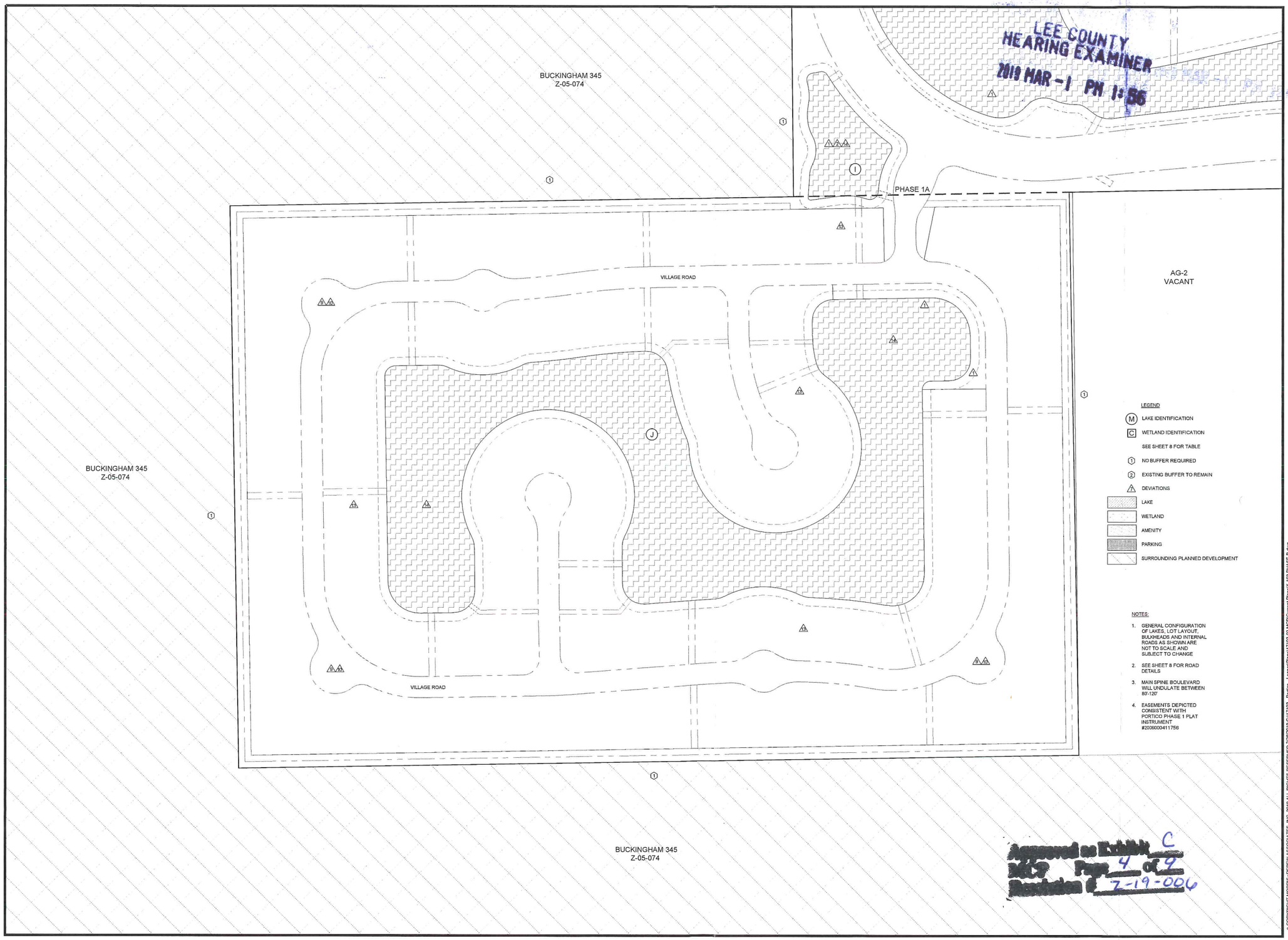
PHASE 1-A

SHEET NUMBER: X-102

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JOB/FILE NUMBER: 17103-02

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DCI Pg 4 of 9
Z-19-006

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/26/2019

SHEET TITLE:

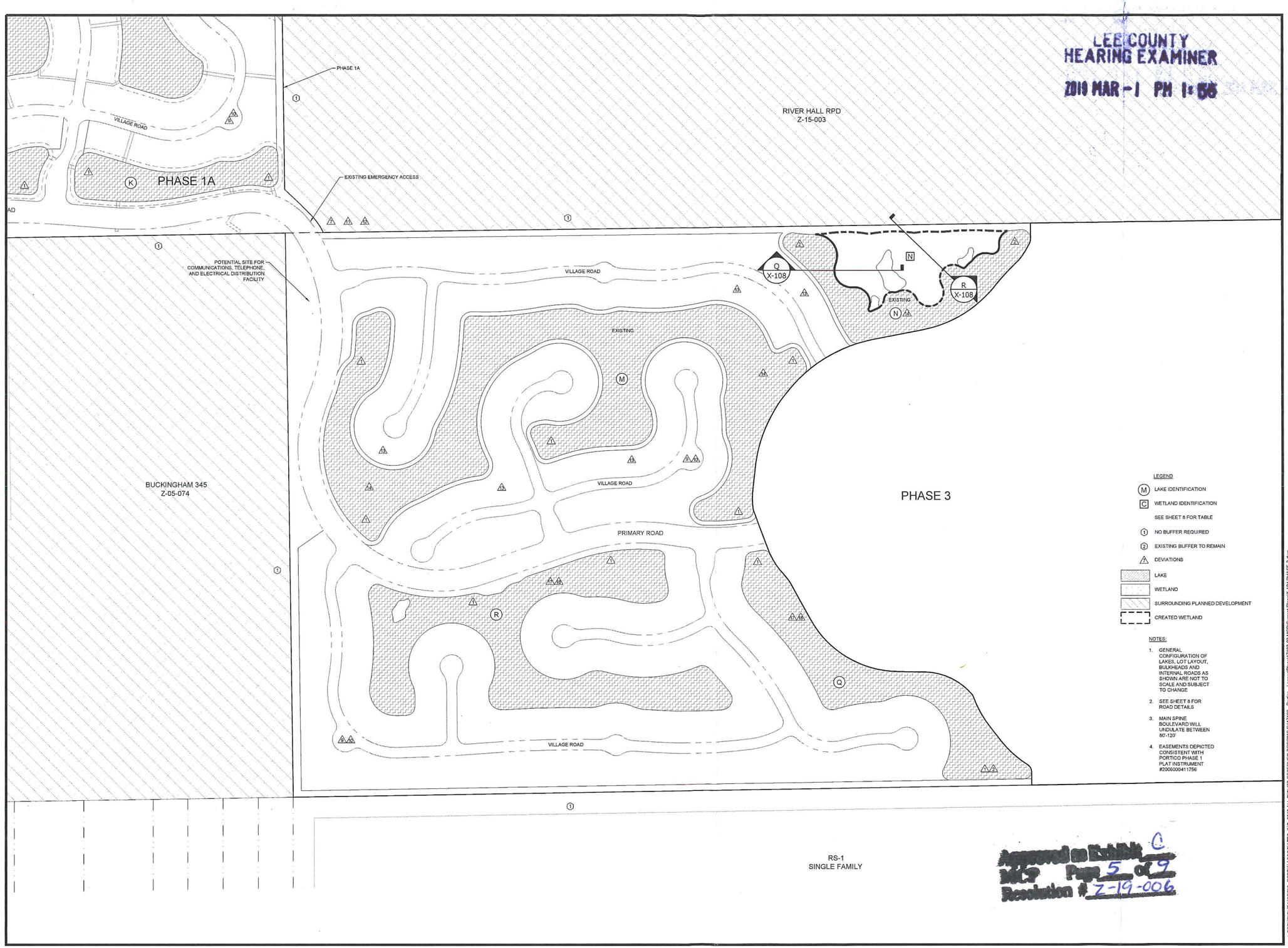
PHASE 1-B

SHEET NUMBER: X-103

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SCALE 1"=100'

JOB/FILE NUMBER: 17103-02

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Approved as Exhibit C
DCP Page 5 of 9
Resolution # Z-19-006

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/28/2019

SHEET TITLE:

PHASE 2

SHEET NUMBER: X-104

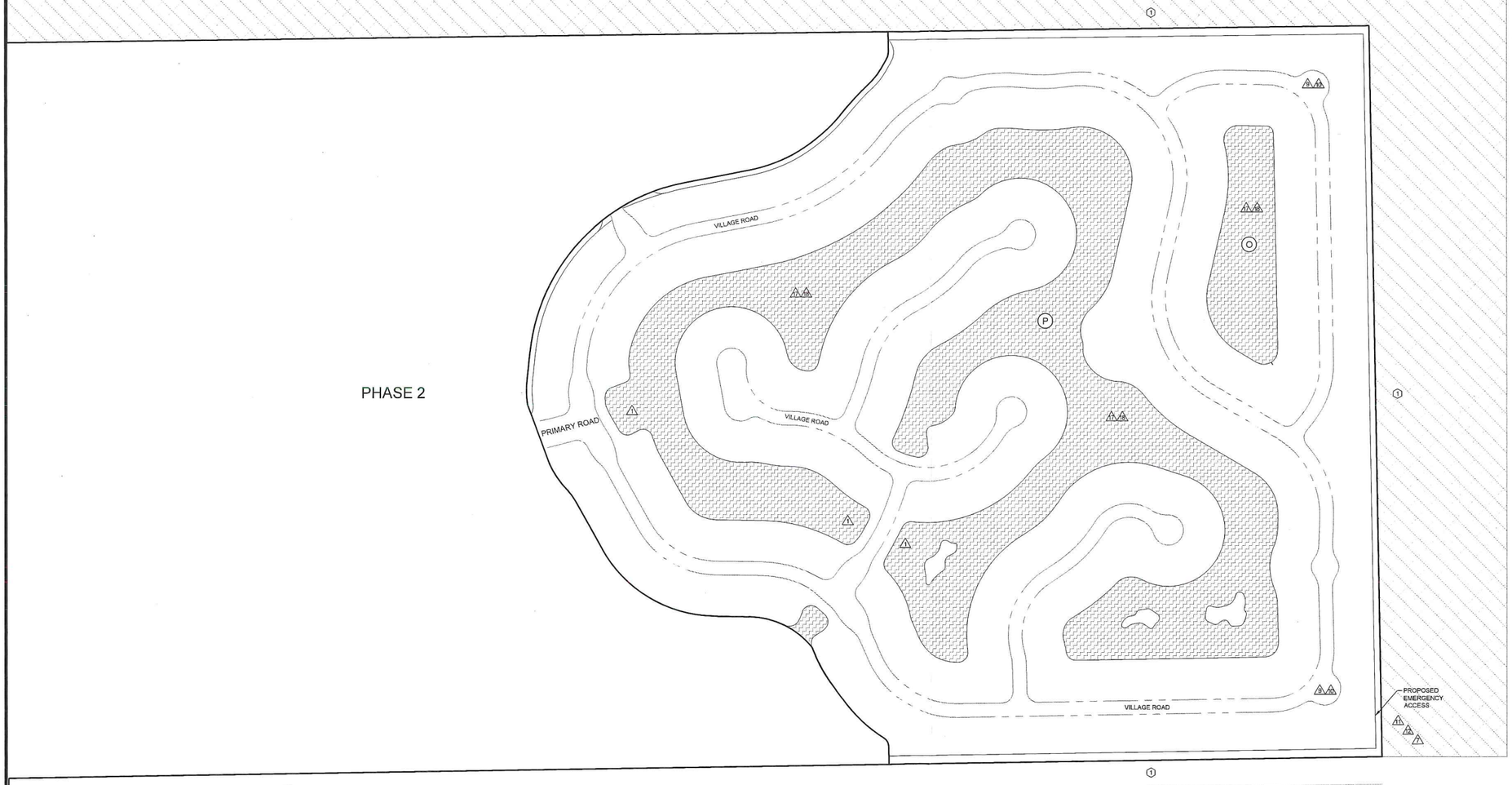
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JOB/FILE NUMBER: 17103-02

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RIVER HALL RPD
Z-15-003



PHASE 2

RS-1
SINGLE FAMILY

LEGEND:

- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT
- (M) LAKE IDENTIFICATION
- [C] WETLAND IDENTIFICATION
- SEE SHEET 8 FOR TABLE
- (1) NO BUFFER REQUIRED
- (2) EXISTING BUFFER TO REMAIN
- (A) DEVIATIONS
- PERIMETER BERM

NOTES:

1. GENERAL CONFIGURATION OF LAKES, LOT LAYOUT, BULKHEADS AND INTERNAL ROADS AS SHOWN ARE NOT TO SCALE AND SUBJECT TO CHANGE
2. SEE SHEET 8 FOR ROAD DETAILS
3. MAIN SPINE BOULEVARD WILL UNDULATE BETWEEN 80'-120'
4. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2006000411756

Exhibit C
DCI Page 6 of 9
Resolution Z-16-009

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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LANDSCAPE ARCHITECTS
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Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/26/2019

SHEET TITLE:

PHASE 3

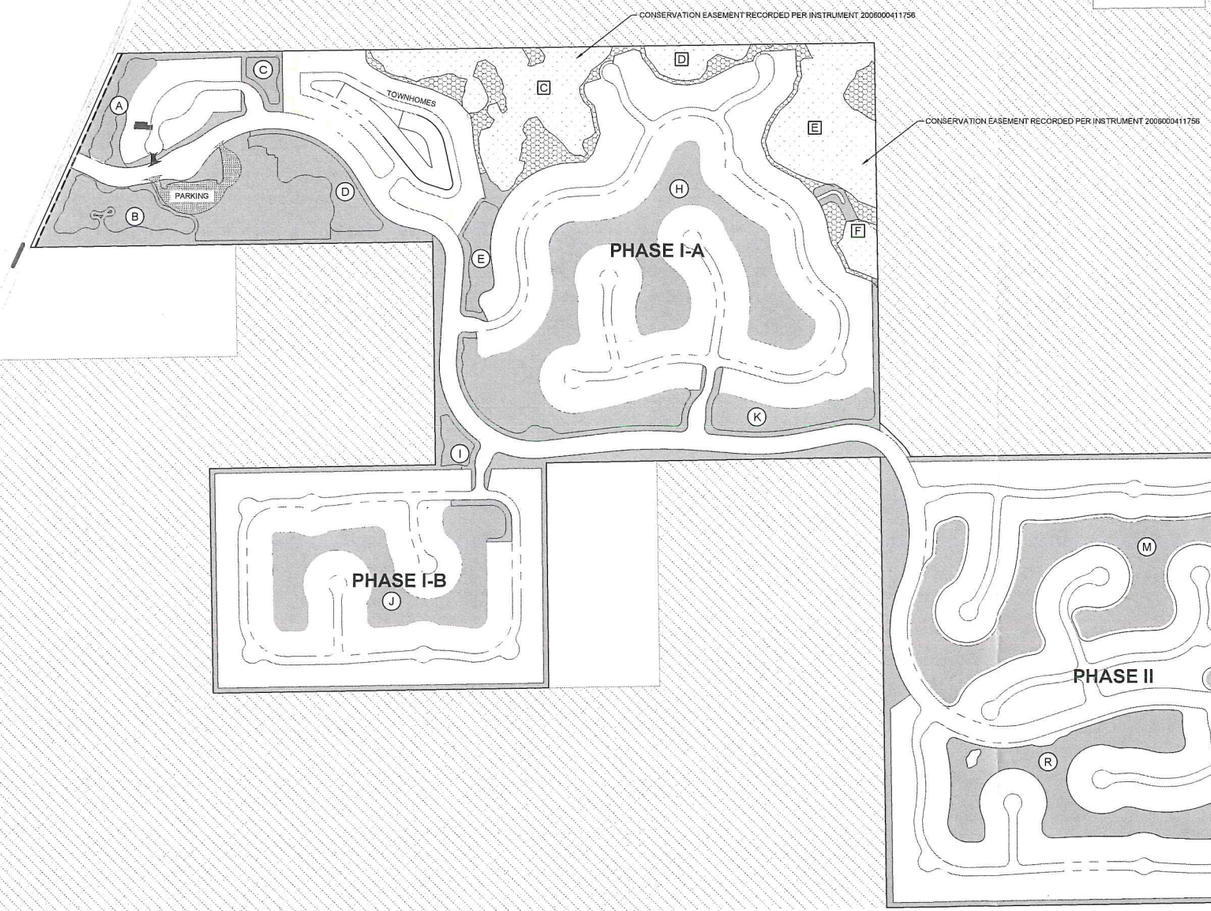
SHEET NUMBER: X-105

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SCALE 1"=200'

JOB/FILE NUMBER: 17103-02

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LEE COUNTY
HEARING EXAMINER
2019 MAR -1 PM 1:56



AREA	ACREAGE	REQUIRED OPEN SPACE 40%	PROVIDED OPEN SPACE	REQUIRED INDIGENOUS OPEN SPACE	PROVIDED INDIGENOUS OPEN SPACE
TOTAL ACREAGE	589.15				
PHASE 1A & 1B***	248.70	0.00		0.00	
PHASE 2 & 3	324.48	129.79		64.90	
TOWNHOME TRACT	15.97	6.39		3.20	
GENERAL OPEN SPACE	240.33				
LAKE**	135.45		34.05		
AMENITY	9.58		9.58		
OTHER	59.30		59.30		
INDIGENOUS UPLAND*	8.56				8.56
INDIGENOUS WETLAND*	23.93				23.93
C	11.28				
D	1.88				
E	9.35				
F	1.42				
RESTORED WETLAND*	4.75				4.75
SUBTOTAL		136.15	102.93	68.10	37.24
TOTAL PROVIDED OPEN SPACE	140.17				

* ACREAGE PROVIDED CONSISTENT WITH ERP 36-05388-P
** TWENTY-FIVE PERCENT (25%) OF REQUIRED OPEN SPACE MAY BE COMPRISED OF LAKE AREA
*** PHASE 1A AND 1B SINGLE FAMILY LOTS PLATTED BY INSTRUMENT #2006000411756 LARGER THAN 6,500 SQUARE FEET. PER Z-04-080, NO MINIMUM OPEN SPACE IS REQUIRED FOR LARGE PROJECTS CONTAINING LOTS HAVING A MINIMUM LOT SIZE OF 6,500 SQUARE FEET. (SECTION 10-415(a))

LEGEND

- INDIGENOUS WETLAND 23.93 AC
- INDIGENOUS UPLAND 8.56 AC
- RESTORED WETLAND 4.75 AC
- GENERAL OPEN SPACE 204.33 AC
- SURROUNDING PLANNED DEVELOPMENT
- (M) LAKE IDENTIFICATION
- [C] WETLAND IDENTIFICATION

Approved as Exhibit C
Page 7 of 9
Resolution # Z-19-006

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
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PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/26/2019

SHEET TITLE:

OPEN SPACE PLAN

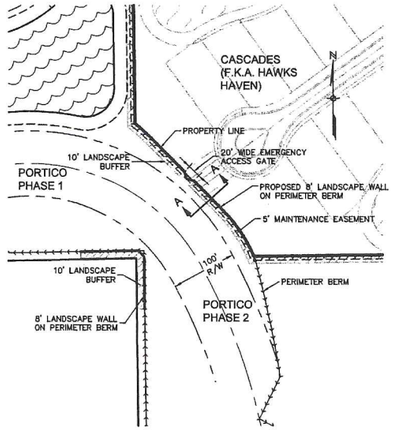
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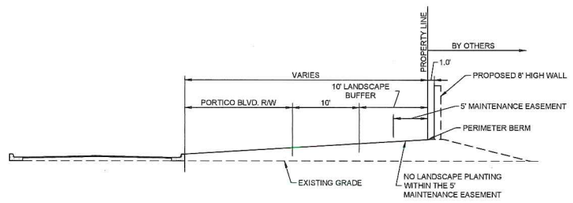
JOB/FILE NUMBER: 17103-02

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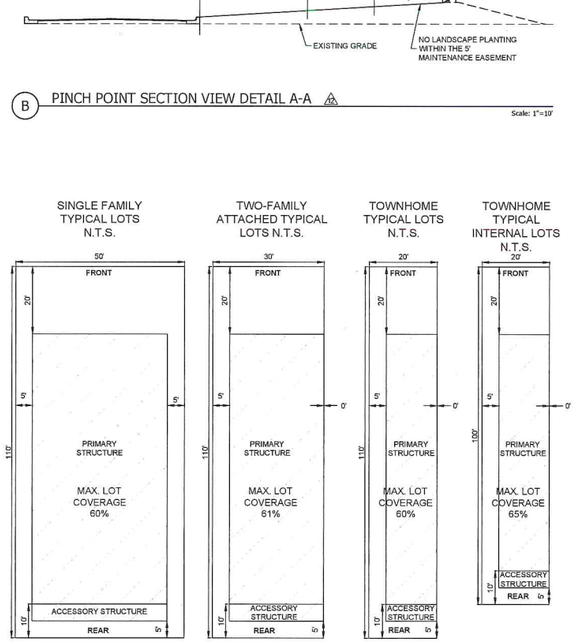
LEE COUNTY
HEARING EXAMINER
2019 MAR -1 PM 1:58



A PINCH POINT PLAN VIEW DETAIL ⚠
Scale: 1"=100'



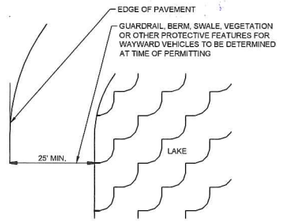
B PINCH POINT SECTION VIEW DETAIL A-A ⚠
Scale: 1"=10'



⚠ 25 FT. SETBACK FROM INDIGENOUS PLANT COMMUNITIES REQUIRED

⚠ 25 FT. SETBACK FROM INDIGENOUS PLANT COMMUNITIES REQUIRED

C LOT TYPICAL
SCALE: N.T.S.

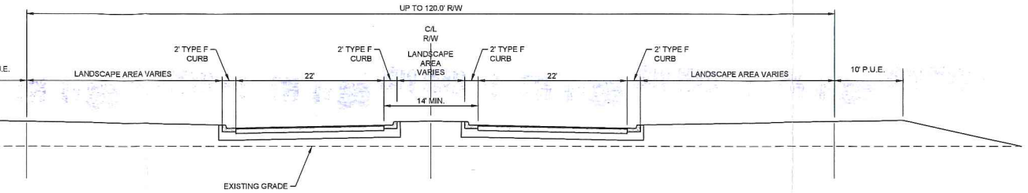


D LAKE IN COMMON ELEMENT TYPICAL SECTION ⚠
Scale: N.T.S.

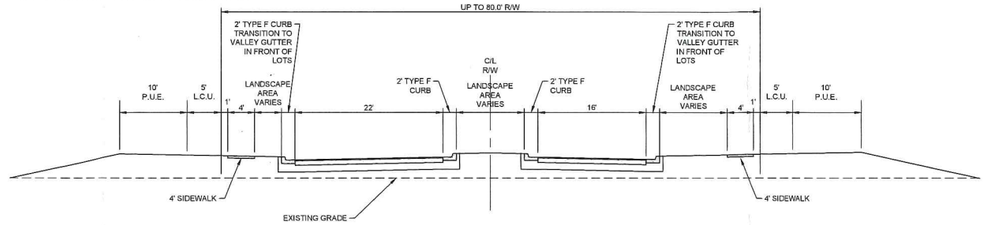
*THE 0' SETBACK APPLIES TO ALL LOTS ABUTTING A 6:1 OR FLATTER LAKE BANK SLOPE. LOTS ABUTTING A 4:1 LAKE BANK SLOPE (PER DEVIATION 17) MUST PROVIDE A MINIMUM 10FT PRIMARY AND ACCESSORY REAR SETBACK FOR A DRAINAGE EASEMENT AS SHOWN ON DETAIL 'K' ON SHEET X-108.

⚠ 25 FT. SETBACK FROM INDIGENOUS PLANT COMMUNITIES REQUIRED

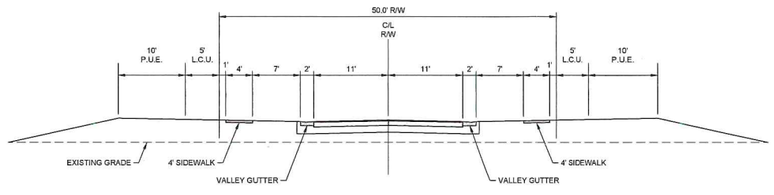
E LOT TYPICAL ABUTTING LAKES
SCALE: N.T.S.



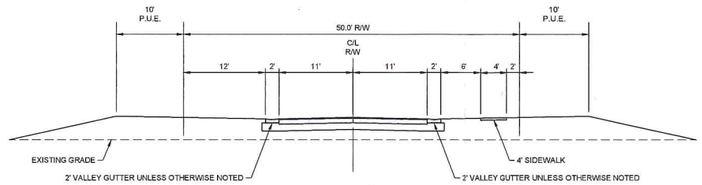
F TYPICAL PRIMARY CORRIDOR ⚠
*4 FT SIDEWALK REQUIRED ON ONE SIDE OF ROAD
Scale: 1"=10'



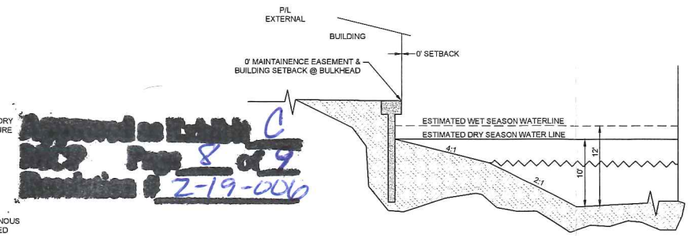
G TYPICAL VILLAGE ENTRY ⚠
Scale: 1"=10'



H TYPICAL VILLAGE ROAD ⚠
Scale: 1"=10'



I TYPICAL TOWNHOUSE ROAD ⚠
Scale: 1"=10'



J DEVIATION TYPICAL SECTION ⚠⚠⚠
Scale: N.T.S.

Received by LEE COUNTY
DCI Date/Time 2-19-2019
Petition No. DCI2018-00006

PROJECT:
PORTICO RPD

LOCATION:
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/26/2019

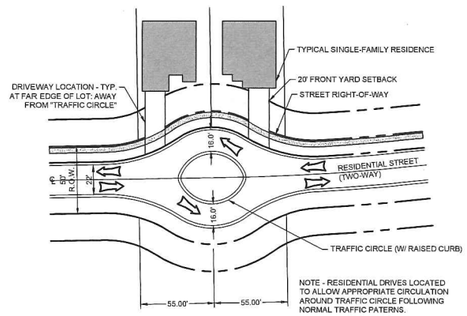
SHEET TITLE:
MASTER CONCEPT NOTES

SHEET NUMBER:
X-107

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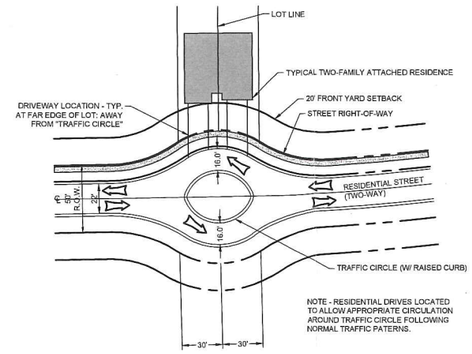
JOB/FILE NUMBER:
17103-02

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K "FLOW SPLITTER" ROAD CONFIGURATION

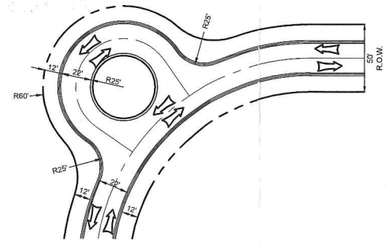
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L "FLOW SPLITTER" TWO FAMILY ATTACHED ROAD CONFIGURATION

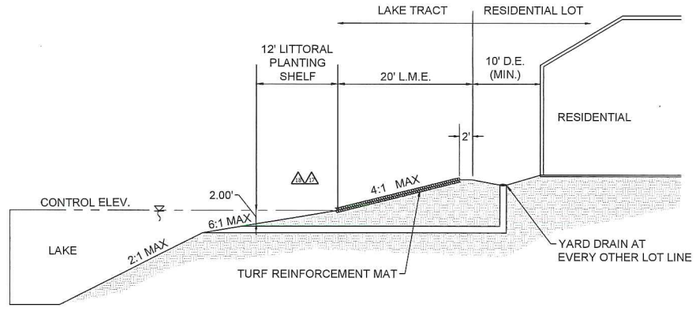
SCALE: 1"=50'

LEE COUNTY
HEARING EXAMINER
2019 MAR -1 PM 1:56



M "EYEBROW" ROAD CONFIGURATION

SCALE: 1"=50'

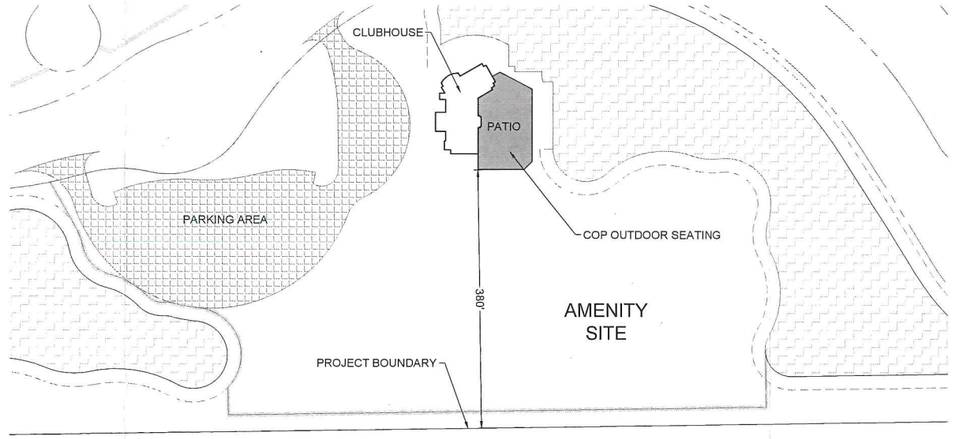


NOTES:

1. REAR YARD DRAINAGE AND TURF MATS ARE REQUIRED ONLY WHEN DEVIATION 17 IS UTILIZED.
2. 0' REAR SETBACK NOT PERMITTED TO ACCOMODATE DRAINAGE EASEMENT.

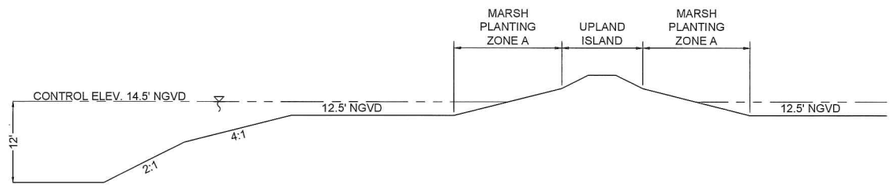
N LAKE BANK SLOPE TYPICAL

SCALE: N.T.S.



O AMENITY CONSUMPTION ON PREMISE LOCATION

SCALE: N.T.S.

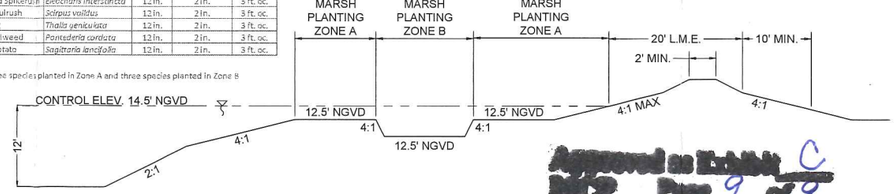


P CONSTRUCTED SECTION-Q - WETLAND CREATION

SCALE: N.T.S.

Creation Zone	Common Name	Scientific Name	Minimum Height	Minimum Container Size	Planting Instruction
Wetland Creation Plantings [1]					
A	Cordgrass	*Spartina bakeri*	12 in.	2 in.	3 ft. oc.
	Pickerelweed	*Pontederia cordata*	12 in.	2 in.	3 ft. oc.
	Duck Potato	*Sagittaria lancifolia*	12 in.	2 in.	3 ft. oc.
	Knotted Spikerush	*Eleocharis interstincta*	12 in.	2 in.	3 ft. oc.
B	Giant Bulrush	*Scirpus validus*	12 in.	2 in.	3 ft. oc.
	Fireflag	*Thalia geniculata*	12 in.	2 in.	3 ft. oc.
	Pickerelweed	*Pontederia cordata*	12 in.	2 in.	3 ft. oc.
	Duck Potato	*Sagittaria lancifolia*	12 in.	2 in.	3 ft. oc.

[1] A minimum of three species planted in Zone A and three species planted in Zone B



Q CONSTRUCTED SECTION-R WETLAND CREATION

SCALE: N.T.S.

Approved as Revised
DCI Dept. of
Zoning Date 2-19-2019

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/26/2019

SHEET TITLE:

MASTER CONCEPT NOTES

SHEET NUMBER:

X-108

50 0 25 50

SCALE 1"=50'

JOB/FILE NUMBER:

17103-02

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