

ADMINISTRATIVE AMENDMENT (PD) ADD2022-00068

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Lennar Homes, LLC filed an application for an administrative amendment to a Mixed Use Planned Development on a project known as Savanna Lakes MPD Amendment to amend the Master Concept Plan (MCP), on property described more particularly as:

LEGAL DESCRIPTION: In Sections 17, 18 & 20, Township 27 South, Range 35 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned to Mixed Use Planned Development (MPD) by Resolution Z-99-049 (with subsequent amendments in case number ADD2003-00129, Resolutions Z-06-074 and Z-10-021 and ADD2019-00207); and

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

WHEREAS, the Savanna Lakes Mixed Use Planned Development encompasses approximately 823 acres and is approved for residential and commercial development; and

WHEREAS, the applicant has filed a request to amend the approved Master Concept Plan, specific to portions of Tracts A, H and I, in order to be consistent with the existing underlying Mirror Lakes Subdivision Plat approval within these respective tracts (see Exhibits "B" and "C"); and

WHEREAS, Administrative Amendment ADD2019-00207 last amended the Master Concept Plan to reconfigure certain residential tracts, include an amenity tract and amend the planned development boundary to remove a commercial tract subject to a subsequent rezoning; and

WHEREAS, the proposed Master Concept Plan utilizes the existing platted lots and constructed roadway design approved as part of Plat book 27, Pages 121 through 123, recorded in the Lee County Official Records (see Exhibit "D"); and

WHEREAS, the existing paved roads include Marriott Circle, Parish Drive, Harabou Drive, Martesse Circle, Marta Drive and Matineau Circle, which are currently county maintained roadways that interconnect with the surrounding areas; and

WHEREAS, removing the existing paved roadways would underutilize public resources and infrastructure; and

WHEREAS, the amended master concept plan eliminates a segment of 25-foot-wide landscape buffer along the southern perimeter of the platted lots, in accordance with Condition 9 of Resolution Z-06-074 and Note #8 of the approved Master Concept Plan (see Exhibit “E”); and

WHEREAS, MCP Note #8 states no buffering is required for single family regular or attached, or two-family dwelling unit types; and

WHEREAS, the applicant does not intend to develop multi-family dwelling unit types within the areas affected by this amendment; and

WHEREAS, elimination of the buffer results in a decrease in open space of 8 acres, which is equivalent to a 2.1 percent decrease overall (378.1 acres from 386.1 acres); and

WHEREAS, Environmental staff have reviewed the proposed MCP and have determined the amendment does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the LDC and does not result in a reduction of total open space provided on the original master concept plan by more than ten percent; and

WHEREAS, the applicant held a public information meeting in the Lehigh Acres Community Plan Area consistent with the requirements of LDC Section 33-1401 (see Exhibit “F”); 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 Mixed Use Planned Development is **APPROVED**.

Approval is subject to the following conditions:

- 1. The development must be in substantial compliance with the three-page amended Master Concept Plan entitled “Master Concept Plan for Savanna Lakes”, dated March of 2022, attached hereto as Exhibit “B.”**

2. **Multi-family dwelling unit types may not be located within the specific to portions of Tracts A, H and I affected by this amendment.**
3. **The terms and conditions of the original zoning resolution, and subsequent amendments thereto, remain in full force and effect, except as amended herein.**
4. **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 8/29/2022

Anthony R. Rodriguez, AICP, Zoning Manager

Attachments: Exhibit "A" Legal Description
Exhibit "B" Amended Master Concept Plan
Exhibit "C" Applicant's Request Statement
Exhibit "D" Mirror Lakes Subdivision Plat
Exhibit "E" Perimeter Buffer Exhibit
Exhibit "F" Lehigh Acres Public Information Session Summary

Exhibit A

April 6, 2022 2:00 PM K:\2018\180004.00.22 Savanna Lakes Zoning ADD & Survey\001E Survey Services\Sketch And Description\00A SD.dwg

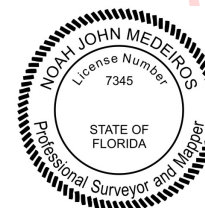
LEGEND

AL	=	ARC LENGTH
CH	=	CHORD LENGTH
CB	=	CHORD BEARING
DESC.	=	DESCRIPTION
INST.	=	INSTRUMENT NUMBER
OR	=	OFFICIAL RECORDS BOOK
PG	=	PAGE
POC	=	POINT OF COMMENCEMENT
POB	=	POINT OF BEGINNING
R	=	RADIUS
PB	=	PLAT BOOK

NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF UNIT 31 MIRROR LAKES, PLAT BOOK 27, PAGE 118, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE WEST LINE OF PARCEL 31 BEARS N25°48'15"E.
3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
4. PARCEL CONTAINS 5,269,454 SQUARE FEET (120.97 ACRES) MORE OR LESS.

REVIEWED
ADD2022-00068
Hunter Searson, GIS
Planner
Lee County Government
5/5/2022



Digitally signed by Noah John Medeiros, License No. LS7345 Professional Surveyor and Mapper
 DN: cn=Noah John Medeiros, License No. LS7345 Professional Surveyor and Mapper, o=Printed copies of this document are not considered signed and sealed, ou=and all SHA-1 authentication code must be verified on any electronic copies., email=nmedeiros@consult-rwa.com, c=US
 Date: 2022.04.06 14:13:38 -04'00'

04/06/2022

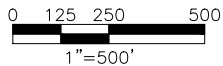
NOAH J. MEDEIROS DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. LS 7345
 THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY NOAH J. MEDEIROS, PSM.

SKETCH AND DESCRIPTION FOR
 MASTER CONCEPT PLAN

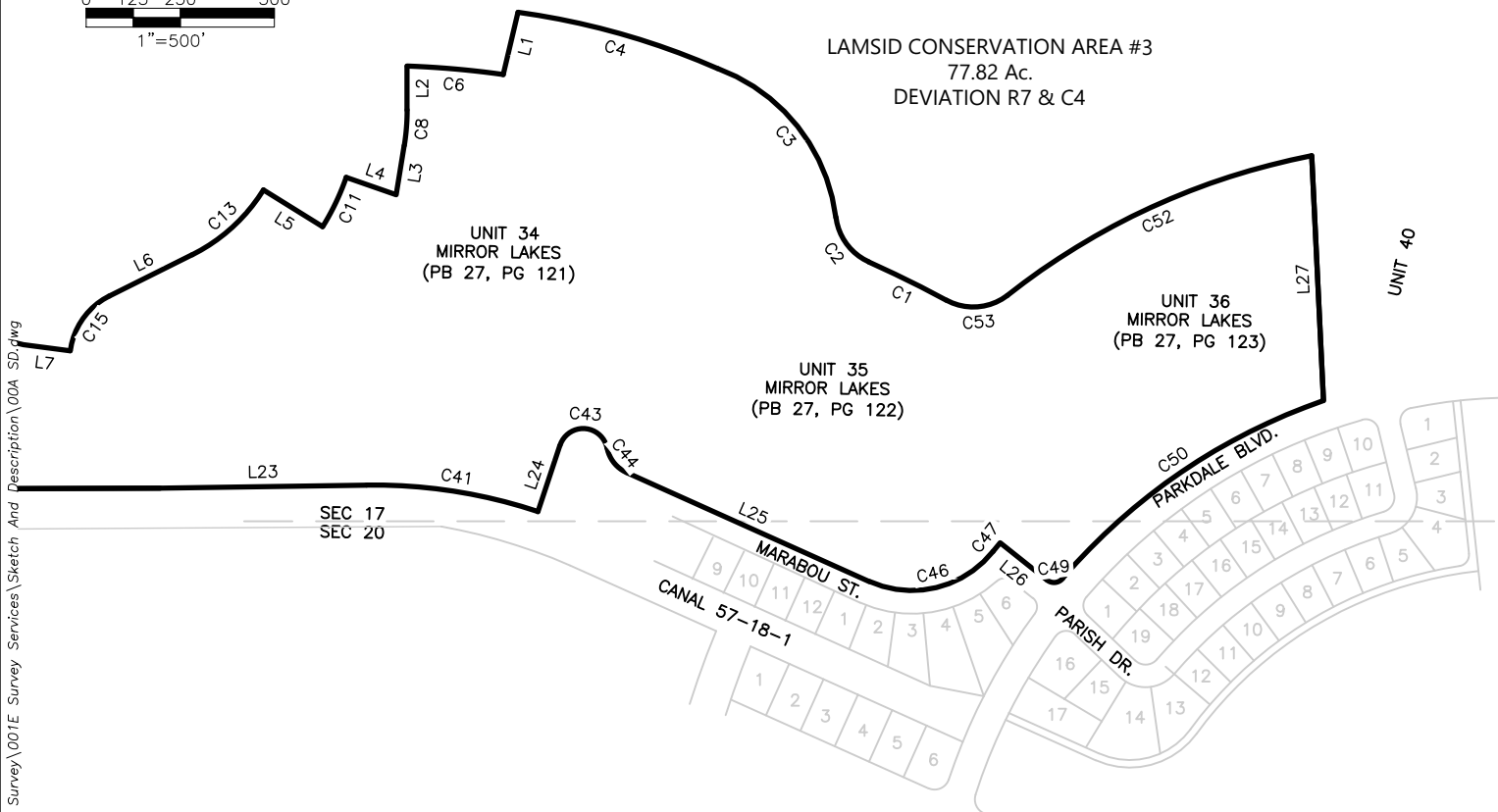


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 LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
180004.00.22	()	18	45S	27E	1"=500'	4/6/2022	NJM	00A SD	1 OF 8



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LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN SECTIONS 17, 18, 19, AND 20, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 31, AS RECORDED IN UNIT 31 MIRROR LAKES SUBDIVISION, PLAT BOOK 27, PAGE 118 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY OF STATE ROAD 82 (200 FEET WIDE);

THENCE NORTHERLY 47.12 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.19°11'58"W. FOR 42.42 FEET;

THENCE N.25°48'15"E., FOR 300.00 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 372.23 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,077.25 FEET THROUGH A CENTRAL ANGLE OF 19°47'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.15°54'19"E. FOR 370.38 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 90.25 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 103°25'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.57°42'57"E. FOR 78.49 FEET;

THENCE S.70°34'15"E., FOR 255.33 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 102.26 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,387.25 FEET THROUGH A CENTRAL ANGLE OF 04°13'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.04°20'01"E. FOR 102.24 FEET;

THENCE S.62°25'57"E., FOR 396.02 FEET;

THENCE S.64°46'19"E., FOR 77.20 FEET;

THENCE S.64°11'45"E., FOR 1,052.81 FEET TO A POINT ON A CURVE;

THENCE SOUTHEASTERLY 552.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 795.00 FEET THROUGH A CENTRAL ANGLE OF 39°48'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.44°17'22"E. FOR 541.38 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY 74.64 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET THROUGH A CENTRAL ANGLE OF 65°47'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.57°16'45"E. FOR 70.61 FEET;

THENCE N.89°49'27"E., FOR 360.00 FEET;

THENCE N.00°10'33"W., FOR 89.87 FEET;

THENCE N.19°59'16"E., FOR 148.42 FEET TO A POINT ON A CURVE;

THENCE EASTERLY 73.21 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 27°57'51" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.83°59'41"E. FOR 72.49 FEET;

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THENCE N.82°01'24"E., FOR 76.78 FEET TO A POINT OF CURVATURE;

THENCE EASTERLY 294.14 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 975.59 FEET THROUGH A CENTRAL ANGLE OF 17°16'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.89°20'21"E. FOR 293.03 FEET;

THENCE S.75°57'13"E., FOR 119.18 FEET;

THENCE S.82°29'49"E., FOR 125.00 FEET TO A POINT ON A CURVE;

THENCE NORTHEASTERLY 185.69 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET THROUGH A CENTRAL ANGLE OF 55°59'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.35°30'07"E. FOR 178.39 FEET;

THENCE N.63°30'00"E., FOR 246.21 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY 259.12 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET THROUGH A CENTRAL ANGLE OF 31°35'19" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.47°42'20"E. FOR 255.85 FEET;

THENCE S.58°05'19"E., FOR 185.00 FEET TO A POINT ON A CURVE;

THENCE NORTHEASTERLY 145.49 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 655.00 FEET THROUGH A CENTRAL ANGLE OF 12°43'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.25°32'53"E. FOR 145.19 FEET;

THENCE S.70°48'54"E., FOR 140.58 FEET;

THENCE N.09°09'32"E., FOR 132.11 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 95.00 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 594.24 FEET THROUGH A CENTRAL ANGLE OF 09°09'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.04°34'44"E. FOR 94.90 FEET;

THENCE N.00°00'00"E., FOR 116.30 FEET TO A POINT ON A CURVE;

THENCE EASTERLY 256.64 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 2,494.39 FEET THROUGH A CENTRAL ANGLE OF 05°53'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.84°57'59"E. FOR 256.53 FEET;

THENCE N.13°19'59"E., FOR 169.95 FEET TO A POINT ON A CURVE;

THENCE EASTERLY 552.42 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,996.44 FEET THROUGH A CENTRAL ANGLE OF 15°51'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.74°15'20"E. FOR 550.66 FEET TO A POINT ON A CURVE;

THENCE SOUTHEASTERLY 530.25 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET THROUGH A CENTRAL ANGLE OF 62°38'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.38°27'44"E. FOR 504.23 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY 153.59 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 58°40'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.36°28'31"E. FOR 146.97 FEET TO A POINT OF REVERSE CURVATURE;

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THENCE SOUTHEASTERLY 229.63 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 3,147.79 FEET THROUGH A CENTRAL ANGLE OF 04°10'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.63°43'08"E. FOR 229.58 FEET;

THENCE EASTERLY 171.61 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 65°33'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.85°35'45"E. FOR 162.40 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 904.10 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 2,252.61 FEET THROUGH A CENTRAL ANGLE OF 22°59'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.64°19'08"E. FOR 898.05 FEET;

THENCE S.02°34'40"E., FOR 668.77 FEET TO A POINT ON A CURVE;

THENCE SOUTHWESTERLY 846.42 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,602.61 FEET THROUGH A CENTRAL ANGLE OF 30°15'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.55°44'32"W. FOR 836.62 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 47.61 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 90°55'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.83°03'29"W. FOR 42.77 FEET;

THENCE N.51°28'40"W., FOR 158.73 FEET TO A POINT ON A CURVE;

THENCE SOUTHWESTERLY 30.35 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,787.61 FEET THROUGH A CENTRAL ANGLE OF 00°58'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.39°04'12"W. FOR 30.35 FEET TO A POINT OF REVERSE CURVATURE;

THENCE WESTERLY 363.89 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 275.76 FEET THROUGH A CENTRAL ANGLE OF 75°36'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.76°23'14"W. FOR 338.06 FEET;

THENCE N.65°48'34"W., FOR 706.59 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 85.28 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL ANGLE OF 54°17'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.38°39'51"W. FOR 82.12 FEET TO A POINT OF REVERSE CURVATURE;

THENCE WESTERLY 170.28 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET THROUGH A CENTRAL ANGLE OF 150°05'54" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.86°34'06"W. FOR 125.60 FEET;

THENCE S.18°22'57"W., FOR 185.00 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 462.59 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,379.39 FEET THROUGH A CENTRAL ANGLE OF 19°12'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.81°13'30"W. FOR 460.43 FEET;

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THENCE S.89°10'03"W., FOR 547.35 FEET;

THENCE S.89°49'27"W., FOR 987.29 FEET;

THENCE S.00°10'33"E., FOR 100.00 FEET;

THENCE S.89°49'27"W., FOR 339.70 FEET;

THENCE S.49°25'17"W., FOR 466.04 FEET;

THENCE N.64°11'45"W., FOR 2,209.41 FEET TO THE POINT OF BEGINNING OF THE
PARCEL DESCRIBED HEREIN;

CONTAINING 5,259,762 SQUARE FEET OR 120.75 ACRES, MORE OR LESS.

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°19'59"E	169.95'
L2	N00°00'00"E	116.30'
L3	N09°09'32"E	132.11'
L4	S70°48'54"E	140.58'
L5	S58°05'19"E	185.00'
L6	N63°30'00"E	246.21'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S82°29'49"E	125.00'
L8	S75°57'13"E	119.18'
L9	N82°01'24"E	76.78'
L10	N19°59'16"E	148.42'
L11	N00°10'33"W	89.87'
L12	N89°49'27"E	360.00'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S64°11'45"E	1052.81'
L14	S64°46'19"E	77.20'
L15	S62°25'57"E	396.02'
L16	S70°34'15"E	255.33'
L17	N25°48'15"E	300.00'
L18	N64°11'45"W	2209.41'

LINE TABLE		
LINE	BEARING	LENGTH
L19	S49°25'17"W	466.04'
L20	S89°49'27"W	339.70'
L21	S00°10'33"E	100.00'
L22	S89°49'27"W	987.29'
L23	S89°10'03"W	547.35'
L24	S18°22'57"W	185.00'

LINE TABLE		
LINE	BEARING	LENGTH
L25	N65°48'34"W	706.59'
L26	N51°28'40"W	158.73'
L27	S02°44'43"E	650.73'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	229.63'	3147.79'	4°10'47"	S63°43'08"E	229.58'
C2	153.59'	150.00'	58°40'01"	S36°28'31"E	146.97'
C3	530.25'	485.00'	62°38'29"	S38°27'44"E	504.23'
C4	552.42'	1996.44'	15°51'14"	S74°15'20"E	550.66'
C6	256.64'	2494.39'	5°53'42"	S84°57'59"E	256.53'
C8	95.00'	594.24'	9°09'35"	N04°34'44"E	94.90'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	145.49'	655.00'	12°43'35"	N25°32'53"E	145.19'
C13	259.12'	470.00'	31°35'19"	N47°42'20"E	255.85'
C15	185.69'	190.00'	55°59'46"	N35°30'07"E	178.39'
C18	294.14'	975.59'	17°16'29"	S89°20'21"E	293.03'
C20	73.21'	150.00'	27°57'51"	S83°59'41"E	72.49'
C24	74.64'	65.00'	65°47'35"	S57°16'45"E	70.61'

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C25	552.43'	795.00'	39°48'49"	S44°17'22"E	541.38'
C29	102.26'	1387.25'	4°13'25"	N04°20'01"E	102.24'
C31	90.25'	50.00'	103°25'08"	N57°42'57"E	78.49'
C32	372.23'	1077.25'	19°47'52"	N15°54'19"E	370.38'
C34	47.12'	30.00'	89°59'33"	N19°11'58"W	42.42'
C41	462.59'	1379.39'	19°12'53"	N81°13'30"W	460.43'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C43	170.28'	65.00'	150°05'54"	N86°34'06"W	125.60'
C44	85.28'	90.00'	54°17'25"	N38°39'51"W	82.12'
C46	363.89'	275.76'	75°36'25"	S76°23'14"W	338.06'
C47	30.35'	1787.61'	0°58'22"	S39°04'12"W	30.35'
C49	47.61'	30.00'	90°55'42"	S83°03'29"W	42.77'
C50	846.42'	1602.61'	30°15'39"	S55°44'32"W	836.62'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C52	897.82'	1884.89'	27°17'29"	N65°20'24"E	889.36'
C53	171.61'	150.00'	65°33'01"	N85°35'45"E	162.40'

SKETCH AND DESCRIPTION FOR
MASTER CONCEPT PLAN



12800 University Drive, Suite 175
Fort Myers, Florida 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
180004.00.22	()	18	45S	27E	1"=###'	4/6/2022	NJM	00A SD	8 OF 8

MASTER CONCEPT PLAN FOR SAVANNA LAKES

AN AMENDMENT TO SAVANNA LAKES MPD (Z-99-049)
PART OF SECTIONS 16-20, TOWNSHIP 45S, RANGE 27E,
LEE COUNTY, FLORIDA

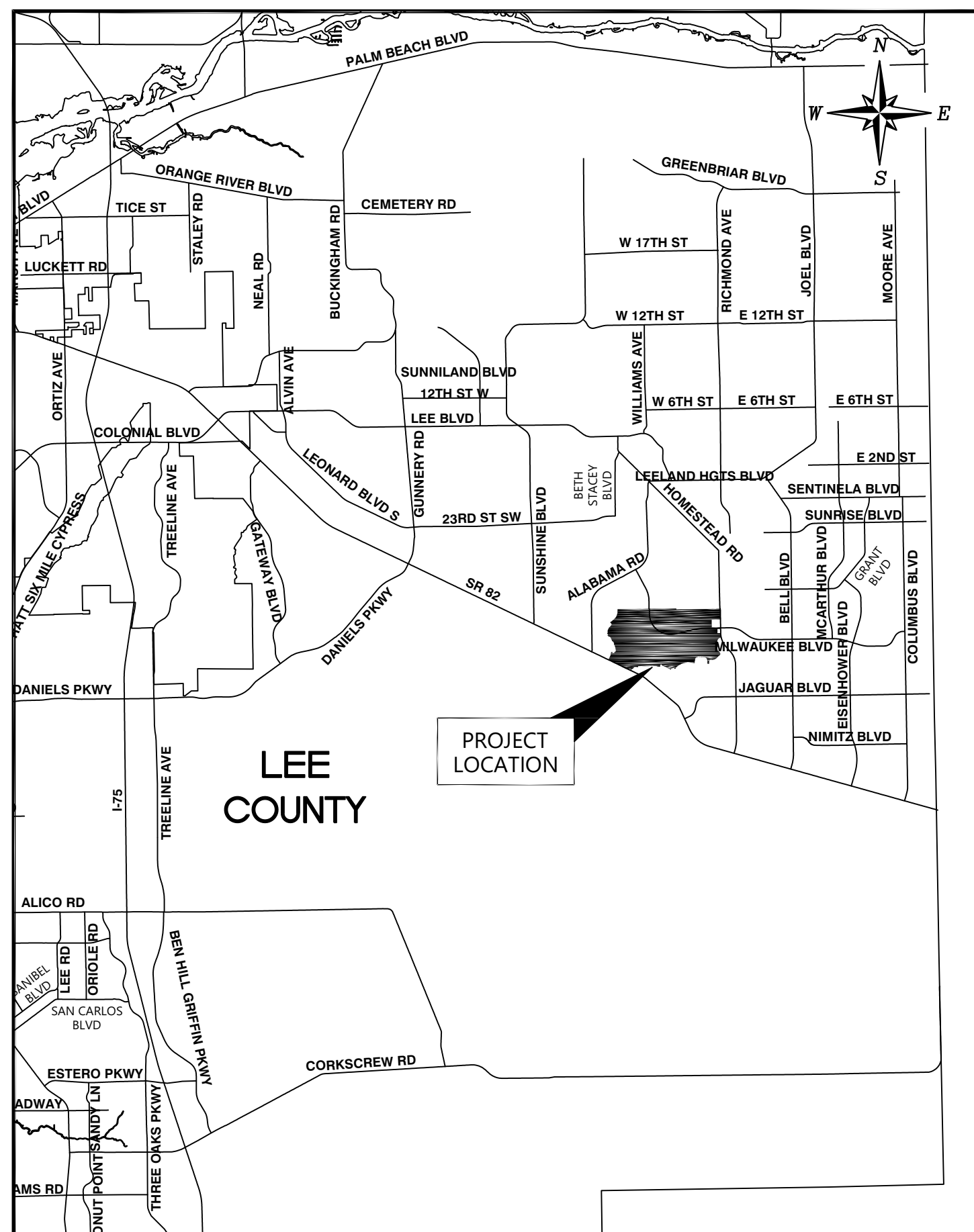
PREPARED FOR/OWNED BY:
LENNAR HOMES, LLC.

10481 BEN C. PRATT / SIX MILE CYPRESS PKWY
FORT MYERS, FL 33912
(239) 278-1177

SHEET INDEX

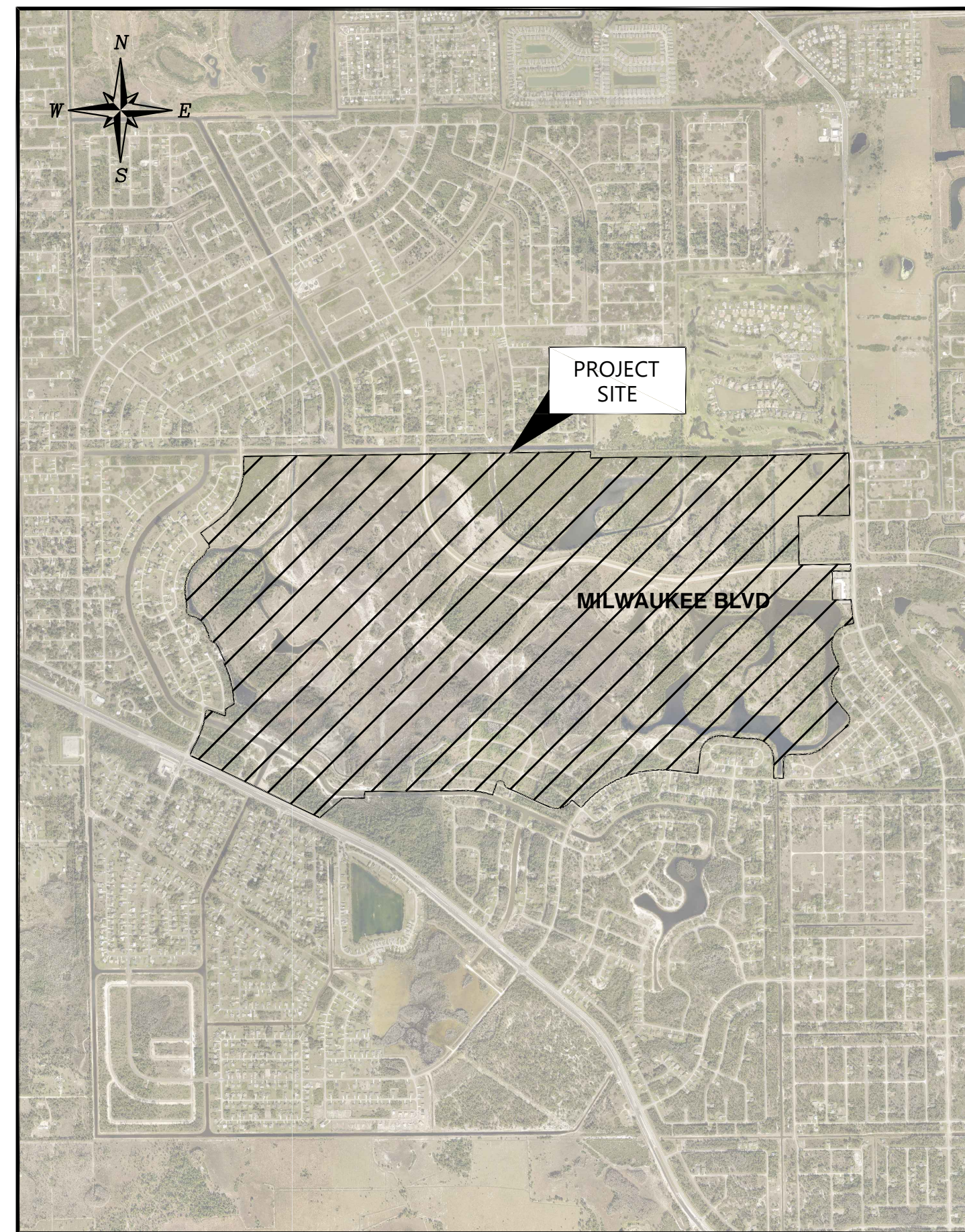
SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
2	AMENDED MASTER CONCEPT PLAN
3	AMENDED MASTER CONCEPT PLAN NOTES

Exhibit B



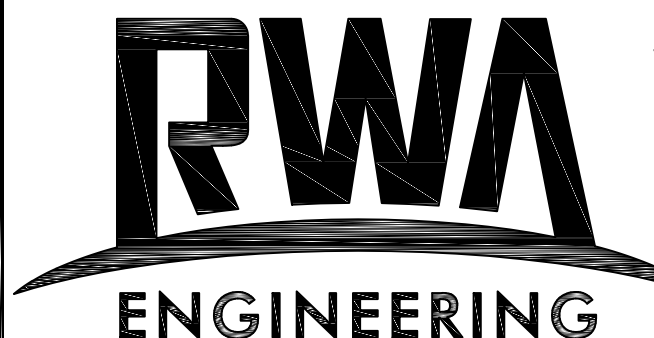
VICINITY MAP

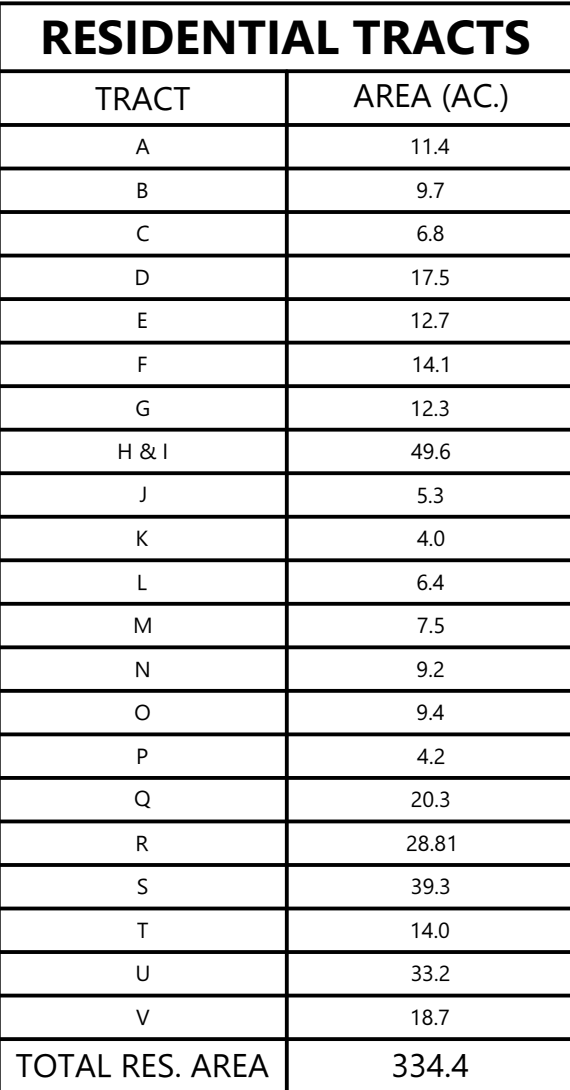
N.T.S.



SITE LOCATION MAP

N.T.S.

 RWA ENGINEERING	6610 Willow Park Drive Suite 200 Naples, FL 34109 12800 University Dr, Suite 175 Fort Myers, FL 33907 19503 S West Villages Pkwy Unit A5 Venice, FL 34293 Office: (239) 597-0575 Fax: (239) 597-0578 www.consult-rwa.com Florida Certificates of Authorization EB 7663 LB 6952	ENGINEER'S SEAL:
	DATE: MARCH, 2022	PROJECT No.: 180004.00.02



LAND USE TABLE	
USE	ACREAGE
LAKE\$	175.67
CONSERVATION AREAS	49.6
RESIDENTIAL TRACTS (A-V)	334.4
PRIVATE ROW	88.57
MILWAUKEE BLVD ROW	19.5
RECREATION AREA (T-1) *	41.8
AMENITY AREA (T-2)	2.1
COMMON AREAS/OPEN SPACE	97.4
PERIMETER BUFFERS	13.53
TOTAL	822.6

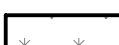
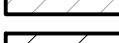
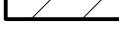
* INCLUDES 10.0 AC. INDIGENOUS PRESERVE AREA

PROVIDED OPEN SPACE		
AREA	ACREAGE	PERCENTAGE
LAMSID CONSERVATION AREAS	285.1 *	75.0%
LAMSID LAKE #2	12.9	3.4%
ADDT'L CONSERVATION AREAS	49.6 *	13.1%
RESTRICTED USE AREA	7.0	1.9%
INDIGENOUS PRESERVE AREA	10.0 *	2.6%
PERIMETER BUFFER AREA	13.5	3.6%
TOTAL	378.1	100%
OPEN SPACE REQUIRED		308.6 ± AC.
INDIGENOUS PRESERVATION REQUIRED		154.3 ± AC.
* INDIGENOUS PRESERVE PROVIDED		344.7 ± AC.

REQUIRED OPEN SPACE	
•	823± ACRES - 51.6± ACRES (PROPOSED 346 SFD LOTS OF 6,500 SQ. FT. OR GREATER LOCATED WITHIN PORTIONS OF RESIDENTIAL TRACTS S, T, U, & V) = 771.4± ACRES
•	771.4 ± ACRES X (0.40) = 308.6± ACRES

THIS SITE PLAN IS CONCEPTUAL IN NATURE AND INTENDED FOR PLANNING PURPOSES ONLY. THE OVERALL CONFIGURATION, DENSITY AND OR INTENSITY DEPICTED MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL, AND/OR REGULATORY REQUIREMENTS.

LEGEND

	--- PROPOSED LAKES
	--- LAMSID CONSERVATION AREA (FKA ECWCWD)
	--- CONSERVATION AREA
	--- INDIGENOUS PRESERVATION AREA
	--- RESTRICTED USE PARCEL
	--- FUTURE RESIDENTIAL TRACTS
	--- RESIDENTIAL TRACT DESIGNATION

LENNAR HOMES, LLC

SAVANNA LAKES PD AMENDMENT

AMENDED MASTER CONCEPT PLAN



Florida Certificates of Authorization EB 7663 LB 6952
6610 Willow Park Drive, Suite 200 | Naples, FL 34109
Office: 239.597.0575 Fax: (239) 597-0578
www.consult-rwa.com

[illegible]

**Exhibit C**

**SAVANNA LAKES MPD
Planned Development (PD) Amendment - Administrative
NARRATIVE REQUEST**

Background/Project Request

The Savanna Lakes Mixed Use Planned Development (MPD) encompasses 822.6 +/- acres per ADD2019-00207 and is generally located nine miles east of I-75; more specifically northwest of the intersection of State Road 82 and Homestead Rd., Unincorporated Lee County, Florida. The current uses on the subject property are single family residential (under construction), vacant residential lots, improved roads, water management systems, grazing lands, and conservation areas. The Future Land Use designations on the subject property consist of Urban Community, Wetlands, and Conservation Lands. The Savanna Lakes MPD was approved under Resolution Z-99-049 with subsequent zoning actions ADD2003-00129, Resolution Z-06-074, Resolution Z-10-021, and ADD2019-00207.

The proposed Planned Development Administrative Amendment is to address the following:

- Amend the approved MCP under ADD2019-00207 to develop specific lots within applicable portions of Tracts A, H, and I based on the existing underlying platted lots within these tracts.

There are 248 existing underlying parcels (See Exhibit A) within the legally described area (See attached Legal Description and Sketch) subject to this administrative amendment. Based on the STRAP/FOLIO list obtained from the Lee County Property Appraiser's office specific to this application submittal, the 248 existing parcels are under ownership control of Lennar Homes, LLC (See Exhibit B). The application submitted on behalf of Lennar Homes, LLC is consistent with LDC Section 34-201, as Lennar Homes, LLC, owns 100% of the parcels within the portion of the Savanna Lakes MPD being amended.

Findings/Review Criteria

The following addresses the findings/review criteria as outlined per Land Development Code (LDC) Sec. 34-173(j)(2):

a. Does not increase height, density or intensity of the development, except as permitted in chapter 2.

The Savanna Lakes MPD is approved for a maximum of 1,477 dwelling units, which equates to an overall density of 1.79 dwelling units per acre (1,477 units/823 acres = 1.79 du/acre). The proposed amendment to the Savanna Lakes MPD does not increase the overall maximum number of dwelling units allowed nor the density. The 1,477 dwelling units will be distributed throughout the residential tracts illustrated on

the revised MCP at the time of development order review and approval. The proposed amendment does not increase any non-residential/commercial intensity nor height development standards.

b. Does not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development.

The proposed amendment will not alter the existing approved utilization of public resources and public infrastructure as the density or intensity per Condition No. 13 of Resolution Z-06-074 remains the same.

c. Does not result in a reduction of total open space provided on the master concept plan by more than ten percent.

The total open space provided per the approved Savanna Lakes MPD Master Concept Plan (MCP) stamped approved *Exhibit B – ADD2019-00207* is 386.1 acres. Under the proposed amendment, the provided open space total has been reduced to 378.1 acres as a result of changes to the perimeter buffer area. The perimeter buffer area is continuing to ensure consistency with the adjacent compatible land uses, and allowances under Condition #9 of Resolution Z-06-074 and Note #8 of the approved MCP. The reduction to 378.1 acres of provided open space is a 2.1% decrease, which is less than 10% from the originally approved amount of 386.1 acres.

d. Does not decrease the amount of indigenous native vegetation preservation or open space areas below the amount required by the Code.

- The amount of required indigenous native vegetation preservation area of 154.3+/- acres as indicated on the current approved Savanna Lakes MPD Master Concept Plan (MCP), will remain the same.
- The amount of required open space area of 308.6+/- acres, as indicated on the current approved Savanna Lakes MPD Master Concept Plan (MCP), will remain the same and complies with Condition #5 of ADD2019-00207.

e. If changes to the buffer or landscaping areas are proposed, equivalent or better (by comparison with the approved Master Concept Plan) landscaping or buffering is provided.

The area within Tract A maintains the minimum 25' buffer requirement between the proposed roadway and the PUD boundary. Within Tracts H and I, no buffers are proposed (See notation on revised MCP) since buffers are not required for single-family residential tracts adjacent to either existing roadways, a canal, or residential lot(s). This proposed change is consistent with existing Condition #9 under Resolution Z-06-074 and Note #8 on the MCP that no buffering is required for single-family uses; as well as providing for consistency with LDC Sec. 10-416.d.3 that buffers between proposed single-family uses and existing

uses are not required, except for public parks and preserve lands; and Sec. 10-416.d.6 that no proposed roadway is located less than 125 from existing single family residential subdivision or lots.

These proposed changes should be considered equivalent to, consistent with, or better than what was originally provided. These proposed changes do not alter the compatibility of the proposed development with adjacent uses.

f. Does not adversely impact surrounding land uses.

The proposed amendment to alter the residential Tracts A, H, and I of the Savanna Lakes MPD, will not adversely impact the surrounding land uses. Single-family residential uses remain planned for these tracts. Perimeter buffering will be maintained within Tract A and has been appropriately noted and changed within Tracts H and I consistent with standards noted in the MCP (General Note #8), consistent with Condition #9 under Res Z-06-074, and the LDC (Sec. 10-416.d.3).

g. Is consistent with all applicable provisions of the Lee Plan and land development regulations in effect at the time of the amendment request.

The requested amendment proposes to reconfigure the existing residential Tracts A, H, and I of the Savanna Lakes MPD as reflected on the revised MCP.

The Planned Development and Tracts A, H, and I subject to this amendment remain in the Urban Community and Wetlands Future Land Use (FLU) categories as well as the Lehigh Acres Planning Community. The Lee Plan outlines the permitted density and intensities for each applicable Future Land Use Category as well as any additional planning requirements for development within the Planning Communities. There are no changes to the uses and standards within the Savanna Lakes MPD, thus it remains consistent with the vision of the Lehigh Acres Planning Community and Policy 1.1.4.

The proposed amendment is not altering the number of dwelling units approved for the Savanna Lakes MPD (1,477 units), which results in a density of approximately 1.79 dwelling units per acre (1,477 units/823 acres = 1.79 du/acre). The Urban Community FLU category per Policy 1.1.4, allows for a standard density range of 1 du/acre to 6 du/acre. The density of the Savanna Lakes MPD is still within the permitted density range and thus, remains consistent with the Urban Community FLU category and Policy 1.1.4.

Required buffers remain consistent with the existing MCP notes, requirements of the LDC Section 10-416 and thus, remain consistent with Policy 5.1.5, ensuring protection of existing and future residential developments. The amended MCP remains consistent with Goal 77 by providing adequate open space and preservation of existing native trees and plant communities, as well as required vegetation. The MCP and Deviation 7, ensure consistency with Objective 77.3 and the applicable open space policies requiring the preservation existing native vegetation, visual relief, and buffering. The on-site preservation of

indigenous plant communities, as provided on the MCP, supports Policy 25.10.1, which applies to development in the Lehigh Acres Community Plan area.

There is no proposed increase to the approved commercial area, hotel rooms, and overall residential unit maximums provided in Resolution No. Z-06-074. The existing Savanna Lakes MPD is approved for 1,477 dwelling units as outlined on page 2 of this narrative. The proposed amendment to tracts A, H, and I is not affecting the maximum number of units allowed. Based upon the land uses and development parameters remaining consistent with the approved MCP, there is no additional impact to the surrounding road network.

As stated previously, there are 248 existing platted lots associated with amended Tracts A, H, and I. Of the 248 lots, 246 are buildable and consistent with the residential site development regulations as provided in Resolution No. Z-06.074. The two affected lots are not buildable due to portions of the parcels being outside of the Savanna Lakes PD boundary:

- 327 Marabou Dr:
 - STRAP#: 17-45-27-35-00113.0110
 - FOLIO ID: 10418817
- 329 Marabou Dr:
 - STRAP#: 17-45-27-35-00113.0100
 - FOLIO ID: 10418816

Please see Exhibit B: Selected Parcel Data List ("LAND AREA) detailing all lots exceed the 6,000 square feet minimum lot area.

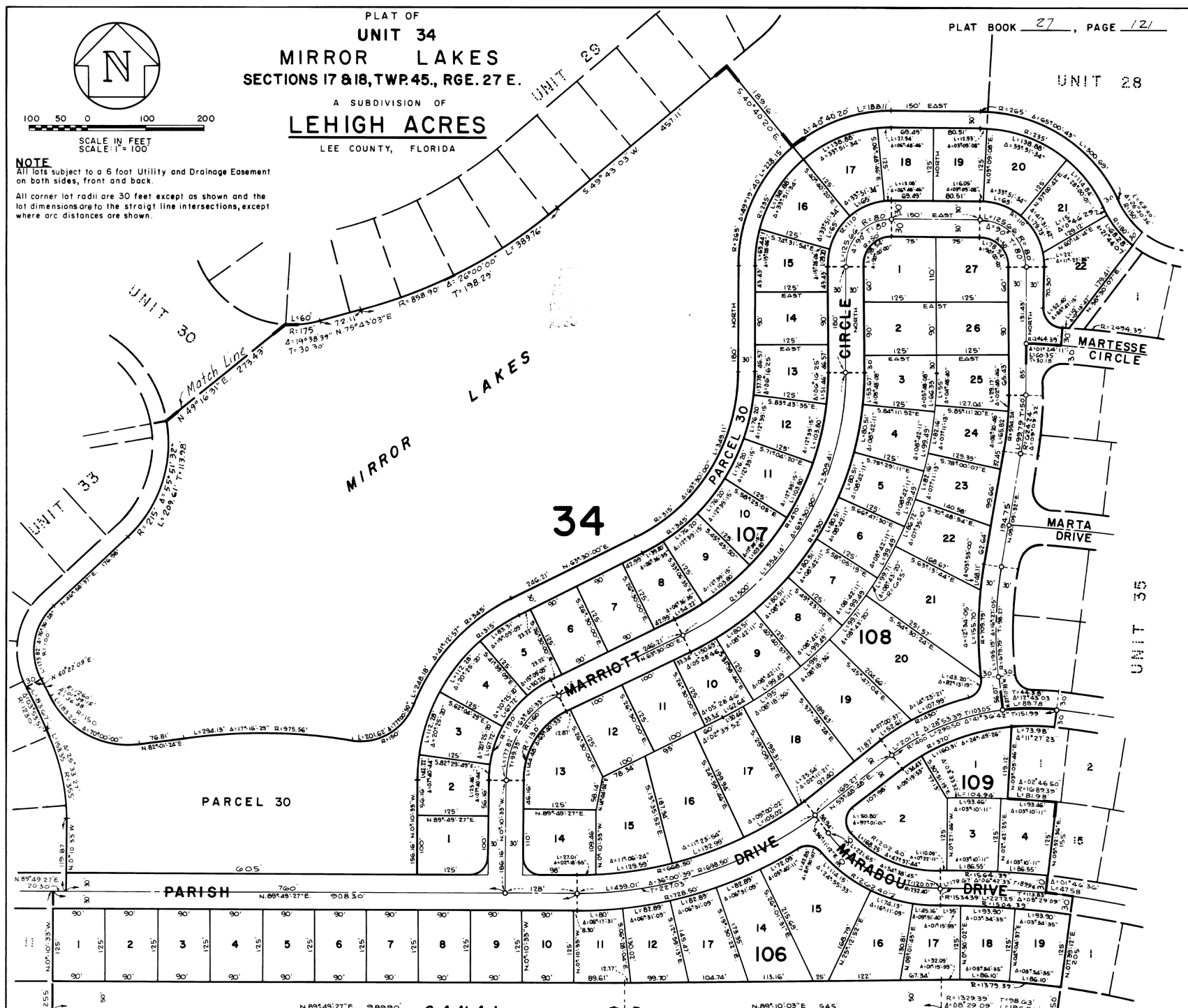
Conclusion

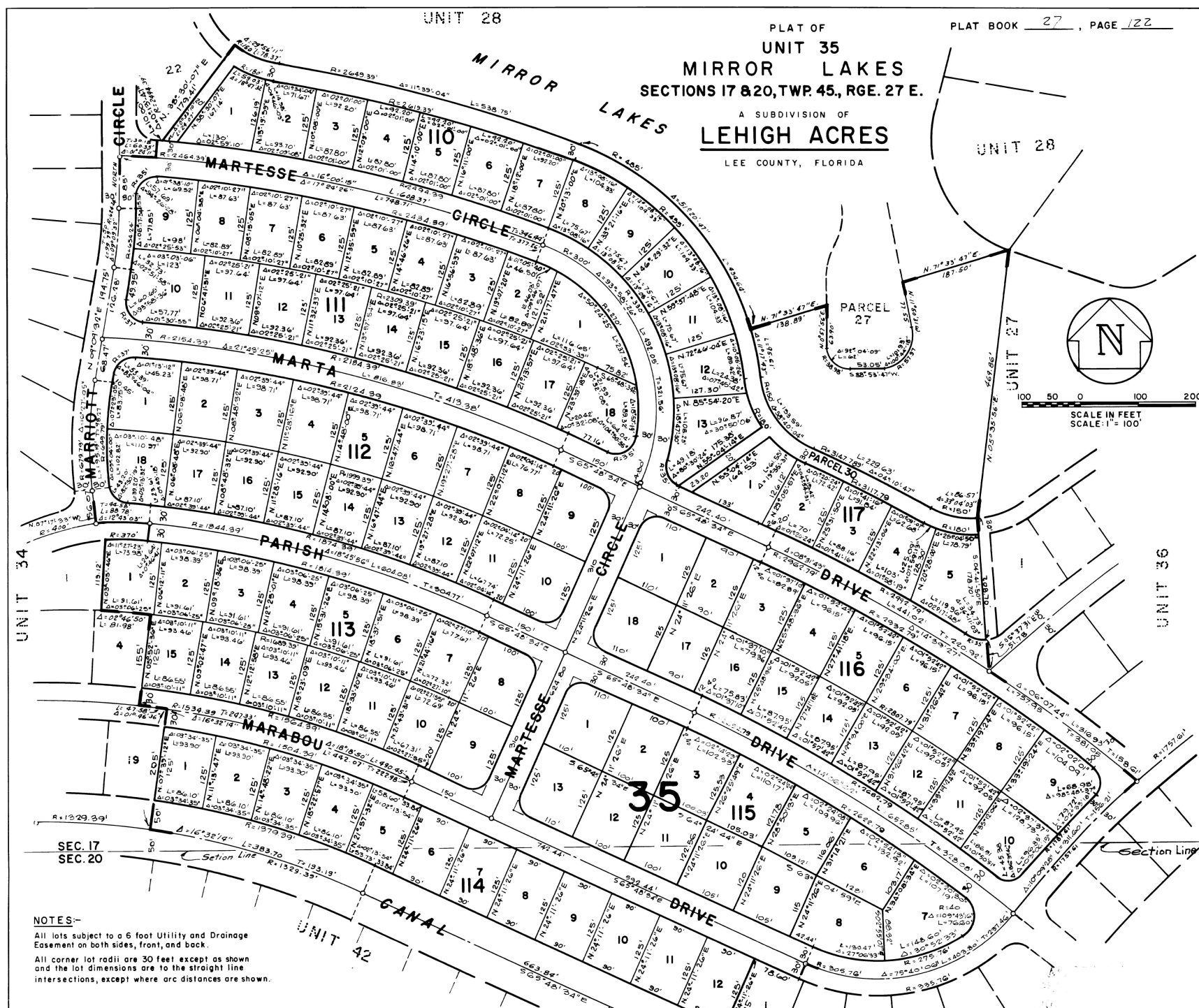
The proposed Savanna Lakes MPD administrative amendment does not alter the intent of the existing approved MPD by ensuring an appropriate infill mix of residential and commercial uses within the Lehigh Acres Community by utilizing available public services, while consistently promoting the Goals, Objectives and Policies of the Lee Plan. Additionally, the proposed amendment to the MCP represents a minor reconfiguration of certain tracts within the MCP. The amendment does not change any substantive development parameters such as density, intensity, open space, preserves, access points or development regulations. As such, it is consistent with the Lee Plan's vision regarding development uses within the Urban Community Future Land Use Category. The proposed amendment, as based on the evaluation criteria per LDC Sec. 34-173(j)(2) and findings outlined above, will not negatively impact the surrounding development and will continue to enhance and complement the existing and future surrounding development patterns and uses and ultimately will not negatively impact the public's health, safety and/or welfare.

Attachments:

- Exhibit A: Underlying Parcel Map
- Exhibit B: Selected Parcel Data

Exhibit D





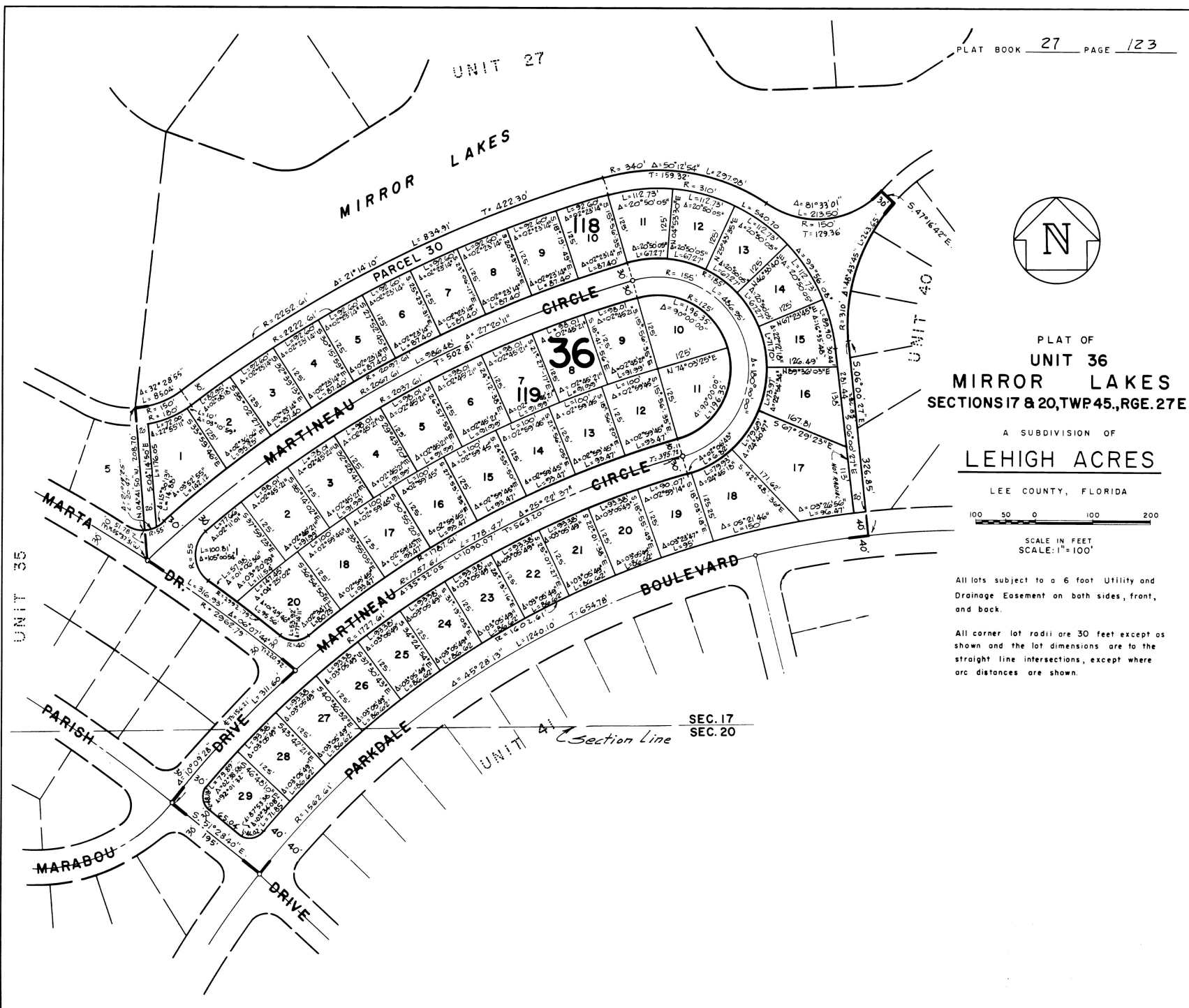
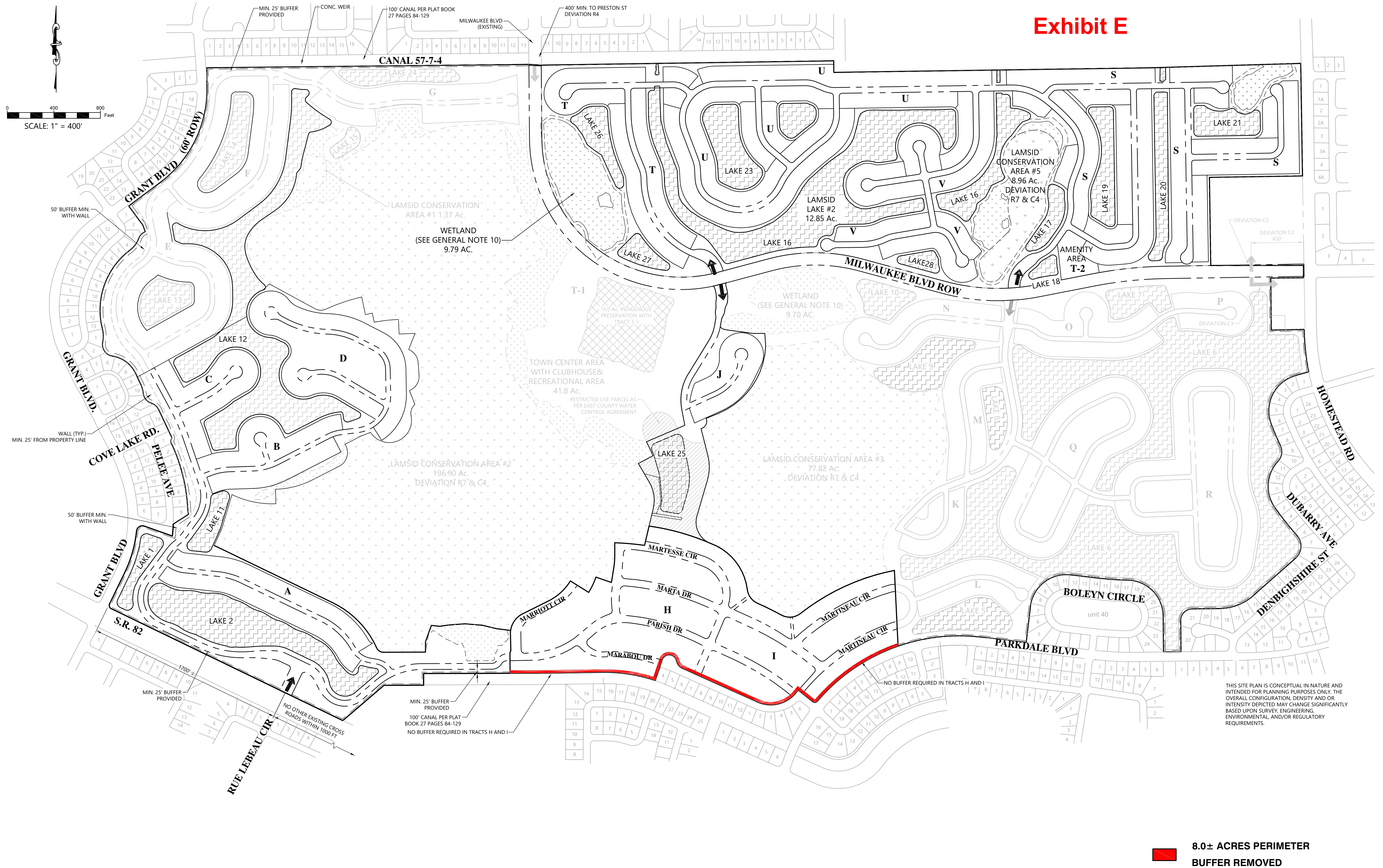


Exhibit E



**8.0± ACRES PERIMETER
BUFFER REMOVED**

CLIENT:		SAVANNA LAKES PD AMENDMENT		PROJECT:		SAVANNA LAKES PD AMENDMENT		TITLE:		PERIMETER BUFFER EXHIBIT	
DATE:	MARCH 2022	DESIGNED:	RWA	DATE:		DESIGNED:	RWA	DATE:		DESIGNED:	RWA
REC:	6.17	TWP:	455	REC:	6.17	TWP:	455	REC:	6.17	TWP:	455
NO:	27E	NO:	27E	NO:	27E	NO:	27E	NO:	27E	NO:	27E
PROJECT NO:				180004.00.02				PROJECT NO:			
SHEET NUMBER:				1				SHEET NUMBER:			
1				OF				1			

**MEMORANDUM**

DATE: May 27, 2022

TO: Adam Mendez, Planner
Lee County Department of Community Development – Zoning Section

FROM: Kenrick Gallander, AICP
RWA Engineering 

PROJECT NAME: Savanna Lakes Mixed Use Planned Development
Administrative Amendment
(ADD2022-00068)

SUBJECT: Lehigh Acres Planning Community – Public Information Meeting Summary

A Lehigh Acres Planning Community public information meeting was held on May 26, 2022, at 5:30pm before the regularly scheduled Lehigh Acres Architectural Planning and Zoning Review Board (LAAPZRB) public meeting located at the Lehigh Acres Municipal Services Improvement District offices, 601 East County Lane, Lehigh Acres, FL 33936.

Attendees are as follows:

- LAAPZRB Board Members
- Janis Williams - Lehigh Acres Fire Control and Rescue District
- Kenrick Gallander, RWA Engineering: Applicant's Agent
- Russell Smith – Lennar Homes, LLC
- Matthew Shorey – Lennar Homes, LLC
- Other agenda item representatives

Summary (Agenda item started at 6:00 pm):

Mr. Gallander began the item introducing himself and providing an overview of the Planned Development Administrative Amendment under review by Lee County Community Development Department staff. He provided a brief background of the existing Savanna Lakes MPD. From there, Mr. Gallander further detailed the request of the applicant submitted to Lee County and the application documents provided to the LAAPZRB. The presentation concluded with Mr. Gallander outlining key factors regarding density, intensity, compatibility, and open

space/preserve compliance, thus, ensuring the application continues forward administratively with Lee County staff.

Questions/Comments Summary:

- Board member inquired to understand or clarify the request as it related to the underlying exited platted lots and the need to amend the MCP. Mr. Gallander and Mr. Smith further explained the background that the platted lots are still legally recognized, and we are simply matching the MCP to the existing plat. Lennar is seeking to capitalize on these existing platted lots and existing infrastructure to build homes.
- Board member wanted to clarify that the main connector from Milwaukee down south was still going to be provided. Mr. Gallander confirmed that, yes, the connector will be constructed as part of a future phase of the development.
- Board member wanted to understand how water and sewer would be handled for this phase of the development. Plan is to extend water to lots and utilize septic systems. A concern was voiced from the public of adding more septic systems rather than connecting to sanitary sewer system. The concern was noted and the opportunity to connect is always evaluated, but these existing platted lots would have been developed and connected to utilities as available and as the applicant is planning.
- Fire and Rescue District representative wanted further clarification on access to the phase. Mr. Gallander outlined that the roadways and access points as platted and that are existing will further ensure emergency services are able to access homesites from multiple points from the surrounding roadway network.
- Board member inquired as to ensuring under this amended plan the applicant is still able to meet the requirement, per an agreement with LAMSID, for exotic vegetation removal in the designated conservation areas adjacent to these areas of the development. The applicant will further coordinate with LAMSID to make sure this requirement is addressed.

Since there were no further questions or comments, The Board Chair asked for a motion. Motion to recommend approval was offered and seconded. There was no further discussion; and vote was unanimous.

This agenda item concluded approximately at 6:15 p.m.