May 16, 2025

Ms. Donna Marie Collins
Chief Hearing Examiner
The Office of the Lee County Hearing Examiner
1500 Monroe Street, 2nd Floor
Fort Myers, FL 33901

RE: South Seas MPD - DCI2023-00051
Joint Submission of Revised Conditions

Dear Madame Hearing Examiner:

On behalf of the Applicant for DCI2023-00051, WS SSIR Owner, LLC and Lee County Department of Community Development Staff, I am pleased to submit the attached revised conditions and Master Concept Plan for the above referenced zoning petition.

The zoning conditions were revised to address updates to conditions based upon discussion and testimony at the public hearing. Change throughout also address correcting scrivener's errors and minor "wordsmithing". The substantive updates to the conditions are as follows:

- **Condition 1:** Revised to reflect revised Master Concept Plan date. The changes on the MCP were limited to referencing Deviation 6 (regarding lake bank slopes) on Tract L-1 on Sheet 2; and noting reference to Deviation 5 A & B in the Notes Table on each sheet.

- **Condition 5:** Updated the condition to clarify the process and content of the required Protected Species Management Plans.

- **Condition 7:** Added further limitations for Consumption on Premise and outdoor entertainment on Tracts C & G.

- **Condition 8:** Revising and clarifying regulations pertaining to accessory uses, particularly limitations to ensure the resort amenities remain accessory and are not open to the general public. The condition was also revised to address temporary events and temporary tent permitting, thereby eliminating Condition 15.

- **Condition 19:** Added additional guest service transportation service until 12 a.m., in addition to trolley service.

- **Condition 21:** Clarified that water quality monitoring will be required only if a development order is submitted requesting a positive outfall.

- **Deviation #4A:** Clarified planting requirements for the Gulf of Mexico natural waterway buffer on Tract B.

- **Deviation #5B:** Revised to address additional amenity parking requirements in the North and South Development Areas due to the use of amenities by patrons outside the MPD (subject to Condition 8.C). Additionally, the revised condition clarifies no new back-out parking onto South Seas Plantation Road is permitted.

- **Deviation 6:** Revised the condition of approval to clarify any new lakes will meet LDC requirements for sloping at the time of permitting.

Thank you for your consideration of the above information. If you have any questions or require clarification, please contact me at (239) 850-8525 or acrespo@rviplanning.com

Thank you,

RVi Planning + Landscape Architecture



Alexis Crespo, AICP
Vice President of Planning

Revised Conditions (May 16, 2025)

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

(1) Master Concept Plan and Development Parameters

a. Master Concept Plan. Development of the subject property must be substantially consistent with the seven-page Master Concept Plan Entitled "South Seas Island Resort MPD, last revised 4/29/2025 and attached hereto as Attachment D.

b. Development Parameters. Development is limited to a maximum of 193 multiple-family dwelling units or timeshare units, and 435 hotel rooms with common infrastructure and resort amenities. The maximum building height is 45 feet.

c. Compliance with Lee Plan and LDC. Development must comply with all the requirements of the LDC at the time of local development order approval, except as may be granted by deviation as part of this planned development. Subsequent amendments to the Master Concept Plan or its auxiliary documentation attached thereto are subject to the planned development amendment process established by the Land Development Code.

(2) Schedule of Uses and Property Development Regulations

a. Schedule of Uses

RESIDENTIAL TRACTS (B, E & H)

Accessory uses and structures: (see Condition 8)
- Consumption on premises, including outdoor seating (see Condition 7)
- Club, private
- Food and beverage service, limited
- Home occupation
- Multi-slip docking facility (see Condition 12)
- Parking lot, accessory
- Real estate sales office
- Recreational facilities, private on-site
- Restaurants, Groups I, II and III

Caretaker's residence (limited to 2 within the entire MPD)

Dwelling unit:
- Multiple-family building

Entrance gates and gatehouses

Essential services facilities, Group I

Excavation, water retention

Fences, walls

Model display center

Signs

Temporary uses (see Condition 8)
Timeshare units (limited to a density equivalent of 1 dwelling unit:1 timeshare unit regardless of number of bedrooms)

HOTEL (TRACTS A-1 & I-1)
Accessory uses and structures: (see Condition 8)
- Bait and tackle shop
- Bar or cocktail lounge
- Consumption on premises, including outdoor seating (see Condition 7)
- Convenience food and beverage store, no gas pumps
- Cultural facilities
- Day care center, child
- Food and beverage service, limited
- Gift and souvenir shop
- Home occupation
- Multi-slip docking facility (see Condition 12)
- Parking lot, accessory and temporary
- Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)
- Pet services
- Rental or leasing establishments, Group I only
- Recreational facilities, private on-site
- Restaurants, Groups I, II and III
- Specialty retail shop, Groups I and II
- Transportation services, Groups I and II

Entrance gates and gatehouses
Essential services facilities, Group I
Excavation, water retention
Fences, walls
Hotel/motel, limited to 435 rooms for the entire MPD (see Condition 10)
Signs
Temporary uses (see Condition 8)

RESORT RECREATION (TRACTS A, C, F, G & I)
Accessory uses and structures: (see Condition 8)
- Bait and tackle shop
- Bar or cocktail lounge
- Consumption on premises, including outdoor seating (see Condition 7)
- Convenience food and beverage store, no gas pumps
- Cultural facilities
- Day care center, child
- Food and beverage service, limited
- Gift and souvenir shop
- Home occupation
- Multi-slip docking facility (see Condition 12)
- Parking lot, accessory and temporary
- Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)
- Pet services
- Rental or leasing establishments, Group I only

Recreational facilities, private on-site
Restaurants, Groups I, II and III
Specialty retail shop, Groups I and II
Transportation services, Groups I and II
Entrance gates and gatehouses
Essential services facilities, Group I
Excavation, water retention
Fences, walls
Signs
Temporary uses (see Condition 8)

GOLF COURSE (TRACT J)
Accessory uses and structures: (see Conditions 8 and 20)
Bait and tackle shop
Bar or cocktail lounge
Consumption on premises, including outdoor seating (see Condition 7)
Convenience food and beverage store, no gas pumps
Club, private
Food and beverage service, limited
Gift and souvenir shop
Golf course (see Condition 20)
Golf course driving range (see Condition 20)
Maintenance facility
Parking lot, accessory and temporary
Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)
Rental or leasing establishments, Group I only
Recreational facilities, private on-site
Restaurants, Groups I, II and III
Specialty retail shop, Groups I and II
Storage, open
Entrance gates and gatehouses
Essential services facilities, Group I
Excavation, water retention
Fences, walls
Signs
Temporary uses (see Condition 8)

DOCKING FACILITIES (TRACTS D & F-1)
Accessory uses and structures: (see Condition 8)
Bait and tackle shop
Bar or cocktail lounge
Boat Ramp, limited to one on Tract D only
Consumption on premises, including outdoor seating (see Condition 7)
Convenience food and beverage store
Club, private
Food and beverage service, limited
Gasoline dispensing system
Gift and souvenir shop

Maintenance facility
Parking lot, accessory and temporary
Personal services (Groups I and II limited to ATM, barber or beauty shop, health club and massage establishment)
Rental or leasing establishments, Group I only
Recreational facilities, private on-site
Restaurants, Groups I, II and III
Specialty retail shop, Groups I and II
Storage, indoor
Transportation services, Groups I and II
Caretaker's residence (limited to 2 within the entire MPD)
Entrance gates and gatehouses
Essential services facilities, Group I
Excavation, water retention
Fences, walls
Multi-slip docking facility (see Condition 12)
Signs
Temporary uses (see Condition 8)

UTILITY & SUPPORT SERVICE TRACTS (K, L-1 & L-2)
Accessory uses and structures: (see Condition 8)
Parking lot, accessory and temporary
Storage, open
Entrance gates and gatehouses
Essential services facilities, Group I and II (excluding sewage disposal or treatment facilities, solid waste transfer station, private, on-site)
Excavation, water retention
Fences, walls
Maintenance facility
Wireless communications facility (see Condition 13)
Signs

b. Property Development Regulations

Minimum Lot Area and Dimensions

Lot Area:	4,500 square feet (2,000 square feet for accessory use tracts)
Lot Width:	N/A
Lot Depth:	N/A

Minimum Building Setbacks and Maximum Building Heights:

Street, public	25 feet
Street, private	10 feet (see Condition 3.c)
Waterbody, artificial	No setback
Waterbody (principal buildings):	25 feet (no setback for accessory buildings within docking facility tracts)

Waterbody, Gulf of Mexico	50 feet
Other building setbacks:	See Condition 3
Maximum building height:	45 feet (see Condition 9)
Maximum Lot coverage:	75 percent (Tract A-1 and I-1 90 percent)
Building separation:	10 feet unless a greater separation is required by building/fire code

(3) Building Setbacks

Except as provided for waterbody and street setbacks in Condition 2.b.:

a. Internal. There is no minimum building or structure setback required from lot lines internal to the MPD boundary provided building separation and all other applicable development regulations are met.

b. External. All building or structure setbacks from the development perimeter will be classified as perimeter setbacks. All buildings and structures must be set back from the development perimeter a distance equal to the greater of 15 feet or one-half the height of the building or structure, whichever is greater. Building or structure height is as measured in accordance with the LDC. Exceptions to this condition are provided below:

   i. The location of buildings or structures authorized by Deviations #10A and #10B.
   ii. Existing development abutting the development perimeter abutting publicly or quasi-publicly owned land.
   iii. Existing development on Tract L-2.

c. Internal Street.

   i. Internal street setbacks are measured from the edge of road pavement.
   ii. No internal street setback is required for the security building, signs, walls, building overhangs and other entrance features which do not contravene LDC vehicle visibility requirements.
   iii. This condition will not be construed as to authorizing a building or structure to encroach into a street easement when contrary to the purpose or terms of that easement.

(4) Open Space and Indigenous Preservation

a. Open space and indigenous preservation must be substantially consistent with the Open Space/Preserve Exhibit attached as Page 4 of 7 of the Master Concept Plan attached hereto as Attachment D. Individual development tracts must include a minimum of 10 percent open space.

b. Preserve uses. Uses in preserve areas are limited to an elevated boardwalk for passive recreational use and required maintenance activities authorized by the local, state and federal permits. Any mangrove trimming required to construct the boardwalk must be approved by state and federal agencies.

c. Indigenous Management Plan. A Limited Review development order must be submitted within 180 days of the rezoning approval and must include:

i. Exotic vegetation removal method, frequency, and monitoring.
ii. Mangrove maintenance and monitoring with the issuance of a Vegetation Removal Permit for trimming and monitoring.
iii. Details for any boardwalks and kiosks within the preserve.

(5) Protected Species Management Plan

A Limited Review development order establishing a Protected Species Management Plan for the Mixed-Use Planned Development must be submitted within 180 days of the effective date of the zoning and must include the following commitments:

a. Migratory Birds and Wading Birds. The architectural plans submitted with the development order plans for buildings within the MPD must be reviewed by Environmental Sciences staff for the utilization of window treatment to reduce or break up window panel reflection to decrease potential bird strikes. Examples of acceptable window treatment include but are not limited to the use of non-reflective tinting, ultraviolet reflective decals, exterior sunshades, covered balconies or similar treatments. This condition is only for the window and/or door panel building facades facing the Gulf of Mexico and/or Pine Island Sound.

b. Southern Bald Eagle. The developers must adhere to the attached Bald Eagle Management Plan dated February 2024 (Attachment K, Exhibit I) for all proposed impacts within 660 feet of the bald eagle nest. The 660-foot buffer zone and the activities and restrictions outlined in the bald eagle management plan must be shown on future development order plans.

c. Florida Bonneted Bat and Red-Cockaded Woodpecker. The Protected Species Management Plan will specify that prior to the issuance of a Vegetation Removal Permit for Tract E, the applicant must submit updated inspection reports for the cavity trees to ensure protection for the Florida Bonneted Bat and Red-Cockaded Woodpecker. If Bonneted Bat and/or Red-Cockaded Woodpecker presence is confirmed, the applicant must consult with the U.S. Fish and Wildlife Service for recommended actions to protect these species.

d. Sea Turtles. The Protected Species Management Plan will specify that all buildings within the Sea Turtle Lighting District must comply with window and

lighting requirements per LDC Section 14-76. Those buildings outside of the Sea Turtle Lighting District must demonstrate compliance with LDC Section 14-76 for lighting exterior to the buildings only.

e. Lighting. The Protected Species Management Plan will specify the developer must submit a photometric plan with each development order that has structures within the Sea Turtle Lighting District and adjacent to indigenous preserves to ensure lighting from developed areas does not directly illuminate the indigenous preserve, nesting sea turtle habitat and restoration areas by shielding fixtures and eliminating up lighting. The developer must include these lighting standards in the indigenous management plan and on future development order plans.

f. An overall map depicting the location of protected species currently located onsite and the protection measures proposed for existing species.

g. Human Wildlife Coexistence Plan addressing, at a minimum, Wildlife Crossing and Educational Signage, educational brochures to include window treatments, geofencing for golf carts, dark sky etiquette, and removal of beach furniture at dusk during turtle nesting season.

h. Protected Species Management Plans must include all requirements set forth in LDC Section 10-474.

(6) Redfish Pass Buffer

The north property line abutting Redfish Pass (extending from the Gulf of Mexico to Pine Island Sound) must include a buffer consistent with the Hardened Shoreline Exhibit and Revetment Planting Plans, attached as Exhibit X, which depicts a two-foot-wide buffer with 768 native grasses and sea oats specified at a minimum of a one-gallon container size and installed two-foot on center.

(7) Consumption on Premises and Outdoor Entertainment and Events

a. Consumption on premises (COP) is permitted as indicated by asterisks on the Master Concept Plan, subject to the following conditions:

i. Residential Tracts B, E & H. COP is permitted on residential tracts in conjunction with a restaurant, private club and/or limited food and beverage service, or temporary uses as indicated in Condition 15.

ii. Hotel, Resort Recreation, Golf Course, and Docking Facilities Tracts A-1, 1-A, A, C, F, G, I, J, D & F-1. COP is permitted on hotel and resort tracts in conjunction with customary accessory resort uses as indicated in Condition 2.a. or temporary uses as indicated in Condition 15.

iii. Hours of Operation. COP hours of operation are subject to the Lee County Alcoholic Beverage Ordinance 76-09, and Lee County Noise Control Ordinance 14-18, as amended by Ordinances 22-10 and 23-05, or as may be amended from time to time. Consumption on premises (COP) for indoor areas will be limited to 2 AM daily. The hours of operation for consumption on premises in outdoor seating areas or in conjunction with temporary uses will be limited to 11 PM, Sunday through Thursday, and 12 AM, Thursday through Saturday. COP is further limited to 11 PM, seven days per week, on Tract G and 10 PM, seven days per week on Tract C.

b. Outdoor Entertainment and Events.

i. Residential Tracts B, E, H. Outdoor entertainment is permitted on residential tracts in conjunction with a restaurant, private club, limited food and beverage service, or temporary uses as indicated in Condition 15.

ii. Hotel, Resort Recreation, Golf Course, and Docking Facilities Tracts A-1, A, C, D, F, F-1, G, I, I-1, J. Outdoor entertainment is permitted in conjunction with customary accessory resort uses as indicated in Condition 2.a. and temporary uses as indicated in Condition 15.

iii. Outdoor entertainment utilizing amplified speaker systems or similar systems is limited to 10 PM, seven days per week. Outdoor amplified music must comply with the Lee County Noise Ordinance (Ordinance 14-18, as amended by Ordinance 22-10 and Ordinance 23-05) as may be amended.

iv. Outdoor live entertainment is prohibited after 9 PM, seven days per week, on Tract C and G. Use of speakers or similar amplified systems located outside of building(s) is prohibited after 9 PM, seven days per week, on Tract G.

(8) Accessory Uses, Buildings, and Structures

a. The primary uses approved with this MPD include hotel/motel, timeshare unit, dwelling unit: multiple-family building, essential service facilities, Group II (as limited in the schedule of uses), and wireless communication facility.

b. Customary accessory uses which are not listed in the schedule of uses may be permitted provided the uses are clearly incidental and subordinate to the permitted principal use.

c. All accessory resort uses are limited to use by transient guests and property owners of the MPD, and transient guests and property owners of the South Seas Island Resort, as defined in the LDC.

i. Access to accessory resort uses may be subject to membership agreements, access fee(s), and/or other conditions for use of accessory resort uses, at the Applicant/Successors' sole discretion. In no case shall transient guests

and property owners of South Seas Island Resort access accessory resort uses without complying with membership agreements or access fees.

ii. The sale or offering of day passes or amenity passes to members of the general public is prohibited.

d. Resort-sponsored social events, limited to transient guests and property owners of the South Seas Island Resort, qualify as duly permitted events and are permitted by right on Thursdays, Fridays, Saturdays, Sundays and Federal holidays subject to compliance with Condition 7. Outdoor use permitted in accordance with this condition may not block roads, accessways, or parking areas, and may not occur within any preserve, landscape buffer or stormwater management area. Tents and similar structures ancillary to resort-sponsored social events are permitted by right without frequency limitations, provided tents and similar structures which exceed the State Fire Marshal thresholds receive the requisite approvals.

(9) Building and Structure Height

a. Height Limitation. The building and structure heights specified herein may not be exceeded without obtaining approval through the public hearing process. The provisions of LDC Section 34-2174 (additional permitted height when increased setbacks provided) may not be utilized within the planned development.

b. Resiliency. Principal and accessory buildings located within "V Zones", or within a "Coastal A Zone," as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), may increase the height of the lowest minimum habitable floor for which a building permit may be issued by a maximum of four (4) feet and exceed the applicable height limitation of 45 feet proportionally. All other principal and accessory building heights will be measured in accordance with Section 34-2171(b).

c. Exception to height limitations for certain structural/ornamental elements. Purely ornamental structural appurtenances and appurtenances necessary for mechanical or structural functions may extend above the roof peak of a building provided that the total area dedicated to the exceedance of these elements, as measured by drawing a rectangle around the perimeter of the area(s) of the exceedances, equals 20 percent or less of the total roof area. In no case shall these appurtenances exceed 6 feet above the maximum permitted building height.

d. Tract B. Development on Tract B within 25 feet of the Captiva Drive right-of-way is limited to 35 feet in height. Any development exceeding 35 feet in height must be set back from Captiva Drive by one foot for every one foot in excess of 35 feet. Buildings may incorporate tiered heights within the same structure to meet this requirement.

e. Amenity Tracts. Buildings located on the amenity and resort recreation tracts are limited to 35 feet in height. Recreational structures such as slides and similar structures are not considered buildings and are permitted up to a maximum of 45 feet in height.

(10) Hotel/Motel

The development of a hotel/motel buildings on the subject property are subject to the following conditions:

a. Expansion. Hotels/motel development is limited to Tracts A-1 and I-1 as depicted on the MCP. Any proposed expansion of the designated hotel/motel tract acreage or relocation of a hotel/motel structure onto separate tracts requires approval through the public hearing process.

b. Banquet Halls. Meeting space and banquet halls are limited to 40,000 square feet collectively within the MPD and must be located on Hotel Tracts A-1 or I-1. Use of these facilities is limited to transient guests and property owners in South Seas Island Resort, as defined in the LDC, and subject to limitations in Condition 8.c.

c. Unit Distribution. No more than 260 hotel rooms may be located on Tract I-1.

(11) Lock-off Accommodations

Where lock-off accommodations are provided, as defined, each "keyed room" will be calculated as a separate dwelling unit or hotel room.

(12) Multi-Slip Docking Facilities/Boat Slips

a. Prior to local development order approval for the expansion or reconfiguration of docking facilities, the developer must provide a current Manatee Protection Plan (MPP) evaluation.

b. Boat Maintenance. No boat maintenance activities are permitted within the multi-slip docking facilities with the exception of emergency repairs.

c. Prior to local development order approval for the expansion or reconfiguration of docking facilities, the developer must depict and number all proposed and existing boat slips on the development order plans. The South Seas Island Resort MPD is limited to a maximum ~~of 645~~ 620 boat slips, of which 250 slips may be developed on-site. This number may be modified based on review and approval by Lee County for compliance with the Lee County Manatee Protection Plan.

d. Within 180 days of Rezoning being final, the Developer must provide the following management plans for review and approval by Lee County Division of Natural Resources:

i. Multi-Slip Docking Facility Basin Management Plan;
ii. Hazardous Materials Management Plan;
iii. Spill and Contamination Contingency Plan

1. The Spill and Contamination Contingency Plan must address how runoff from fueling and maintenance activities will be collected and treated prior to discharge, describe measures to be employed to reduce contamination of water bodies from boat refueling and maintenance, and address emergency clean up procedures.

iv. Emergency Preparedness Plan.

1. The Emergency Preparedness Plan must be prepared in accordance with Administrative Code 7-7.

v. Educational Material and Signs.

1. The developer must submit examples of educational materials and signs to be installed notifying residents/guests on manatee protection. The Developer must install educational signs prior to issuance of Certificate of Compliance on any part of the docking facility.

(13) Existing Wireless Communications Facility

LDC §33-1627(b) and §34-2175(a)(2) recognize the existing wireless communications facility located on Tract K, approved by Cases SEZ2009-00005 and VAR2009-00009, and this planned development approval does not affect the existing approval. Modification or replacement requests will be processed in accordance with the LDC regulations in effect at the time of the request.

(14) Development Tracking/Parameters

a. A cumulative land development summary table must be included with development order submittals. Developer must submit a report/tabulation with every development order application itemizing:
   i. Number of hotel rooms proposed by the development order application.

   ii. Number of dwelling units proposed by the development order application.

iii. Number of boat slips proposed by the development order application.

iv. Intensity and type of resort amenities proposed by the development order application.

v. Cumulative total number of hotel rooms, dwelling units, boat slips, and resort amenities permitted by previous development order approvals or development orders under concurrent review.

vi. Remaining number of hotel rooms, dwelling units, and boat slips available for future development.

(15) Tract G Enhanced Building Perimeter Plantings

A 5-foot-wide planted area, containing 12 trees, 76 shrubs, ground cover must be installed to the south of the accessory resort building on Tract G, in addition to other building perimeter plantings required by the LDC. An 8-foot-tall sound attenuating wall, comprised of masonry and sound paneling will be installed to the south of the outdoor seating area associated with the building. The measurement of wall height must commence from the highest elevated walking surface or seating area appurtenant to the building.

(16) Lee County Sheriff's Department Substation

a. One (1) boat slip for the Lee County Sheriff's Office will be provide on Tract F-1 as shown on the MCP.

b. The developer will provide the Lee County Sheriff's Office (LCSO) a minimum of 500 square feet of finished shell space on adjacent, commonly owned property, for use as a Sheriff's Substation to facilitate law enforcement activities. This space is provided at no cost to LCSO and the applicant will be required to obtain the required development permits.

(17) Fire Protection

a. One (1) boat slip for the Captiva Fire District will be provided on Tract D as shown on the MCP.

(18) Transportation.

a. A trolley service will be operated internal to the MPD providing continuous service throughout the resort, 365 days per year during the hours of 7 a.m. to 10 p.m., except when the resort is closed, subject to limitations in Condition 8.c. An on-demand guest service vehicle will be provided from 10 p.m. to 12 a.m. 365 days per year, except when the resort is closed.

b. The developer shall operate an employee shuttle service providing group transportation from a minimum of three (3) locations on mainland Lee County (Fort Myers, Cape Coral and/or Lehigh Acres), 365 days per year, except when the resort is closed.

(19) Golf Course Management Plan

Within 180 days of Rezoning being final, the developer must provide a Golf Course Management Plan that implements the following management guidelines to reduce potential for ground and surface water impacts from the golf course:

a. Fertilizers. Fertilizers with low leaching potential (slow release) must be used when possible. Fertilizers must not be applied after active growth of the turf grass has ceased. Application rates must be kept to the lowest reasonable levels.

b. Integrated Pest Management and Nutrient Management Programs. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an Integrated Pest Management (IPM) Program and a Nutrient Management Program that uses nutrients and pesticides only when absolutely necessary. The IPM Program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. Pesticide application may only involve purposeful and minimal application of pesticides, aimed at targeted species. Regular widespread application of broad spectrum pesticides is prohibited. The IPM Program must minimize pesticide use and utilize the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides with a minimum potential for leaching or loss from runoff.

   The Nutrient Management Program must be based upon the USDA-NRCS Nutrient Management Standard and include soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. The Developer must submit the chemicals management plan to Lee County Natural Resources staff for review and approval.

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

d. Golf Course Management. The property owner must utilize a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager is responsible for ensuring golf course fertilizers are selected/applied to minimize fertilizer run off into surface water and leaching into the groundwater.

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

f. Best Management Practices. The Developer must demonstrate compliance with "Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses", prepared by the Florida Department of Environmental Protection September 2012, as amended, as outlined below:

i. Pesticides. Separate mixing and loading facilities for pesticides and separate pesticide storage areas must be provided in compliance with the Best Management Practices for Golf Course Maintenance Departments.
ii. Fertilizer. Separate mixing and loading facilities for fertilizer and separate fertilizer storage areas must be provided in compliance with the Best Management Practices for Golf Course Maintenance Departments.
iii. Construction Materials. The construction material for all proposed buildings must follow the Best Management Practices for Golf Course Maintenance Departments.
iv. Equipment Storage. Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.

g. Pest Resistant Vegetation. Alterations to the existing golf course must be planted with a turf grass cultivated variety that is pest resistant, requiring relatively low fertilizer use.

h. Irrigation. The irrigation system must operate on an "as needed" basis using weather forecasting and ongoing assessment of soil moisture content. This condition does not require Developer to purchase or install high technology weather forecasting or rain monitoring equipment.

i. Pollution. If surface water pollution occurs, based on the rules or regulations in effect, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, application of the pollutant must cease until there is a revised management plan for the application of the pollutant. A determination that the application of fertilizers, herbicides or pesticides to the golf course are the cause and source of the pollution must be based on competent and substantial evidence. If mitigation is necessary to address the pollution, the Developer must implement a mitigation plan approved by Lee County and other appropriate agencies.

j. The Developer must submit an annual Lake Slope Maintenance Report (certified by a Professional Engineer registered in the State of Florida) to the Lee County Division of Natural Resources.

(20) Water Quality Monitoring

Water Quality Monitoring. If a development order application is submitted to establish a positive outfall/discharge point, the Developer must provide a Water Quality Monitoring Plan to Lee County Division of Natural Resources for review and approval as part of the submittal. The Water Quality Monitoring Plan must include the following:

a. A monitoring schedule consisting of two sampling events, one at the beginning of "wet" season (June) and one at the end of "wet" season (September).

b. Surface water quality monitoring locations must be established at each outfall.

c. Surface water monitoring analytes must include Temperature, Dissolved Oxygen, pH, Turbidity, Total Dissolved Solids, Specific Conductance, Total Nitrogen, Total Phosphorus, NOX (nitrite + nitrate), Iron, Copper and FL Pro.

d. A contingency plan in the event an exceedance of State water quality standards is discovered.

e. Annual Water Quality Monitoring Reports must be provided to Lee County Division of Natural Resources for as long as the golf course operates on the site. Results must be reported as an Electric Data Deliverable (EDD), in a format approved by the Division of Natural Resources. The developer may amend water quality monitoring and reporting after written request, review, and approval by the Division of Natural Resources.

Deviations

Deviation #1:

Seeks relief from LDC §10-416(d), which requires buffering whenever different uses abut, to allow no buffering between internal uses.

This deviation is **APPROVED** subject to the following condition:

No internal buffers are required between the following tracts:

a. *Hotel Tract I-1 and Recreation Tract I*
b. *Hotel Tract I-1 and Marina Tract F-1*
c. *Residential/Resort Tract H and Recreation Tracts F, G, and I*
d. *Hotel Tract A-1 and Recreation Tracts A and C.*

Deviation #2:

Seeks relief from LDC §10-416(d), which requires a 15-foot-wide Type-D buffer that includes five trees per 100 linear feet and a double hedge, to allow the indigenous preservation along the east side of South Seas Plantation Road to meet the buffer requirements and to allow no buffer along the west side of South Seas Plantation Road.

This deviation is **APPROVED** subject to the following condition:

A Type D buffer is not required abutting South Seas Plantation Road. In lieu of the Type D buffer, building perimeter plantings must be provided abutting Tract G (the Beach House restaurant) to provide screening abutting South Seas Plantation Road, which consists of native groundcovers, grasses, and trees in accordance with the building perimeter requirements per LDC Section 10-416(b).

Deviation #3A:

Seeks relief from LDC §10-416(d), which requires a Type-C or Type-F buffer between the golf course tract (Tract J) and Lands' End Condominium, to allow the continuation of no buffer between these uses.

This deviation is **APPROVED**.

Deviation #3B:

Seeks relief from LDC §10-416(d), which requires a Type-C or Type-F buffer between Tract I and the timeshare units to the north, to allow the continuation of no buffer between these uses.

This deviation is **APPROVED**.

Deviation #3C:

Seeks relief from LDC §10-416(d), which requires a Type-C or Type-F buffer between Tracts A-1, C, L-1 and L-2 abutting multi-family developments under separate ownership to the east, to allow no buffers in conjunction with Tracts L-1 and L-2, and modified buffer requirements for Tracts A-1 and C.

This deviation is **APPROVED** subject to the following conditions:

(1) *Prior to issuance of a development order on Tract A-1, the development order plans must depict a ten-foot-wide buffer along the entire property line of Tract A-1 abutting property under separate ownership. The required planting content must include five trees per 100 linear feet and a single hedge. Trees must meet the specifications per LDC Section 10-420. Shrubs must be specified at five feet in height installed four feet*

on center and maintained at eight feet in height. If a fence or wall is proposed, the fence or wall must be setback ten feet from the development perimeter.

(2) *Prior to issuance of a development order on Tract C, the development order plans must depict a six-foot-wide buffer along the entire property line of Tract C abutting property under separate ownership. The required planting content must include a decorative fence, five trees per 100 linear feet and a single hedge. Trees must meet the specifications per LDC Section 10-420. Shrubs must be planted at five feet in height, installed four feet on center and maintained at eight feet in height.*

Deviation #4A:

Seeks relief from LDC §10-416(d)(9), which requires a certain 50-foot-wide natural waterway buffer, to allow the previously approved dune restoration plantings along the Gulf of Mexico to serve as the buffer.

This deviation is **APPROVED** subject to the following conditions:

(1) *Prior to the issuance of a development order for Tracts G, H, or J, the development order plans must depict a 15-foot-wide planting area consisting of 94 native shrubs and 170 groundcover plants. Existing native vegetation may be used to meet the buffer requirements.*
(2) *Prior to the issuance of a development order for Tract B, the development order plans must depict a 15-foot-wide planting area consisting of 24 native shrubs and 43 groundcover. Existing native vegetation may be used to meet the buffer requirements.*
(3) *Development within the MPD west of South Seas Plantation Road must shield all Vehicle Use Areas with native, salt tolerant landscaping or solid, opaque wall to prevent headlight shine on the beach.*

Deviation #4B:

Seeks relief from LDC §10-416(d)(9), which requires a certain 50-foot-wide natural waterway buffer, to allow the native mangrove fringe areas along Tracts E and K to serve as the required buffer.

This deviation is **APPROVED**.

Deviation #5A:
Seeks relief from LDC §34-2015, which requires parking spaces to be provided on the same premises as the use they serve, to allow for required parking to be provided on other development tracts within the MPD, as opposed to exclusive to each tract.

This deviation is **APPROVED** subject to the following conditions:

(1) All required off-street parking must be located on a MPD recipient tract within 500 feet of the principal use tract, measured from the tract line of the tract containing the off-street parking to the tract line of the principal use tract it serves.

(2) Prior to each local development order approval, the applicant must demonstrate the location of off-tract required parking supporting development requested in the scope of the development order.

Deviation #5B:
Seeks relief from LDC §34-2020(a), which requires parking for accessory/ancillary uses at certain ratios as set forth in Table 34-2020(a) and (b), to waive parking requirements for resort amenities.

This deviation is **APPROVED** subject to the following conditions:

(1) Prior to Local Development Order Approval authorizing construction of hotel or dwelling units, the development order plans must depict a minimum of 77 off-street parking spaces for amenities in the North Development Cluster and a minimum of 55 off-street parking spaces for amenities in the South Development Cluster. Parking spaces are provided for accessory uses in accordance with Condition 8.c.

(2) A maximum of 60 percent of the required amenity parking spaces may be comprised of golf cart parking.

(3) Multiple-family/Timeshare guest parking spaces required of Note (1) LDC Table 2020(A) may be utilized to offset required standard parking spaces for amenities within each respective development cluster.

(4) No new back-out parking is permitted directly onto South Seas Planation Road within the MPD.

Deviation #6:
Seeks relief from LDC §10-329(d)(4), which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table, to allow for a minimum ratio of 4:1 slope for existing lakes only on Tract J and L-1.

This deviation is **APPROVED** subject to the following condition:

Lake bank slopes and littoral plant requirements shall be maintained as currently approved by Lee County. All new and reconfigured lake bank slopes shall be designed and maintained consistent with lake slope criteria in place at time of approval/construction.

Deviation #7:
Seeks relief from LDC §30-281, which limits signage on Captiva Island to 10 feet in width, 10 feet in height and 100 square feet in sign face area, to allow for a sign that is 26 feet in width,

6 feet in height and 156 square feet in sign face area, to be located in the entry median on South Seas Plantation Road.

This deviation is **APPROVED** subject to the following condition:

The monument-style ground-mounted identification sign must be in substantial compliance with Deviation Exhibit D and is limited to the location depicted by deviation marker on the MCP within the South Seas Plantation Road entry median.

Deviation #8:
Seeks relief from LDC §30-5(8), which prohibits banners, pennants or other flying paraphernalia, except an official federal, State or County flag, and one symbolic flag not to exceed 15 square feet in area for each institution or business, to allow for a 96 square-foot South Seas flag at the entry.

This deviation is **APPROVED** subject to the following condition:

The identification flag must be in substantial compliance with Deviation Exhibit D and is limited to the location depicted by deviation marker on the MCP within the South Seas Plantation Road entry median.

Deviation #9:
Seeks relief from LDC §10-261, which requires certain dimensional requirements for dumpster enclosures, to allow for roll out totes as an alternative waste disposal container.
This deviation is **APPROVED** subject to the following condition:

All solid waste and recyclable materials must be transported internally without spillage and with service frequency levels of at least one time per week for each compactor to avoid potential nuisance accumulation.

Deviation #10A:
Seeks relief from LDC §34-935(b)(1), which requires all buildings and structures maintain a setback from the development perimeter a distance equal to the greater of 15 feet or half the building height or structure, to allow for no setback for accessory structures on Tracts C, K and J.

This deviation is **APPROVED** subject to the following condition:

Accessory buildings or structures on Tract C are limited to a deviation reduction allowing 6-foot minimum perimeter setback in order to establish the landscape buffer required by Deviation 4E, *limited to 12-foot-tall waterpark cabana shade structures only*.

Deviation #10B:
Seeks relief from LDC §34-935(b)(1), which requires all buildings and structures maintain a setback from the development perimeter a distance equal to the greater of 15 feet or half the

building height or structure, to allow for the existing location of the 170-foot-tall wireless communication facility on Tract K.

This deviation is **APPROVED** subject to Condition 13.

Deviation #11:
Seeks relief from LDC §30-281, which (1) limits roof signage on Captiva Island to certain conventional zoning districts; and (2) limits roof signage to 10 feet in width, 10 feet in height and 100 square feet in sign copy area, to allow for two (2) roof signs that are 27.2 feet in width and 4.5 feet in height, for a total of 245 square feet of sign copy area on the restaurant structure on Tract G.

This deviation is **APPROVED** subject to the following condition:

The roof-mounted signage and mural signs pertaining to Tract G must be in substantial compliance with Deviation Exhibit F.

Deviation #12:
Seeks relief from LDC §30-281, which (1) limits wall-mounted signage on Captiva Island to certain conventional zoning districts; and (2) limits wall-mounted signage to 10 feet in width, 10 feet in height and 100 square feet in sign copy area, to allow for five (5) mural signs that are 14.25 feet in width and 9.5 feet in height, for a total 736 square feet in sign copy area on the Beach House structure on Tract G.

This deviation is **APPROVED** subject to the following condition:

The mural signs pertaining to Tract G must be in substantial compliance with Deviation Exhibit G.

Deviation #13:
Seeks relief from LDC §30-281, which (1) limits wall-mounted signage on Captiva Island to certain conventional zoning districts; and (2) limits wall-mounted signage to 10 feet in width, 10 feet in height and 100 square feet in sign copy area, to allow for six (6) mural signs of various sizes depicted in the Deviation Exhibit, for a total 470 square feet in sign copy area on two sides of the recreation building at the water park on Tract C.

This deviation is **APPROVED** subject to the following condition:
The mural sign copy area located on Tract C must be in substantial compliance with Deviation Exhibit H.

Deviation #14:
Seeks relief from LDC §10-296, which requires the certain specifications for privately maintained local roadways with open drainage in Suburban Future Land Use categories, to allow the standards reflected in Deviation Exhibit I.

This deviation is **APPROVED** subject to the following conditions:

(1) The applicant must submit a Limited Review development order application that depicts “Bicycle May Use Full Lane” (R4-11) signs and pavement markings, where applicable along South Seas Plantation Road. All signs and pavement markings must be in accordance with the requirements of the Manual of Uniform Traffic Control Devices, current edition, within 180 days of the effective date of this rezoning.

(2) The applicant must submit an engineering report with the Limited Review development order application for bicycle signage and pavement markings that details the roadway’s condition. The report must identify any areas of pavement failure, evidence of site-specific crash patterns (if any), and identify the existing right-of-way or access easement widths provided.

Deviation #15:
Seeks relief from LDC §10-420, which requires a two-inch minimum layer of mulch or other recycled materials around all newly installed trees, shrubs, and groundcover plantings, to allow for crushed shell as an alternative material to mulch.

This deviation is **APPROVED** subject to the following condition:

All required exterior buffers, dune, and revetment vegetation must be 100 percent native and salt tolerant. All interior landscaping must be in compliance with LDC Section 10-420(b) and salt tolerant.

Deviation #16:
Seeks relief from LDC §10-329(d)(1)a.3, which requires excavations for water retention to be set back a minimum of 50 feet from any private property line under separate ownership; to allow for a 0-foot-setback for existing lakes only.

This deviation is **APPROVED.**

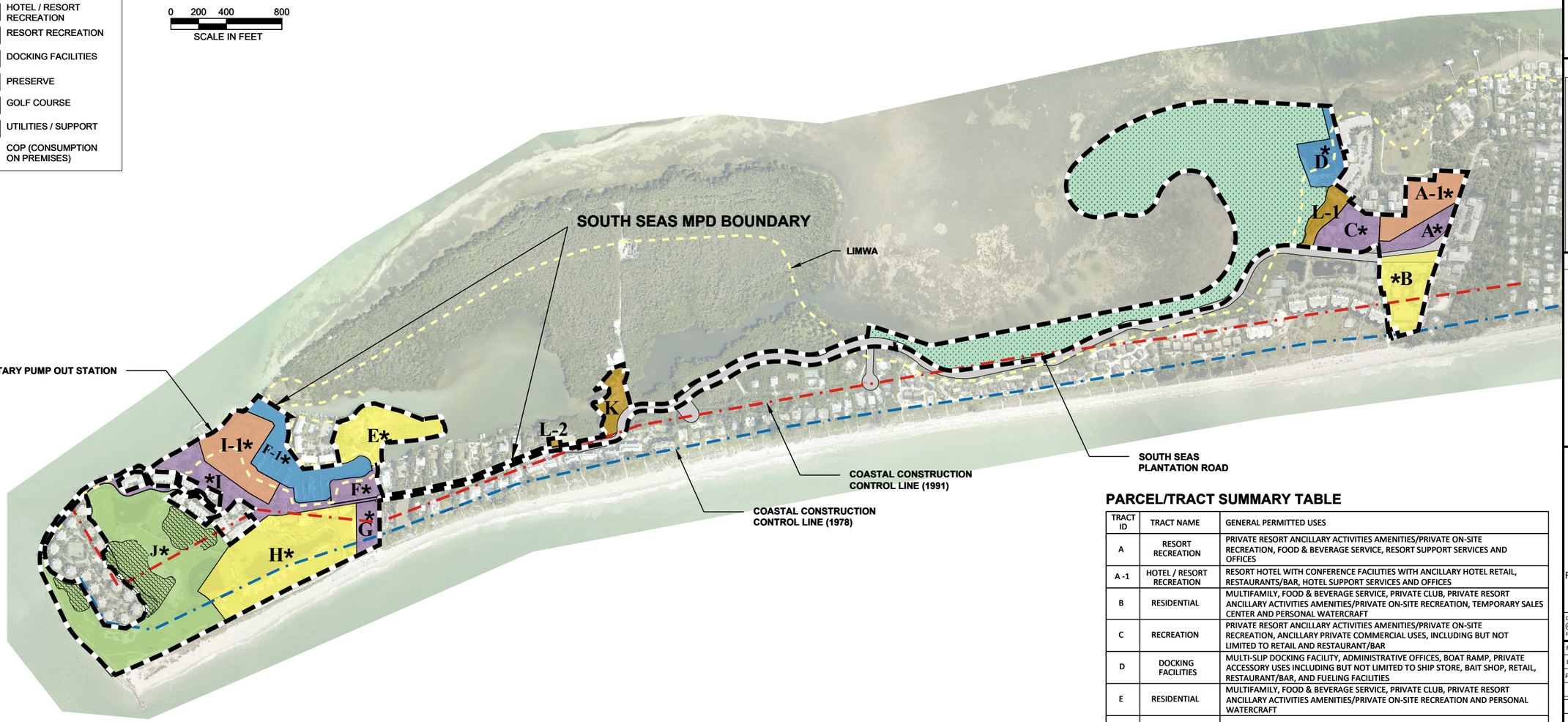
SOUTH SEAS ISLAND RESORT MPD PARCELS

- LAKE
- RESIDENTIAL
- HOTEL / RESORT RECREATION
- RESORT RECREATION
- DOCKING FACILITIES
- PRESERVE
- GOLF COURSE
- UTILITIES / SUPPORT
- * COP (CONSUMPTION ON PREMISES)

E / N / S / W

0 200 400 800

SCALE IN FEET



NOTES

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2. DEVELOPMENT AREAS DEPICT LOCATIONS FOR PRINCIPAL MULTI-FAMILY AND HOTEL STRUCTURES, SUBJECT TO THE SITE DEVELOPMENT REGULATIONS.

3. DEVIATIONS 5A & 5B, 9 AND 15 APPLY TO THE ENTIRE MPD.

4. THE SALE OR SERVICE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON-PREMISES IS PERMITTED IN CONJUNCTION WITH THE USES ON THE GOLF COURSE, HOTEL & RESORT RESIDENTIAL TRACTS AS DENOTED ON THIS PLAN, AND DOES NOT REQUIRE ADMINISTRATIVE OR PUBLIC HEARING APPROVAL.

LAND USE SUMMARY		
LAND USE	TRACT ID	TRACT ACREAGE
RESIDENTIAL TRACTS		
	B	4.17
	E	4.60
	H	11.64
	SUB-TOTAL	20.4 AC
RESORT/RECREATION/DOCKING FACILITIES/INFRASTRUCTURE TRACTS		
	A	2.94
	C	2.68
	D	2.49
	F	1.44
	F1	5.09
	G	1.38
	I	8.33
	J	22.96
	K	1.68
	L-1	1.38
	L-2	0.11
	Right Of Way	4.35
	SUB-TOTAL	54.2 AC
COMMERCIAL TRACTS		
	A-1	2.75 AC
	I-1	2.25 AC
	SUB-TOTAL	5.0 AC
	SUB-TOTAL (Residential/Resort/Recreation/Commercial)	79.6
	Saltwater Preserve/Open Space	41.6
	MPD TOTAL	121+/- AC

PARCEL/TRACT SUMMARY TABLE

TRACT ID	TRACT NAME	GENERAL PERMITTED USES
A	RESORT RECREATION	PRIVATE RESORT ANCILLARY ACTIVITIES AMENITIES/PRIVATE ON-SITE RECREATION, FOOD & BEVERAGE SERVICE, RESORT SUPPORT SERVICES AND OFFICES
A -1	HOTEL / RESORT RECREATION	RESORT HOTEL WITH CONFERENCE FACILITIES WITH ANCILLARY HOTEL RETAIL, RESTAURANTS/BAR, HOTEL SUPPORT SERVICES AND OFFICES
B	RESIDENTIAL	MULTIFAMILY, FOOD & BEVERAGE SERVICE, PRIVATE CLUB, PRIVATE RESORT ANCILLARY ACTIVITIES AMENITIES/PRIVATE ON-SITE RECREATION, TEMPORARY SALES CENTER AND PERSONAL WATERCRAFT
C	RECREATION	PRIVATE RESORT ANCILLARY ACTIVITIES AMENITIES/PRIVATE ON-SITE RECREATION, ANCILLARY PRIVATE COMMERCIAL USES, INCLUDING BUT NOT LIMITED TO RETAIL AND RESTAURANT/BAR
D	DOCKING FACILITIES	MULTI-SLIP DOCKING FACILITY, ADMINISTRATIVE OFFICES, BOAT RAMP, PRIVATE ACCESSORY USES INCLUDING BUT NOT LIMITED TO SHIP STORE, BAIT SHOP, RETAIL, RESTAURANT/BAR, AND FUELING FACILITIES
E	RESIDENTIAL	MULTIFAMILY, FOOD & BEVERAGE SERVICE, PRIVATE CLUB, PRIVATE RESORT ANCILLARY ACTIVITIES AMENITIES/PRIVATE ON-SITE RECREATION AND PERSONAL WATERCRAFT
F	RESORT RECREATION	PRIVATE RESORT ANCILLARY ACTIVITIES AMENITIES/PRIVATE ON-SITE RECREATION, ANCILLARY PRIVATE COMMERCIAL USES INCLUDING BUT NOT LIMITED TO RETAIL, RESORT CONFERENCE FACILITIES, SHIP STORE, RESTAURANT/BAR, SUPPORT OFFICES, VEHICLE/CART CHARGING, AND PERSONAL WATERCRAFT
F1	DOCKING FACILITIES	MULTI-SLIP DOCKING FACILITY, ADMINISTRATIVE OFFICES, BOAT RAMP, PRIVATE ACCESSORY USES INCLUDING BUT NOT LIMITED TO SHIP STORE, BAIT SHOP, RETAIL, RESTAURANT/BAR, AND FUELING FACILITIES
G	RESORT RECREATION	PRIVATE RESORT ANCILLARY ACTIVITIES AMENITIES /PRIVATE ON -SITE RECREATION, ANCILLARY PRIVATE COMMERCIAL USES INCLUDING BUT NOT LIMITED TO RESTAURANTS/BAR, RETAIL, WATER SPORTS RENTAL. PERSONAL WATERCRAFT
H	RESIDENTIAL	MULTIFAMILY, FOOD & BEVERAGE SERVICE, PRIVATE CLUB, PRIVATE RESORT ANCILLARY ACTIVITIES AMENITIES/PRIVATE ON -SITE RECREATION, TEMPORARY SALES CENTER, PERSONAL WATERCRAFT AND TIMESHARE UNITS
I	RESORT RECREATION	PRIVATE RESORT ANCILLARY ACTIVITIES AMENITIES /PRIVATE ON -SITE RECREATION, ANCILLARY PRIVATE COMMERCIAL USES INCLUDING BUT NOT LIMITED TO RETAIL, RESORT CONFERENCE FACILITIES, SHIP STORE, RESTAURANT/BAR, SUPPORT OFFICES, VEHICLE/CART CHARGING, AND PERSONAL WATERCRAFT
I -1	HOTEL / RESORT RECREATION	RESORT HOTEL WITH CONFERENCE FACILITIES WITH ANCILLARY HOTEL RETAIL, RESTAURANTS / BAR, HOTEL SUPPORT SERVICES AND OFFICES
J	GOLF	13 -HOLE GOLF COURSE, PRIVATE ON -SITE RECREATION, ANCILLARY PRIVATE COMMERCIAL USES INCLUDING RETAIL, RESTAURANT / BAR , FOOD & BEVERAGE SERVICE AND GOLF MAINTENANCE
K	MAINTENANCE	ESSENTIAL SERVICES & UTILITIES, OFFICES, RESORT SUPPORT SERVICES, VEHICLE/CART CHARGING, PERSONAL WATERCRAFT, AND WIRELESS COMMUNICATION FACILITIES
L-1	RESORT SUPPORT	OFFICE ANCILLARY TO RESORT & RESIDENTIAL USES
L-2	MAINTENANCE / RESORT SUPPORT	ESSENTIAL SERVICES & UTILITIES, OFFICES, RESORT SUPPORT SERVICES, VEHICLE/CART CHARGING, FOOD TRUCK AND PERSONAL WATERCRAFT

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

WS SSIR OWNER, LLC.

1031 W. MORSE BLVD. SUITE 350
WINTER PARK, FL 32789

PROJECT DESCRIPTION

SOUTH SEAS ISLAND RESORT MPD

LEE COUNTY, FLORIDA

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PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

OVERALL MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
24000	1 OF 7

SOUTH SEAS ISLAND RESORT MPD PARCELS

- LAKE
- RESIDENTIAL
- HOTEL / RESORT RECREATION
- RESORT RECREATION
- DOCKING FACILITIES
- PRESERVE
- GOLF COURSE
- UTILITIES / SUPPORT
- DEVIATION (#)
- CONCEPTUAL PRINCIPAL BUILDING AREAS
- COP (CONSUMPTION ON PREMISES) (*)
- GENERAL SERVICE / LOADING LOCATIONS (S)
- INGRESS / EGRESS

N E S W

0 75 150 300

SCALE IN FEET

LIMWA

SOUTH SEAS MPD BOUNDARY

SANITARY PUMP OUT STATION

I-1* F-1* I* E* F* G* H* J* K L-2

CCCL

SOUTH SEAS PLANTATION ROAD

COASTAL CONSTRUCTION CONTROL LINE (1991)

COASTAL CONSTRUCTION CONTROL LINE (1978)

NOTES

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WS SSIR OWNER, LLC.

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WINTER PARK, FL 32789

PROJECT DESCRIPTION

SOUTH SEAS ISLAND RESORT MPD

LEE COUNTY, FLORIDA

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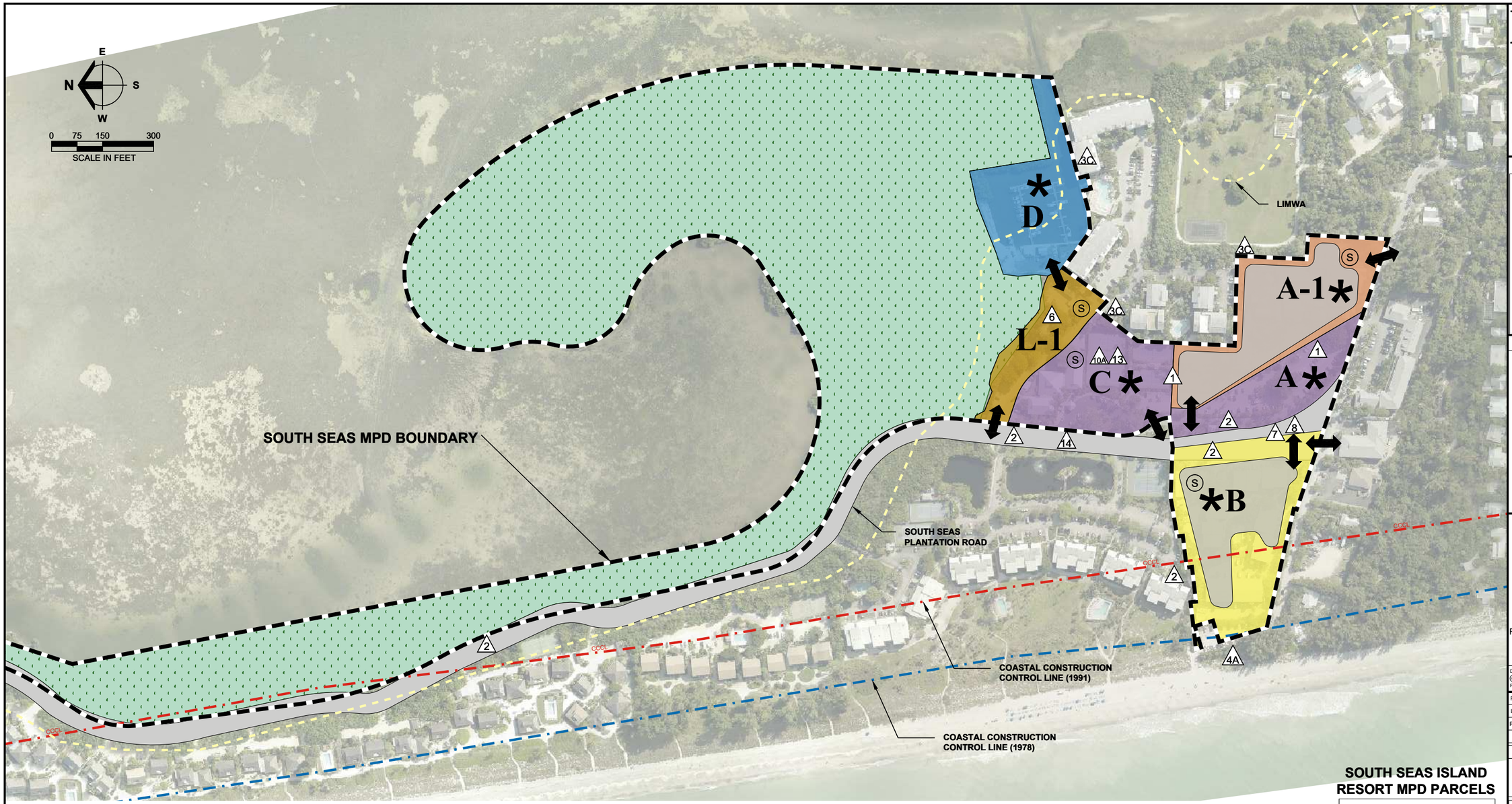
CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

MASTER CONCEPT PLAN NORTH

PROJECT / FILE NO.	SHEET NUMBER
24000	2 OF 7



NOTES

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SOUTH SEAS ISLAND RESORT MPD PARCELS

- RESIDENTIAL
- HOTEL / RESORT RECREATION
- RESORT RECREATION
- DOCKING FACILITIES
- PRESERVE
- GOLF COURSE
- UTILITIES / SUPPORT
- # DEVIATION
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- * COP (CONSUMPTION ON PREMISES)
- (S) GENERAL SERVICE / LOADING LOCATIONS
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LEE COUNTY, FLORIDA

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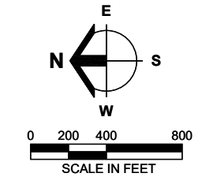
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PLAN REVISIONS	

PLAN STATUS

MASTER CONCEPT PLAN SOUTH

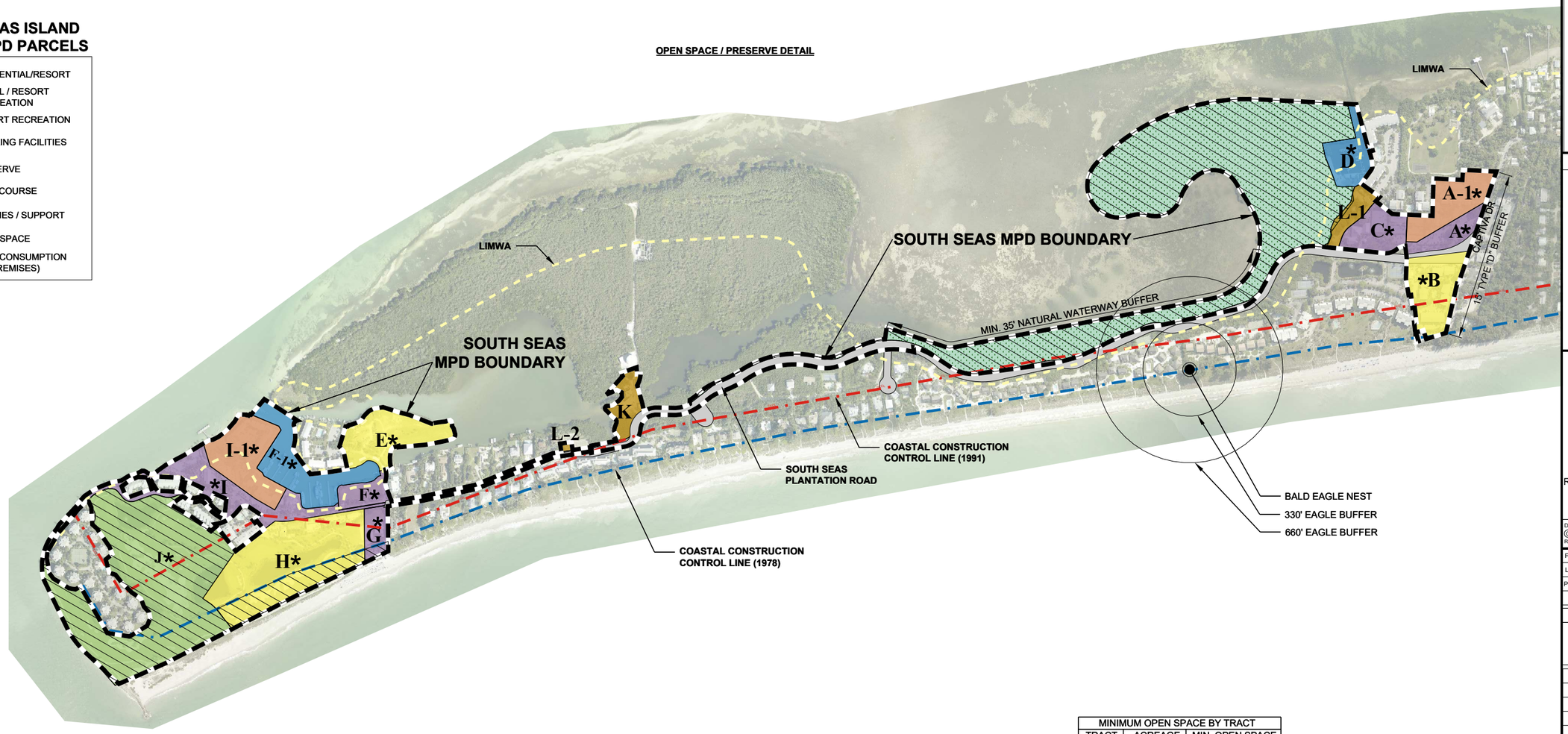
PROJECT / FILE NO.	SHEET NUMBER
24000	3 OF 7



SOUTH SEAS ISLAND RESORT MPD PARCELS

- RESIDENTIAL/RESORT
- HOTEL / RESORT RECREATION
- RESORT RECREATION
- DOCKING FACILITIES
- PRESERVE
- GOLF COURSE
- UTILITIES / SUPPORT
- OPEN SPACE
- * COP (CONSUMPTION ON PREMISES)

OPEN SPACE / PRESERVE DETAIL



OPEN SPACE & INDIGENOUS PRESERVATION SUMMARY	
TOTAL ACREAGE	120.5 AC
RESIDENTIAL ACREAGE	115.5 AC
NON-RESIDENTIAL ACREAGE	5.00 AC
OPEN SPACE SUMMARY	
RESIDENTIAL OPEN SPACE REQUIRED	46.2 AC (115.5 AC x 40%)
NON-RESIDENTIAL OPEN SPACE REQUIRED	1.5 AC (5 AC X 30%)
TOTAL OPEN SPACE REQUIRED	47.7 AC
TOTAL OPEN SPACE PROVIDED	62.41 AC
INDIGENOUS PRESERVE	39.83 AC
GOLF COURSE	22.58 AC
INDIGENOUS PRESERVE SUMMARY	
INDIGENOUS PRESERVE REQUIRED	23.85 AC (47.7 x 50%)
INDIGENOUS PRESERVE PROVIDED	39.83 AC

(1) A MAXIMUM OF 25% OF THE OPEN SPACE AREA MAY BE COMPRISED OF LAKE AREA.
(2) A MAXIMUM OF 20% OF THE GOLF COURSE MAY BE IMPERVIOUS SURFACE.
(3) A MINIMUM OF 10% OPEN SPACE WILL BE PROVIDED ON ALL INDIVIDUAL TRACTS/LOTS.

MINIMUM OPEN SPACE BY TRACT		
TRACT	ACREAGE	MIN. OPEN SPACE
A	2.94 AC	0.295
A-1	2.75 AC	0.275
B	4.17 AC	0.417
C	2.68 AC	0.268
D	2.49 AC	0.249
E	4.60 AC	0.46
F	1.44 AC	0.144
F1	5.09 AC	0.509
G	1.38 AC	0.138
H	11.64 AC	1.164
I	8.33 AC	0.833
I-2	0.11 AC	0.011
I-1	2.25 AC	0.225
J	22.36 AC	2.236
K	1.68 AC	0.168
L	1.38 AC	0.138
MIN. OPEN SPACE INTERNAL TO TRACTS		7.53 AC

NOTES

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

WS SSIR OWNER, LLC.

1031 W. MORSE BLVD. SUITE 350
WINTER PARK, FL 32789

PROJECT DESCRIPTION

SOUTH SEAS ISLAND RESORT MPD

LEE COUNTY, FLORIDA

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FILE NAME	24000Z01.DWG
LOCATION	J:\24000\DWG\ZONING\
PLOT DATE	TUE. 4-29-2025 - 3:48 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

OPEN SPACE/ PRESERVE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
24000	4 OF 7

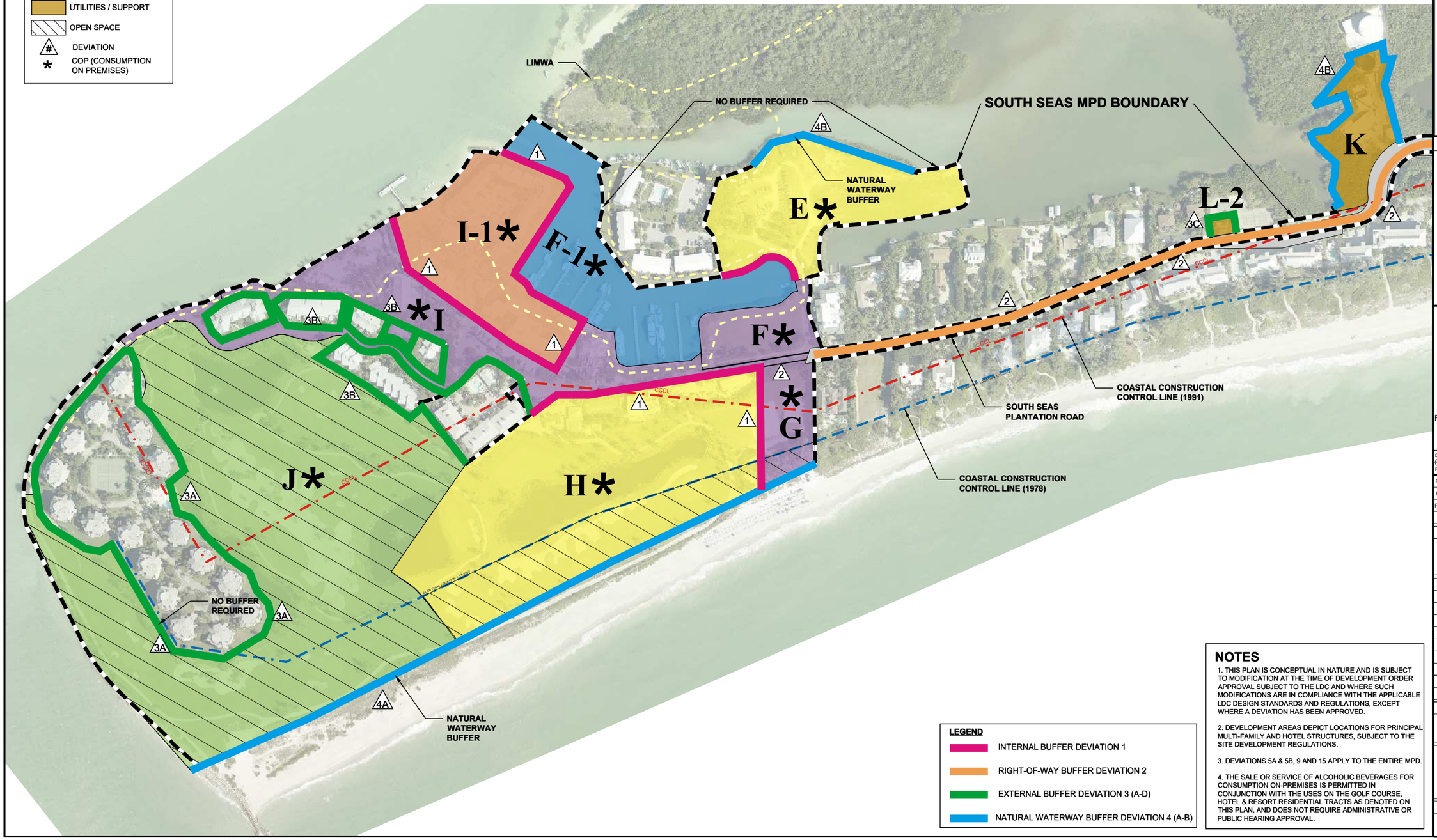
SOUTH SEAS ISLAND RESORT MPD PARCELS

- RESIDENTIAL/RESORT
- HOTEL / RESORT RECREATION
- RESORT RECREATION
- DOCKING FACILITIES
- PRESERVE
- GOLF COURSE
- UTILITIES / SUPPORT
- OPEN SPACE
- # DEVIATION
- * COP (CONSUMPTION ON PREMISES)

E N S W

0 75 150 300

SCALE IN FEET



LEGEND

- INTERNAL BUFFER DEVIATION 1
- RIGHT-OF-WAY BUFFER DEVIATION 2
- EXTERNAL BUFFER DEVIATION 3 (A-D)
- NATURAL WATERWAY BUFFER DEVIATION 4 (A-B)

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LEE COUNTY, FLORIDA

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PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

BUFFER EXHIBIT NORTH

PROJECT / FILE NO.	SHEET NUMBER
24000	5 OF 7

SOUTH SEAS ISLAND RESORT MPD PARCELS

- RESIDENTIAL/RESORT
- HOTEL / RESORT RECREATION
- RESORT RECREATION
- DOCKING FACILITIES
- PRESERVE
- GOLF COURSE
- UTILITIES / SUPPORT
- OPEN SPACE
- # DEVIATION
- * COP (CONSUMPTION ON PREMISES)

NO BUFFER REQUIRED

NO BUFFER REQUIRED

LIMWA

NO BUFFER REQUIRED

NO BUFFER REQUIRED

SOUTH SEAS MPD BOUNDARY

NO BUFFER REQUIRED

SOUTH SEAS PLANTATION ROAD

NO BUFFER REQUIRED

COASTAL CONSTRUCTION CONTROL LINE (1991)

COASTAL CONSTRUCTION CONTROL LINE (1978)

CCCL

D*

L-1

C*

A-1*

A*

*B

CAPTIVA DR

15' TYPE "D" BUFFER

3C

1

2

4A

E
N S
W

0 75 150 300
SCALE IN FEET

LEGEND

- INTERNAL BUFFER DEVIATION 1
- RIGHT-OF-WAY BUFFER DEVIATION 2
- EXTERNAL BUFFER DEVIATION 3 (A-D)
- NATURAL WATERWAY BUFFER DEVIATION 4 (A-B)

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PROJECT DESCRIPTION

SOUTH SEAS ISLAND RESORT MPD

LEE COUNTY, FLORIDA

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PLOT BY	ALYSSA FONTAINE

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PLAN STATUS

BUFFER EXHIBIT SOUTH

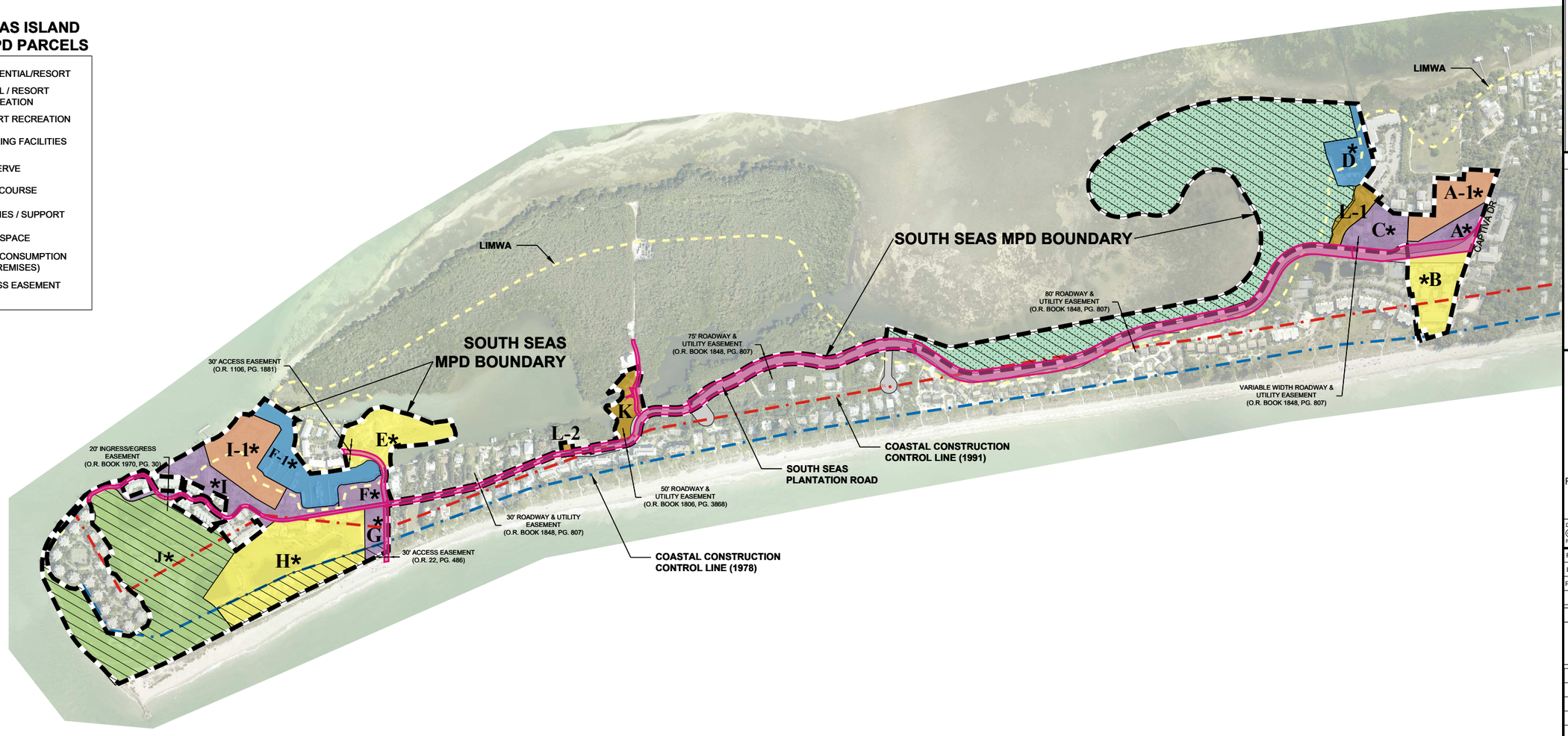
PROJECT / FILE NO.	SHEET NUMBER
24000	6 OF 7

E
N S
W

0 200 400 800
SCALE IN FEET

SOUTH SEAS ISLAND RESORT MPD PARCELS

- RESIDENTIAL/RESORT
- HOTEL / RESORT RECREATION
- RESORT RECREATION
- DOCKING FACILITIES
- PRESERVE
- GOLF COURSE
- UTILITIES / SUPPORT
- OPEN SPACE
- * COP (CONSUMPTION ON PREMISES)
- ACCESS EASEMENT



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ACCESS & ROADWAY EASEMENT EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
24000	7 OF 7