

ADMINISTRATIVE AMENDMENT (PD) ADD2025-00173

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Barraco and Associates, Inc., on behalf of WildBlue CDD, filed an application for an administrative amendment to a Mixed Use Planned Development known as WildBlue to amend the Master Concept Plan to permit the use of a marine mattress as an alternate lake bank stabilization method for all recreation lakes, including WildBlue Lake North and Blue Lake on property generally located north of Corkscrew Road and east of WildBlue Boulevard, described more particularly as:

In Sections 07, 08, 17, 18, 19, and 20, Township 46 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the subject property zoned Mixed Use Planned Development (MPD) and is in the Density Reduction/Groundwater Resource and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned by Resolution Z-15-021, and was subsequently amended by ADD2015-00190, ADD2017-00121, ADD2017-00180, ADD2018-00017, ADD2018-00049, ADD2018-00099, ADD2018-10043, DCI2022-00020, and ADD2024-00216; and

WHEREAS, the applicant proposes to amend the approved Master Concept Plan to utilize a marine mattress as a fourth alternate slope stabilization technique in specific locations along the shoreline of all recreation lakes, including WildBlue Lake North and Blue Lake (see Exhibit "B")

WHEREAS, the applicant is requesting to provide planted littoral shelves in the pretreatment lakes to comply with the littoral requirements for the marine mattress installation as depicted in Exhibit "C"; and

WHEREAS, ADD2017-00180 approved relief from Sections 10-329(d)(4) and 10-418(3) of the Lee County Land Development Code (LDC) to allow the lake bank slopes of the existing lakes to be maintained, to allow shoreline hardening along 100 percent of the shoreline of the existing lakes, and to allow shoreline hardening adjacent to single-family residential development (see Exhibit "C"); and

WHEREAS, ADD2017-00180 approved a shoreline design consisting of a rip-rapped breakwater with landward littoral shelf to maintain the stability of the existing lake banks, to protect against erosion resulting from wave action, and to provide the littoral plantings required by the LDC (see Exhibit "C"); and

WHEREAS, ADD2018-10053 approved the use of vertical bulkheads as an alternate lake slope stabilization technique along the shoreline of existing lakes (i.e. Blue Lake, WildBlue Lake North, and WildBlue Lake South) (see Exhibit “C”); and

WHEREAS, pages 3 and 4 of the approved Master Concept Plan depict the typical cross sections for previously approved shoreline stabilization methods (see Exhibit “E”); and

WHEREAS, the applicant is requesting a fourth type of shoreline stabilization method known as a marine mattress to provide additional armoring of the lake shorelines for all existing lakes (see Exhibit “D”); and

WHEREAS, the applicant has provided a Lake Bank Stabilization Location Map depicting the various types of stabilization methods and the proposed location for each type of stabilization method; 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 an administrative amendment to the WildBlue Mixed Use Planned Development to permit the use of a marine mattress as an alternate lake bank stabilization method for all recreation lakes, including WildBlue Lake North and Blue Lake, is **APPROVED subject to the following conditions:**

1. **Development must be consistent with the amended four-page Master Concept Plan entitled “WildBlue Master Concept Plan,” a copy of which is attached hereto as Exhibit “E.”**
2. **Development that includes lakes must be consistent with Lake Bank Stabilization Map attached hereto as Exhibit “C”.**
3. **Shoreline stabilization of existing lakes (WildBlue Lake North, WildBlue Lake South, and Blue Lake) must be consistent with the applicable cross sections depicted on the Marine Mattress Cross Sections (Exhibit “D”) or the Master Concept Plan attached hereto as Exhibit “E.”**
4. **The terms and conditions of the original zoning resolution and subsequent amendments there remain in full force and effect, except as amended herein.**
5. **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 Development Services Manager may issue a modified decision that complies with the Code or revoke the decision.

Duly passed, adopted, and electronically signed on 02/16/2026

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Community Development

Exhibits:

- A. Legal Survey and Description
- B. Applicant's Request Narrative
- C. Lake Bank Stabilization Location Map
- D. Marine Mattress Cross Sections
- E. Master Concept Plan

EXHIBIT A
Lake Bank Stabilization Location Map

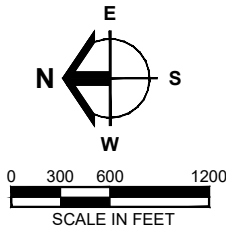
PREPARED FOR

WILDBLUE
COMMUNITY
DEVELOPMENT
DISTRICT

PROJECT DESCRIPTION

WILDBLUE

LEE COUNTY, FLORIDA



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FILE NAME	LAKE STABILIZATION MAP.DWG
LOCATION	J:\23620\DWG\ADD 4 - JULY 2025\
PLOT DATE	TUE: 10-28-2025 - 11:41 AM
PLOT BY	JEREMYSNOW

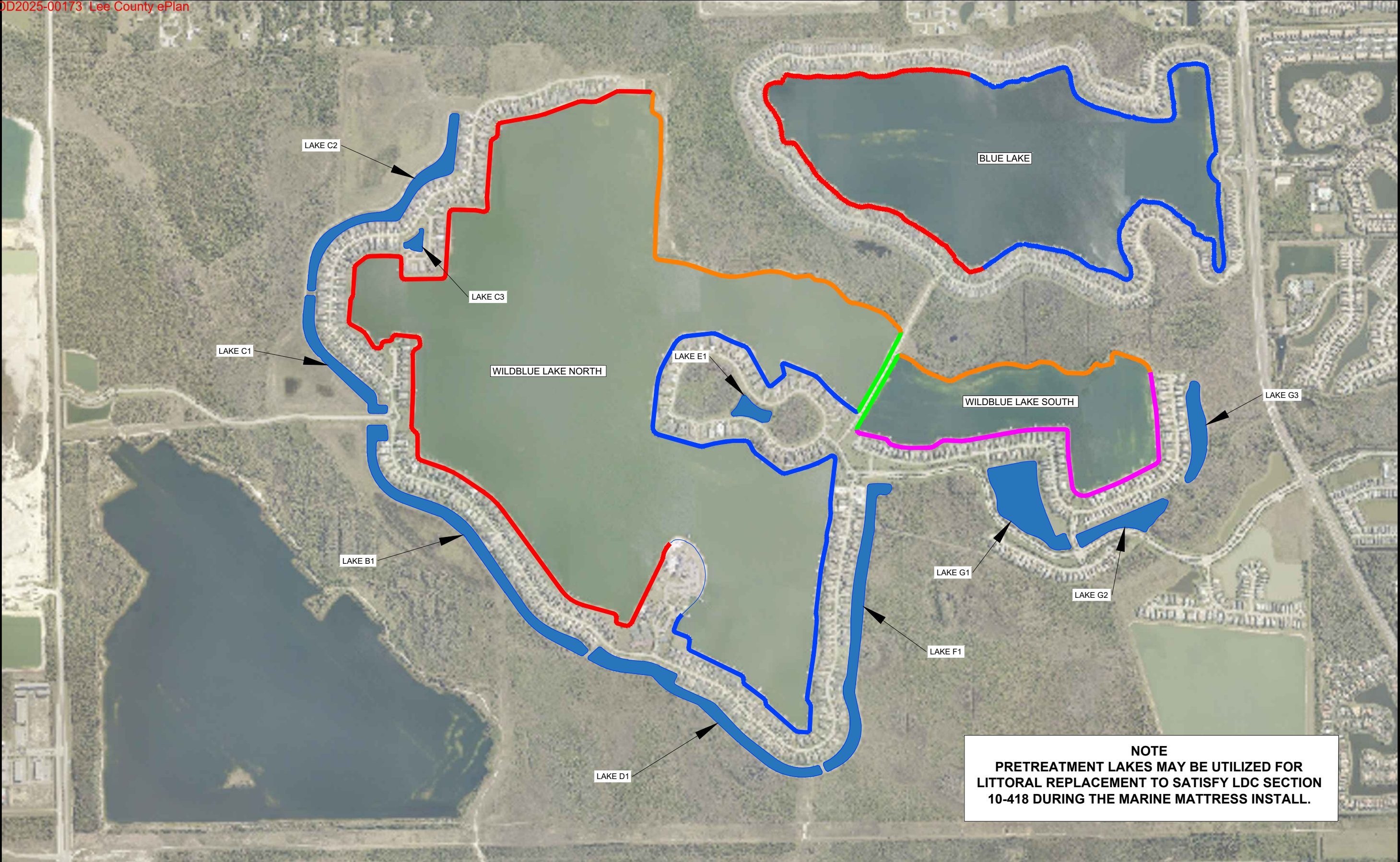
CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

LAKE BANK
STABILIZATION
LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23620	1 OF 2



LEGEND

- PROPOSED RIPRAP / OPTIONAL MARINE MATTRESS SECTION
- EXISTING RETAINING WALL SECTION TO REMAIN
- EXISTING RIPRAP SECTION TO REMAIN
- EXISTING RETAINING WALL WITH DOUBLE LITTORALS SECTION
- NATURAL CONDITIONS SECTION TO REMAIN
- PRETREATMENT LAKES

NOTE
PRETREATMENT LAKES MAY BE UTILIZED FOR
LITTORAL REPLACEMENT TO SATISFY LDC SECTION
10-418 DURING THE MARINE MATTRESS INSTALL.

WILDBLUE MPD

ADMINISTRATIVE AMENDMENT REQUEST STATEMENT

Lake Bank Stabilization/Protection Revision – WildBlue Recreation Lakes

Prior Approvals: ADD2019-00071 | ADD2018-10053 | ADD2017-00180 | Z-15-021

I. PURPOSE OF REQUEST

This Administrative Amendment seeks approval to authorize a rip rap armor and marine mattress shoreline stabilization system option as an alternate stabilization technique for all existing WildBlue recreational lakes (WildBlue Lake North, WildBlue Lake South, and Blue Lake) (as shown in Exhibit A) within the WildBlue Master Planned Development (MPD).

Currently, the rip rap armor and marine mattress system is proposed for implementation along portions of WildBlue Lake North and the north portion of Blue Lake to reestablish shoreline retaining wall destroyed by Hurricane Ian. However, approval is also requested for its use MPD-wide to provide this option of shoreline protection for future shoreline stabilization needs, consistent with prior approvals that authorize other stabilization techniques on a system-wide basis. The proposed amendment allows for the use of an alternate stabilization technique consisting of a marine mattress system with rock aprons and rock-armored slope, in place of previously approved methods in order provide a higher level of lake shoreline protection from future extreme weather events.

II. BACKGROUND & JUSTIFICATION

A. Prior Approvals

The WildBlue MPD shoreline stabilization framework has evolved through a series of administrative amendments:

- ADD2017-00180: Approved riprapped breakwater with littoral shelf stabilization.
- ADD2018-10053: Authorized a retaining wall as an alternate stabilization technique.
- ADD2019-00071: Approved rock backfills (riprap revetment) in conjunction with retaining walls, specifically applied to WildBlue Lake South, with doubled littoral planting requirements.

B. Existing Conditions

Consistent with approvals all retaining walls, associated rock backfills, and littoral planting along WildBlue recreation lakes have been installed. Shoreline conditions have

been severely impacted by Hurricanes Ian, Helene, and Milton, resulting in significant damage to the lake banks and littoral shelves.

C. Need for Alternate Stabilization

As a result of recent hurricane activities, the WildBlue community desires a higher level of protection to withstand potential future extreme weather events. To provide an increased level of shoreline protection, integrity, safety, and erosion control, the applicant proposes to remove the previously existing damaged retaining wall in affected locations and replace it with a marine mattress and rock armor stabilization system as described below.

III. PROPOSED ALTERNATIVE

A. The proposed shoreline armor method includes the following components:

- Removal of existing retaining walls in the affected sections of shoreline. Note in some cases the retaining wall remnants may remain in place below the proposed rock armor.
- Installation of a marine mattress (constructed with geotextile filter fabric and rock).
- Placement of armor stone (riprap revetment) material over the marine mattress.
- Application of a rock apron over the system to match the adjacent finished grades and slopes.

This technique is similar to the previously approved riprap and breakwater stabilization methods, and is engineered to dissipate wave energy, prevent shoreline scour, and increase structural integrity of the recreation lakes shoreline to withstand wind, wave, and water forces to a higher degree.

B. Construction Notes:

- All materials above the lake bank from the prior method will be carefully removed and replaced as necessary to accommodate the new system.
- The marine mattress and rock components will be installed flush with the existing post Hurricane Ian shoreline.
- Geotextile filter fabric will be placed under the apron to ensure stabilization and proper drainage.
- Finished grades will blend with existing shoreline conditions to ensure continuity of form and function.
- Existing littoral plants that are disturbed from the construction and installation of the marine mattress system shall be annotated and relocated to either locations along the recreation lake or in the stormwater management

pretreatment systems wet and dry detention areas. This action is to ensure that required littoral and compensatory quantities of littorals are maintained based on all pre-Hurricane Ian approved development orders.

- This water management system is unique in that the recreation lakes provide stormwater runoff attenuation only. The recreation lakes are not intended to provide water quality treatment and stabilization is provided by the rip rap armor and marine mattress. All water quality treatment is provided in separate stormwater management system areas prior to discharge to the recreational lakes. Therefore, it is more appropriate and beneficial to provide littoral plantings in pretreatment water management area.

IV. MPD-WIDE AUTHORIZATION

- A. This amendment seeks approval for the marine mattress system as a recognized alternate stabilization technique for all WildBlue recreation lakes, including WildBlue Lake North and Blue Lake, should conditions in those areas require future installation.
- B. In conjunction with this proposed amendment, two limited development orders are being requested for two specific shoreline segments that are currently exposed and vulnerable to further erosion. These areas will be stabilized and reestablished using a more resilient shoreline protection system, where the marine mattress is a viable solution. Detailed locations, cross sections, and littoral management will be provided accordingly.
- C. ADD2019-00071
 - This amendment was approved for WildBlue Lake South only. This shoreline stabilization technique provided a combination of a retaining wall and double littorals and remains valid.
 - This proposed amendment supplements—not replaces—prior approvals by adding the marine mattress as an additional option in the future.
 - WildBlue Lake South is considerable smaller in size compared to WildBlue Lake North and Blue Lake and therefore may not require the same level of shoreline stabilization at the time of this proposed amendment. The existing retaining wall and double littoral plantings remains stable and is not under review for portions of its lake stabilization techniques used at this time.

V. MASTER CONCEPT PLAN (MCP)

- A. Attached in this proposed amendment are new and additional exhibit sheets that will identify the locations and types of lake bank stabilization techniques in current use, and the proposed areas (Exhibit A).
- B. Cross section designs for the proposed optional marine mattress system (Exhibit B).

- C. Further details of littoral and compensatory littoral planting requirements due to the marine mattress installation will be provided on the appropriate development orders plans.

VI. CODE CONSISTENCY STATEMENT

This amendment does not propose changes to:

- Density or intensity
- Open space calculations
- Natural preserve areas
- Required buffers
- Building height
- Public infrastructure
- Littoral and compensatory planting quantities
 - Overall littoral planting obligations established for the MPD and in ADD2019-00071 specifically for WildBlue Lake South remain unchanged.
 - Littoral planting shelves areas disturbed by construction will be restored or replanted as needed and will be represented in appropriate development orders.
 - A table of the approved WildBlue MPD recreation lakes required littorals and compensatory littoral plantings per development orders are below:

Name of Lake	Shoreline Linear Feet	Littorals Required (per §10-418)	Compensatory Littorals Required (per §10-418)
WildBlue Lake North	35,964	44,955	89,910
WildBlue Lake South	10,859	13,574	27,148
Blue Lake	18,150	22,688	45,375

As such, the request remains consistent with LDC §34-380 pertaining to administrative zoning approvals. The proposed increased shoreline protection supports the continued implementation of the approved Master Concept Plan while addressing site-specific conditions and an increase level of security (protection) of the larger lake shoreline and enhancing public health, safety, and welfare.

VII. LAKE MANAGEMENT PLAN UPDATE

The 2018 Lake Management Plan will be updated to:

- Incorporate the marine mattress system as a recognized stabilization option.
- Add maintenance and inspection protocols specific to the mattress system.

- Confirm continued HOA/CDD responsibility for littoral plant survivability and storm-related repair.

VIII. CONCLUSION

The proposed rip rap armor and marine mattress stabilization method in this amendment:

- Expands the shoreline stabilization toolbox for WildBlue MPD, ensuring flexibility to respond to changing conditions.
- Addresses immediate needs at WildBlue Lake North and Blue Lake while providing future authorization for WildBlue Lake South and the remaining portions of WildBlue Lake North and Blue Lake.
- Maintains consistency with the prior approved resolution and amendments.
- Enhances long-term resiliency of the WildBlue recreation lakes, protecting residents, infrastructure, and natural systems.
- Complies with all applicable development regulations and LDC criteria.

Approval of this amendment will allow for increased shoreline protection within the WildBlue MPD, while ensuring the environmental integrity and long-term resilience of WildBlue recreation lakes.

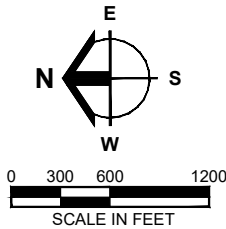
PREPARED FOR

WILDBLUE
COMMUNITY
DEVELOPMENT
DISTRICT

PROJECT DESCRIPTION

WILDBLUE

LEE COUNTY, FLORIDA



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FILE NAME	LAKE STABILIZATION MAP.DWG
LOCATION	J:\23620\DWG\ADD 4 - JULY 2025\
PLOT DATE	TUE: 10-28-2025 - 11:41 AM
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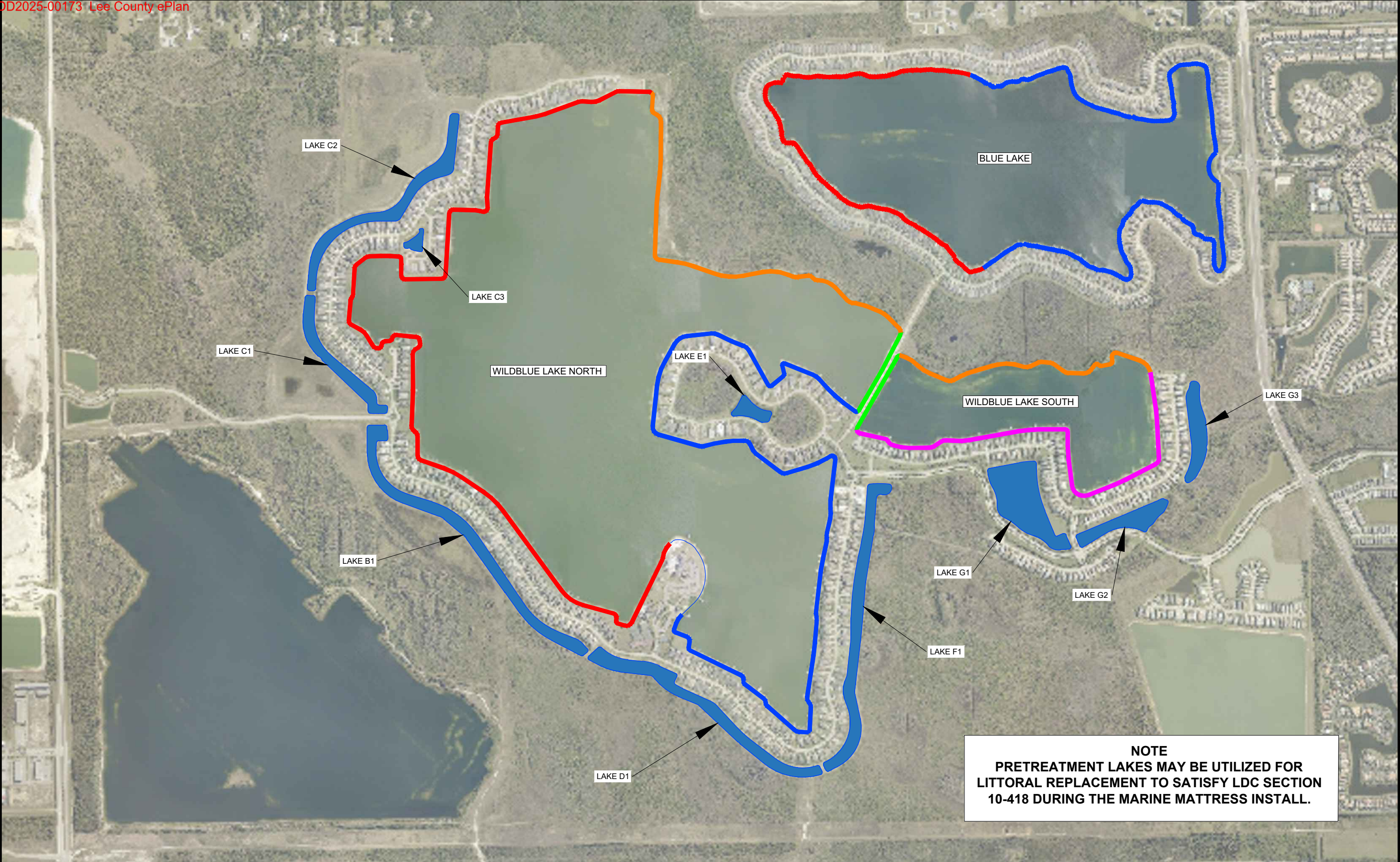
CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

LAKE BANK
STABILIZATION
LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
23620	1 OF 2



LEGEND

- PROPOSED RIPRAP / OPTIONAL MARINE MATTRESS SECTION
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- NATURAL CONDITIONS SECTION TO REMAIN
- PRETREATMENT LAKES

Exhibit C

DEVIATION:

3 SECTION 10-329(d)(4) TO ALLOW EXISTING LAKE BANKS ADJACENT TO RESIDENTIAL TO REMAIN AS IS.

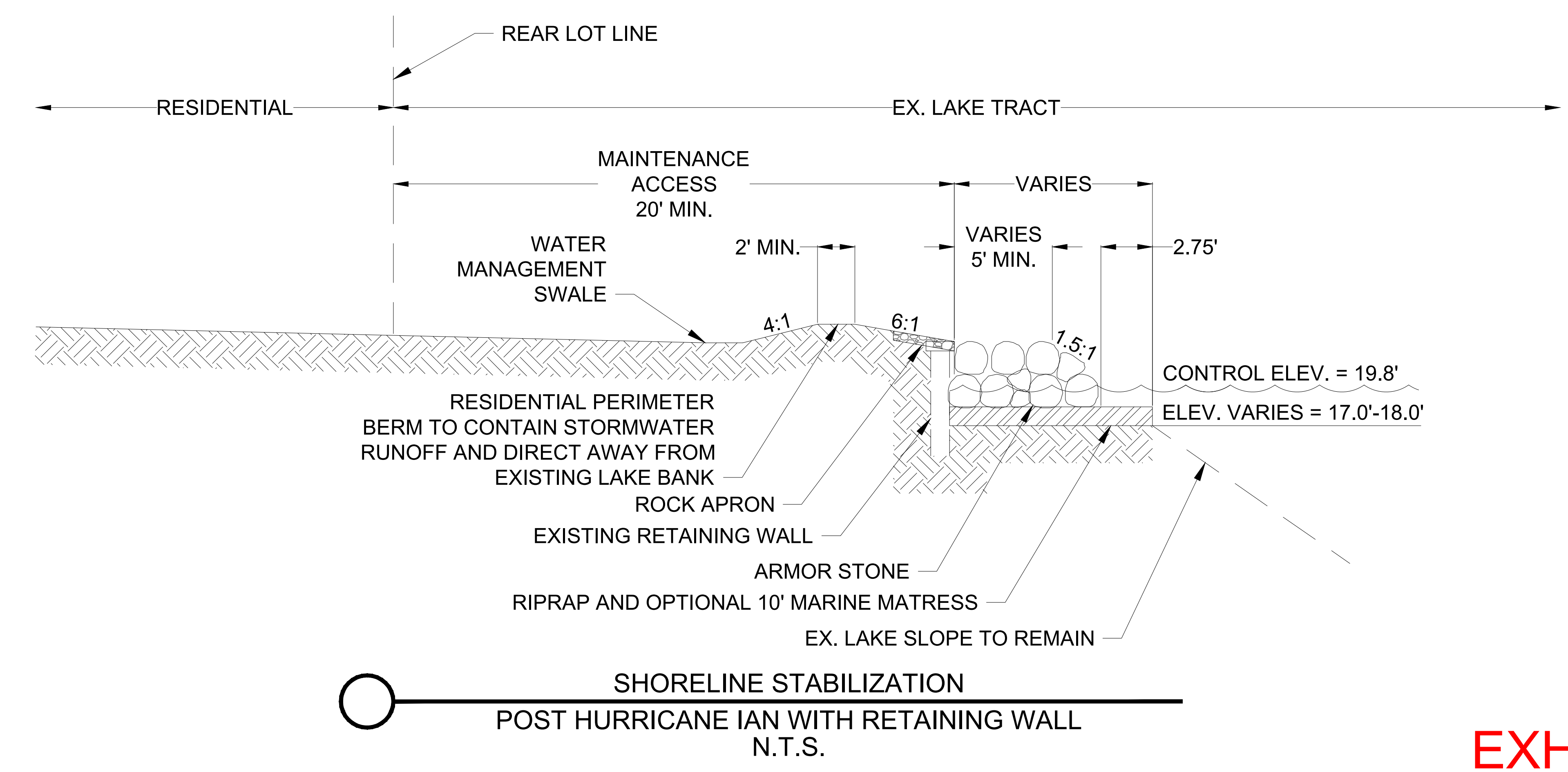
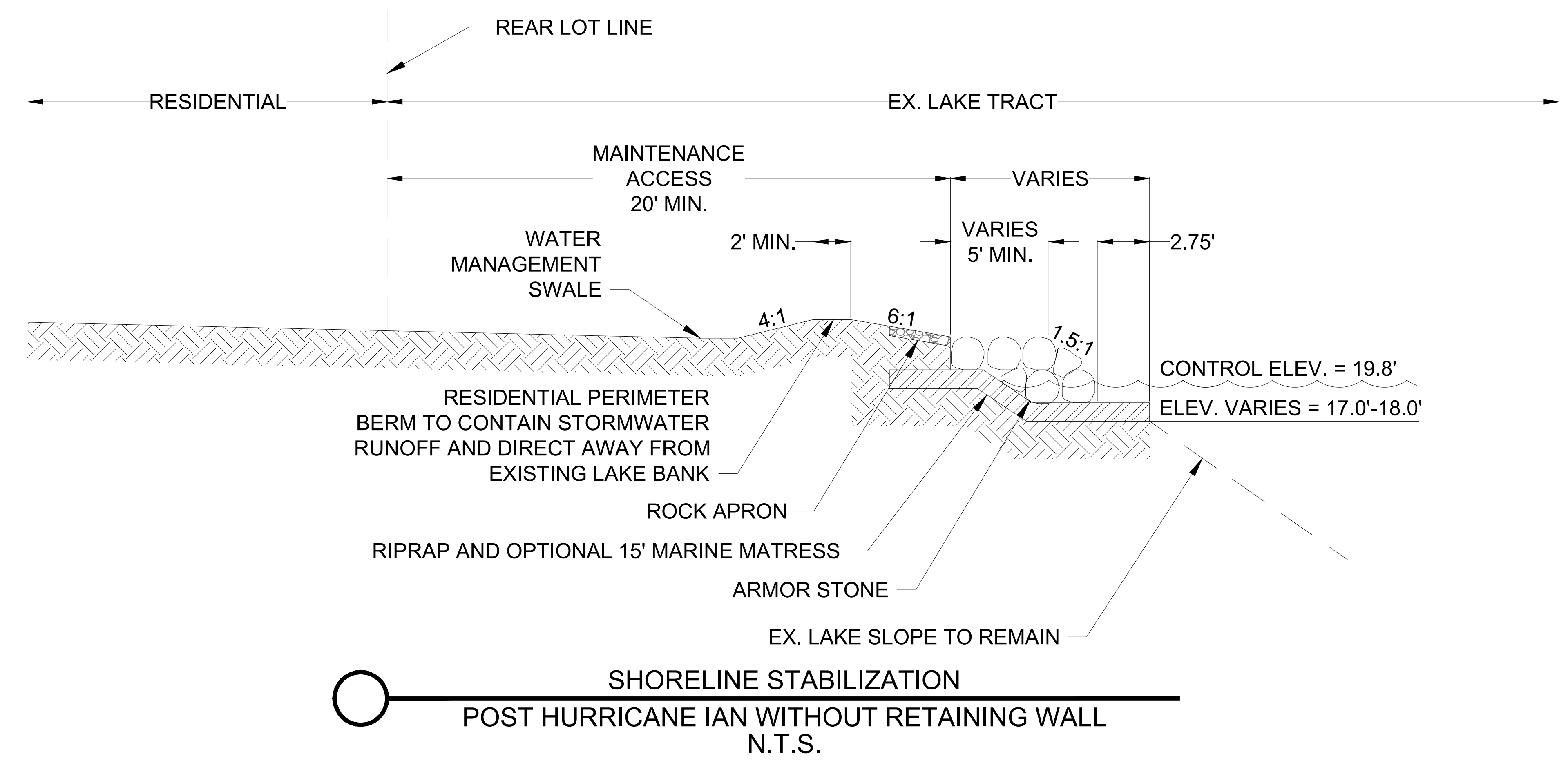


EXHIBIT D

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PREPARED FOR

WILDBLUE
COMMUNITY
DEVELOPMENT
DISTRICT

PROJECT DESCRIPTION

WILDBLUE

LEE COUNTY, FLORIDA

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PLOT BY | JEREMYSNOW

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

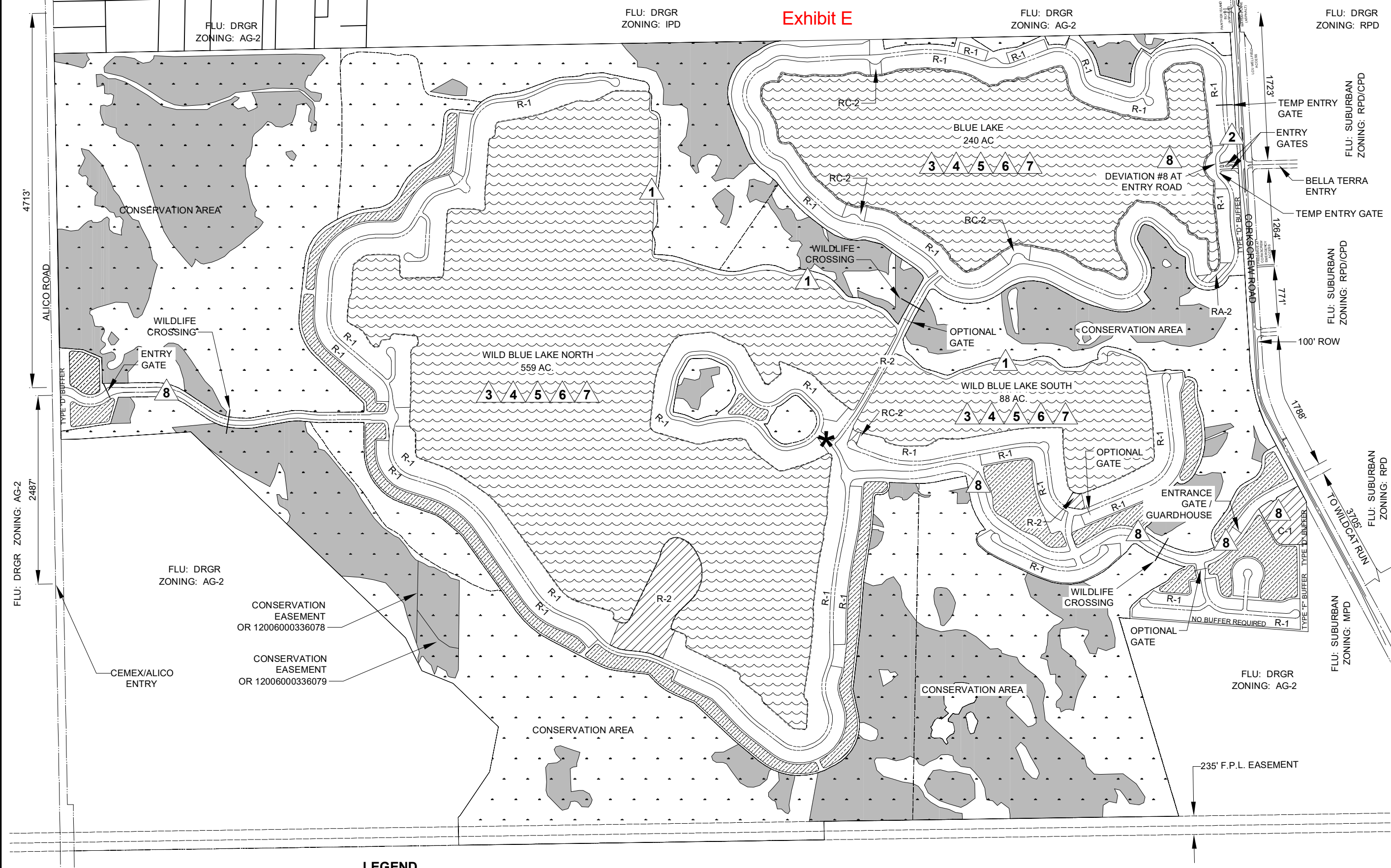
4/1/2019	INTERNAL GATE
5/21/2019	WILDBLUE LAKE SOUTH LAKE BANK
11/1/2019	BOAT RAMP PARKING

PLAN STATUS

AMENDED
TYPICAL
SECTIONS

PROJECT / FILE NO. | SHEET NUMBER

23620 | 2 OF 2



LEGEND

- R-1 : RESIDENTIAL
R-2 : RESIDENTIAL AMENITIES
RA-2 : RESIDENTIAL AMENITIES
RB-2 : RESIDENTIAL AMENITIES
RC-2 : RESIDENTIAL AMENITIES
C-1 : COMMERCIAL

1 DEVIATION LOCATION

CONSERVATION AREA

EXISTING LAKE

WATER MANAGEMENT LAKE

CONSUMPTION ON PREMISES

INDIGENOUS VEGETATION PRESERVE

OPTIONAL RETAINING WALL LOCATION

INTERNAL GATE

PROPERTY NOTES

TOTAL AREA:	2,960 AC	INDIGENOUS CREDIT 135 AC X 1.5	202.5 AC
OPEN SPACE REQUIRED (60%) :	1,243 AC	INDIGENOUS PROVIDED:	603 AC
OPEN SPACE PROVIDED (64%) :	1,329 AC	EXISTING LAKE AREA:	887 AC
INDIGENOUS PRESERVE	536 AC	WATER MANAGEMENT LAKE AREA	130 AC

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PULTE HOME CORPORATION
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SUITE 300
BONITA SPRINGS, FLORIDA 34134

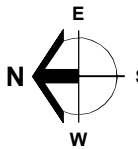
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WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

WildBlue

LEE COUNTY, FLORIDA



0 300 600 1200
SCALE IN FEET

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FILE NAME: 23473-Z01.DWG

LOCATION: J:\23526\DWG\ZONING\2019\

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PLOT BY: TIM GAVIN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23473-Z00.DWG

PLAN REVISIONS

4/1/2019	INTERNAL GATE
5/21/2019	WILDBLUE LAKE SOUTH LAKE BANK

PLAN STATUS

MASTER
CONCEPT
PLAN

PROJECT / FILE NO.

23473

SHEET NUMBER

1 OF 4

NOTES:

1. PROPOSED IS A REZONING FROM PRFPD & AG-2 TO MIXED USE PLANNED DEVELOPMENT TO PERMIT 1,096 DWELLING UNITS.
2. FUTURE LAND USE DESIGNATIONS

DENSITY REDUCTION / GROUNDWATER RESOURCE (DR/GR)	1,982 ACRES
WETLANDS	<u>978 ACRES</u>
3. THE PROJECT WILL CONNECT TO LEE COUNTY UTILITIES WATER & SEWER SERVICE. A COMPANION COMPREHENSIVE PLAN AMENDMENT PROPOSES AN AMENDMENT TO LEE PLAN MAPS 6 & 7 TO EXTEND THE FRANCHISE BOUNDARY FROM PROPERTY'S WEST BOUNDARY TO THE EAST BOUNDARY, INCORPORATING THE SUBJECT PROPERTY.
4. THE PROPERTY IS NOT LOCATED ON A PUBLIC TRANSIT (LEE TRAN) ROUTE. ROUTE 60 SERVICES MIOMAR OUTLETS, APPROXIMATELY 3 MILES TO THE WEST.

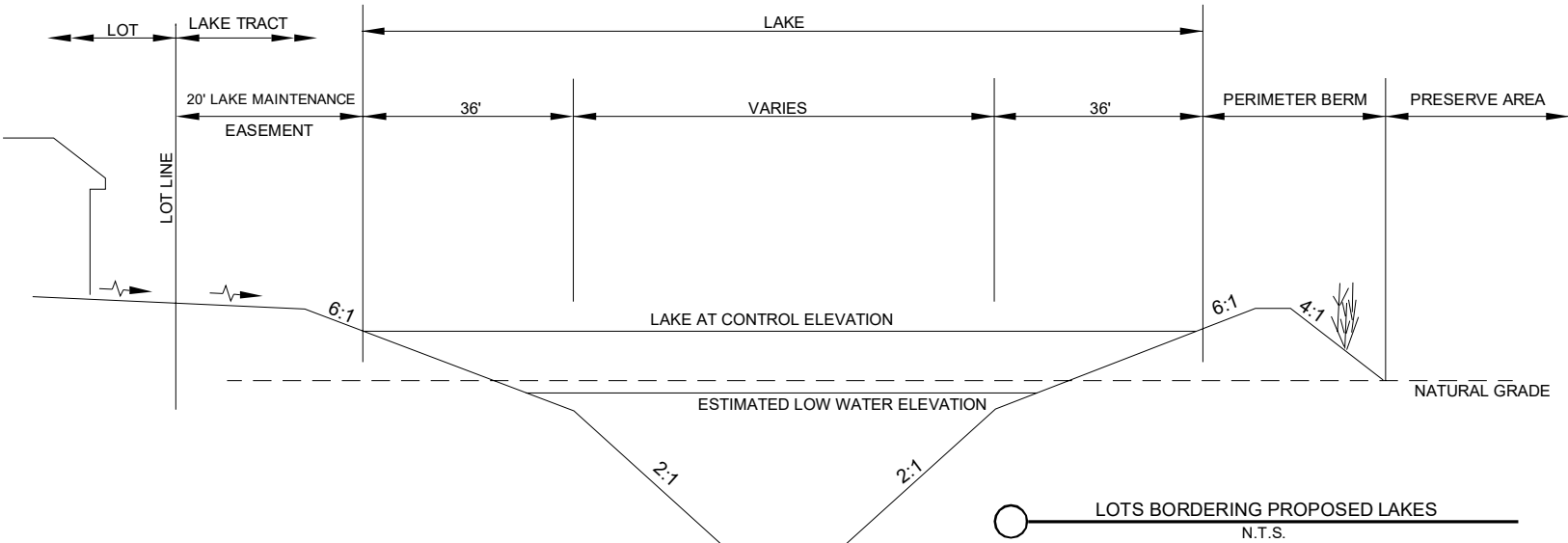
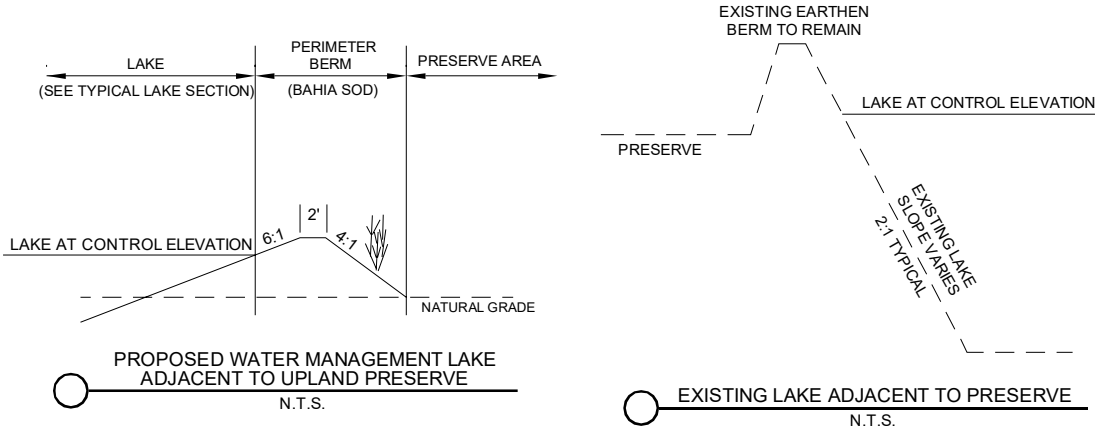
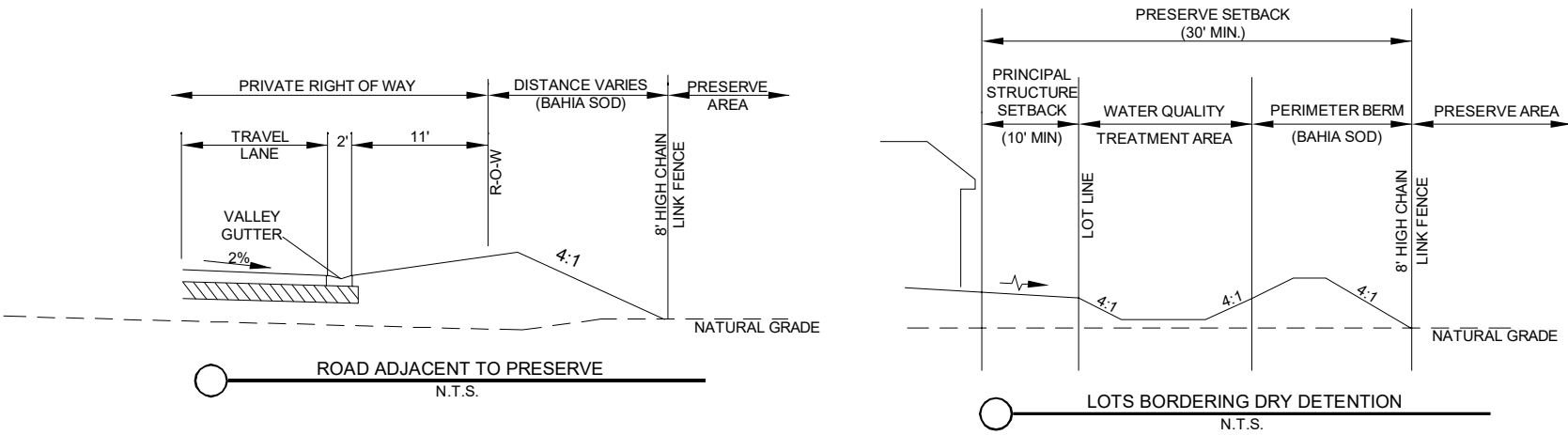
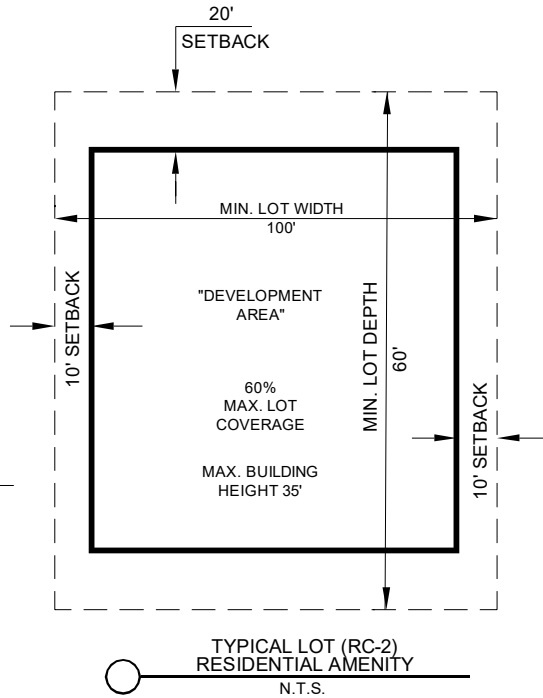
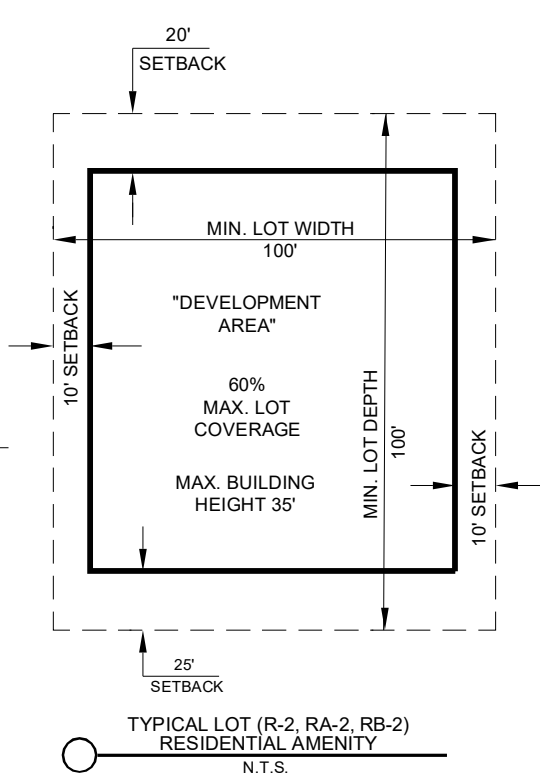
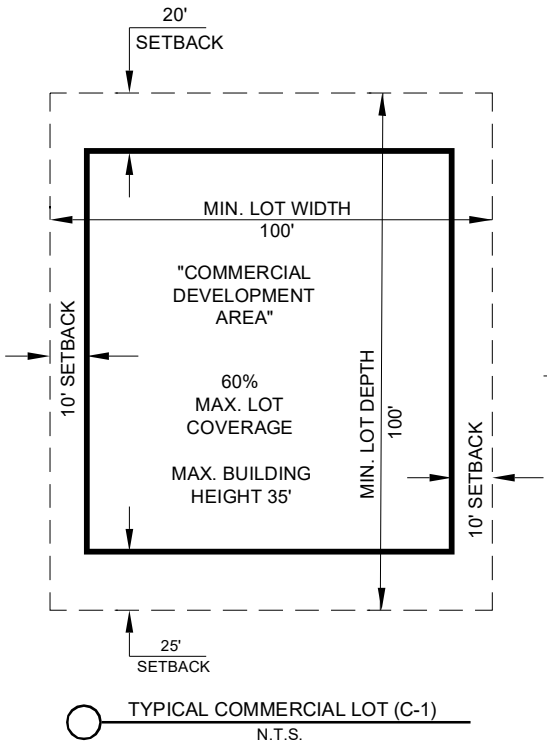
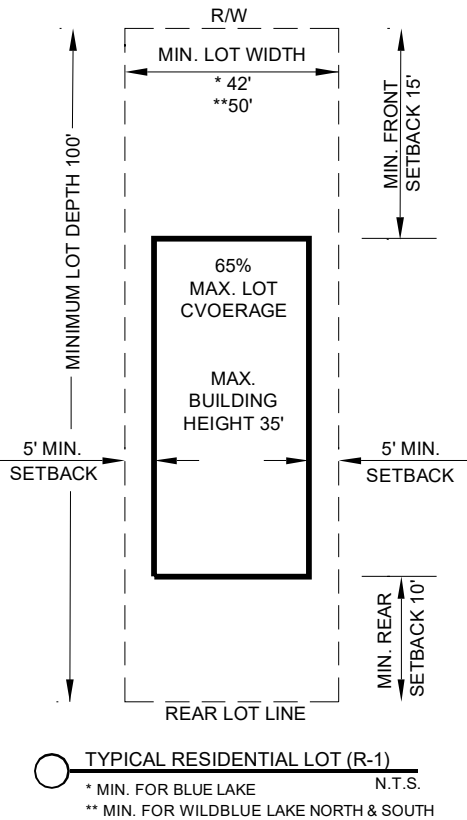
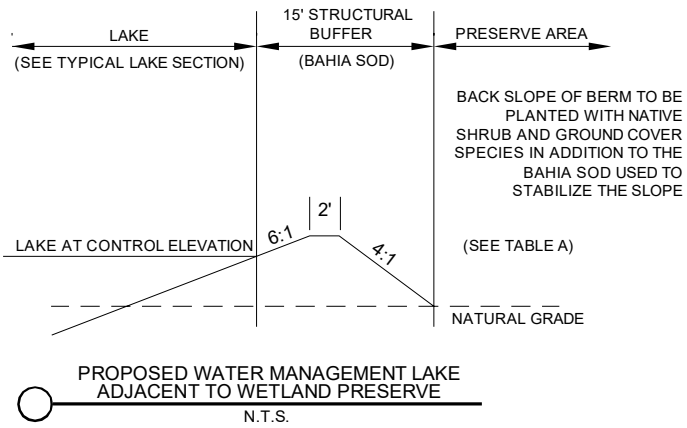


TABLE A				
COMMON NAME	SCIENTIFIC NAME	MINIMUM HEIGHT	MINIMUM CONTAINER SIZE	PLANTING INSTRUCTIONS
SHRUB PLANTINGS				
MYRSINE	MYRSINE CUBANA	3 FT	1 GAL	8 FT ON CENTER
WAX MYRTLE	MYRICA CERIFERA	3 FT	1 GAL	8 FT ON CENTER
GROUND COVER PLANTINGS				
CORDGRASS	SPARTINA BAKERI	12 IN	4 IN	3 FT ON CENTER
FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	12 IN	4 IN	3 FT ON CENTER



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PROJECT DESCRIPTION

The logo for WildBlue features the word "WildBlue" in a bold, sans-serif font. Below the text are three stylized, horizontal wavy lines representing water or a horizon. The entire logo is enclosed in a thin black rectangular border.

LEE COUNTY, FLORIDA

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FILE NAME	23473-Z02.DWG
LOCATION	J:\23526\DWG\ZONING\2019\
PLOT DATE	TUE, 5-21-2019 - 9:17 AM
PLOT BY	TIM GAVIN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
4/1/2019	INTERNAL GATE
5/21/2019	WILDBLUE LAKE SOUTH LAKE BANK

PLAN STATUS

MASTER CONCEPT
PLAN
TYPICAL SECTIONS

PROJECT / FILE NO.	SHEET NUMBER
23675	2 OF 4

DEVIATIONS:

- 1

SECTION 10-329(d)(4) TO ALLOW NO MODIFICATIONS TO THE EXISTING LAKE SHORE IN ONE LOCATION ON WILDBLUE LAKE NORTH AND SOUTH.
- 2

SECTION 30-152(2)d.2., TO ALLOW A DEVELOPMENT OF MORE THAN 25 UNITS, A SINGLE FACE UP TO 210 SQUARE FEET IN AREA.
- 3

SECTION 10-329(d)(4) TO ALLOW EXISTING LAKE BANKS ADJACENT TO RESIDENTIAL TO REMAIN AS IS.
- 4

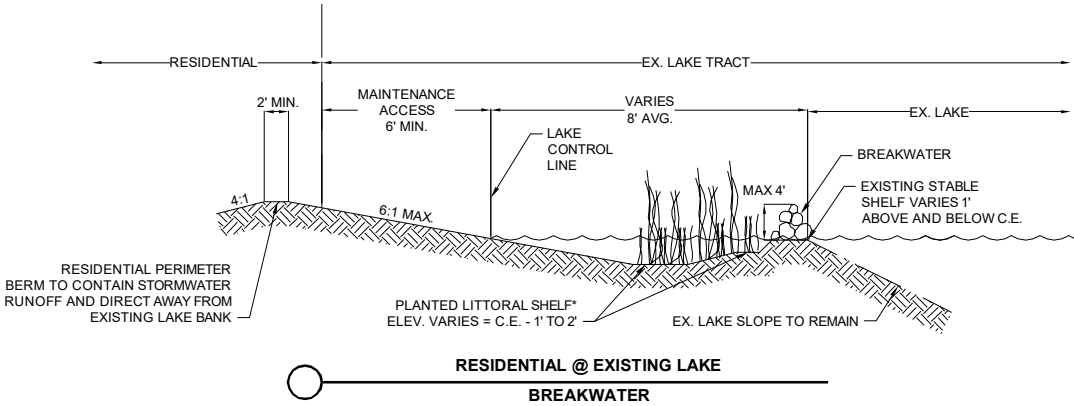
SECTION 10-418(3) TO ALLOW 100% HARDENED SHORELINE ADJACENT TO DEVELOPMENT.
- 5

SECTION 10-418(2)(c) TO ALLOW A LITTORAL SHELFF 4' TO 18' + IN WIDTH.
- 6

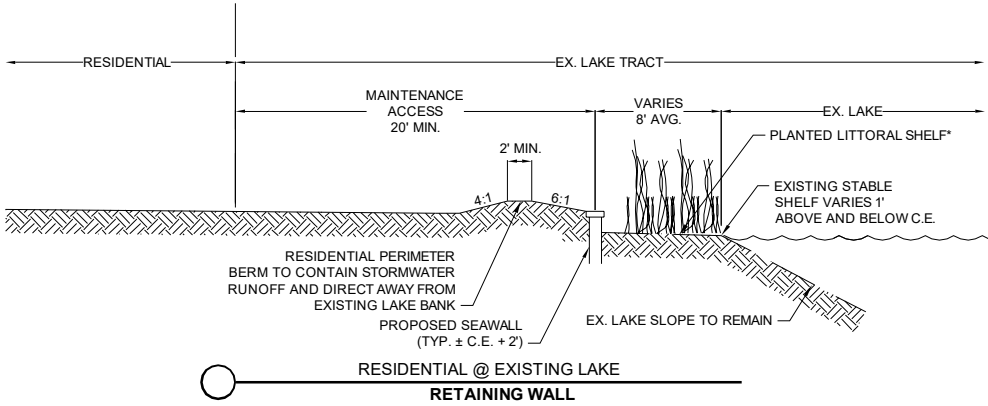
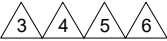
SECTION 10-328(a) TO ALLOW A MINIMUM LAKE MAINTENANCE EASEMENT ACCESS WIDTH OF 6'.
- 7

SECTION 10-329(d)(3) TO ALLOW MAXIMUM DEPTH OF 45 FEET AND ELIMINATE REQUIREMENTS FOR A DEEP LAKE MANAGEMENT PLAN AND POST-CONSTRUCTION BATHYMETRIC SURVEY.
- 8

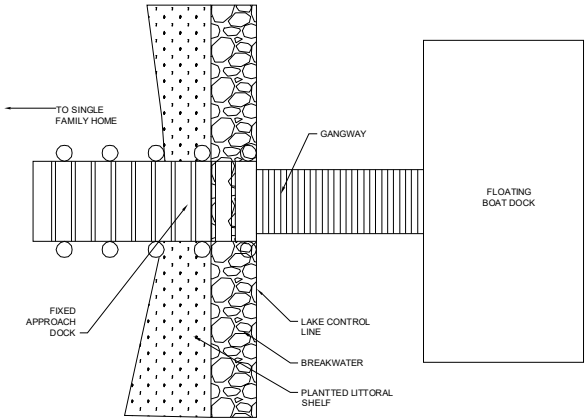
SECTION 32-625(d)(4)(a) TO ALLOW A 25' FREE STANDING LUMINAIRE HEIGHT ALONG THE SPINE ROADS AND ON C-1 COMMERCIAL PARCEL.



- *NOTE:
- AS FIELD CONDITIONS ALLOW, A LITTORAL SHELFF 1' BELOW CONTROL ELEVATION SHALL BE CONSTRUCTED TO A WIDTH OF 4'. AS FIELD CONDITIONS FURTHER ALLOW, A LITTORAL SHELFF 2' BELOW CONTROL SHALL BE CONSTRUCTED TO A WIDTH OF 4'. ALL ADDITIONAL AVAILABLE WIDTH SHALL BE EQUALLY DISTRIBUTED TO EACH SHELFF DEPTH. BOTH LITTORAL SHELFFS TOGETHER WITH THE 6:1 SLOPE SHALL PROVIDE ADEQUATE AREA TO ACHIEVE A TOTAL LITTORAL PLANT COUNT CONSISTENT WITH THE LAND DEVELOPMENT CODE.
 - FINAL DESIGN MAY BE ALTERED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CRITERIA.
 - LITTORAL ZONES, WITH TYPICAL SUBMERGENCE DEPTHS DEFINED BELOW, SHALL BE PLANTED WITH LITTORAL SPECIES LISTED ON SHEET 4 OF MASTER CONCEPT PLAN.
- | | |
|---------|---------|
| ZONE 1: | 0-3" |
| ZONE 2: | 3-12" |
| ZONE 3: | 12-24" |
| ZONE 4: | 24"-36" |

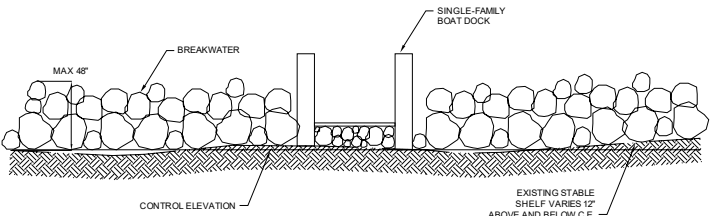


- *NOTE:
- FINAL DESIGN MAY BE ALTERED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CRITERIA.
 - TOTAL LITTORAL PLANT COUNT SHALL BE CONSISTENT WITH THE LAND DEVELOPMENT CODE AND SHALL CONSIST OF A COMBINATION OF EXISTING LITTORAL VEGETATION AND NEWLY PLANTED LITTORALS.
 - OPTIONAL RETAINING WALL LOCATIONS ARE SHOWN ON THE MCP. IN THE EVENT FIELD CONDITIONS WARRANT INSTALLATION OF RIP-RAP BREAKWATER SECTION INSTEAD OF PROPOSED RETAINING WALL, THE BREAKWATER LENGTH SHALL NOT BE LESS THAN 3 CONTIGUOUS LOTS.
 - LITTORAL ZONES, WITH TYPICAL SUBMERGENCE DEPTHS DEFINED BELOW, SHALL BE PLANTED WITH LITTORAL SPECIES LISTED ON SHEET 4 OF MASTER CONCEPT PLAN.
- | | |
|---------|---------|
| ZONE 1: | 0-3" |
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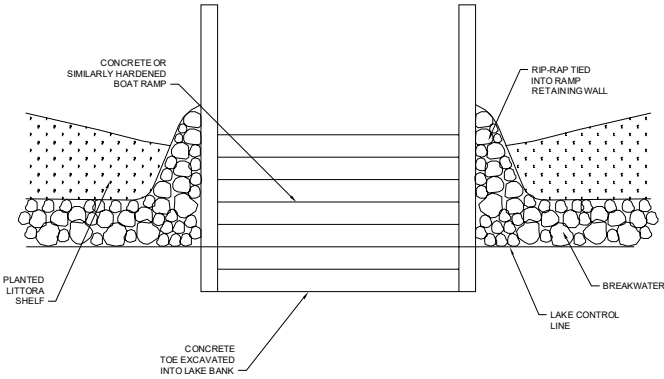


TYPICAL SINGLE-FAMILY DOCK
(PLAN VIEW)
N.T.S.

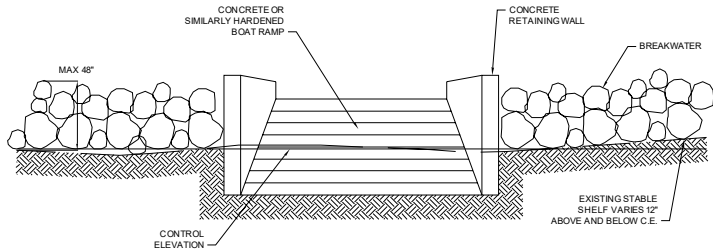
NOTE: WHERE THE RIP-RAPPED BREAKWATER IS REMOVED FOR CONSTRUCTION OF A BOAT DOCK, THE DECK, GANGWAY, AND FLOATING DOCK SHALL ACT TO MITIGATE WAVE ACTION AND PROTECT THE STABILIZATION OF THE SHORELINE.



TYPICAL SINGLE-FAMILY DOCK
(PROFILE VIEW)
N.T.S.

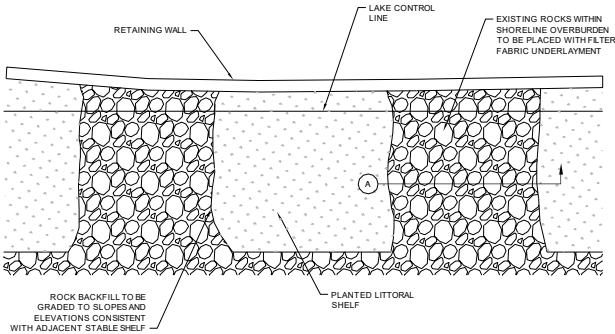
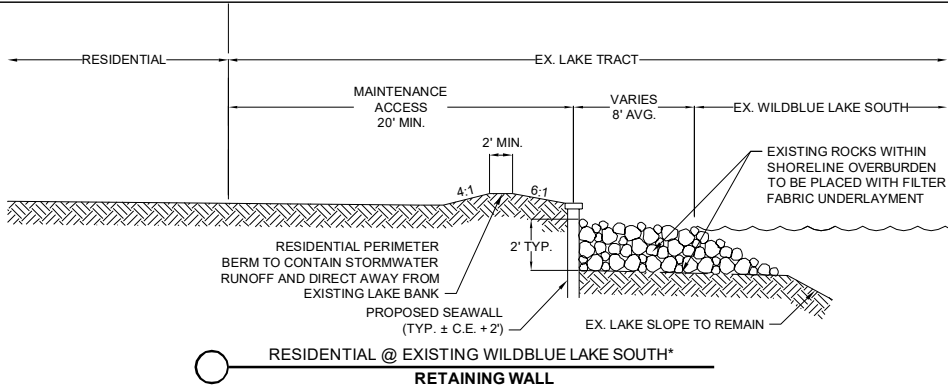


TYPICAL BOAT RAMP
(PLAN VIEW)
N.T.S.

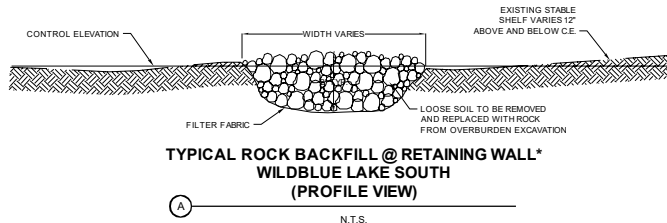


TYPICAL BOAT RAMP
(PROFILE VIEW)
N.T.S.

NOTE: THESE DETAILS DEPICT A SINGLE METHOD FOR CONSTRUCTION OF THE PROPOSED SINGLE-FAMILY DOCKS AND BOAT RAMPS. VARYING MEANS AND METHODS MAY BE UTILIZED IN LIEU OF THOSE DEPICTED SUCH THAT THE INTEGRITY OF THE LAKE SHORELINE AND BREAKWATER IS MAINTAINED.



TYPICAL ROCK BACKFILL @ RETAINING WALL*
WILDBLUE LAKE SOUTH
(PLAN VIEW)
N.T.S.



TYPICAL ROCK BACKFILL @ RETAINING WALL*
WILDBLUE LAKE SOUTH
(PROFILE VIEW)
N.T.S.

*NOTE: ROCK BACKFILL SLOPE STABILIZATION ALTERNATIVES APPLY ONLY TO WILDBLUE LAKE SOUTH.

PREPARED FOR



PULTE HOME CORPORATION
24311 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134

PHONE (239) 498-7711
FAX (239) 498-7707

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PROJECT DESCRIPTION



LEE COUNTY, FLORIDA

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FILE NAME 23473-Z03.DWG

LOCATION J:\23526\DWG\ZONING\2019\

PLOT DATE TUE, 5-21-2019 - 9:17 AM

PLOT BY TIM GAVIN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4/1/2019	INTERNAL GATE
5/21/2019	WILDBLUE LAKE SOUTH LAKE BANK

PLAN STATUS

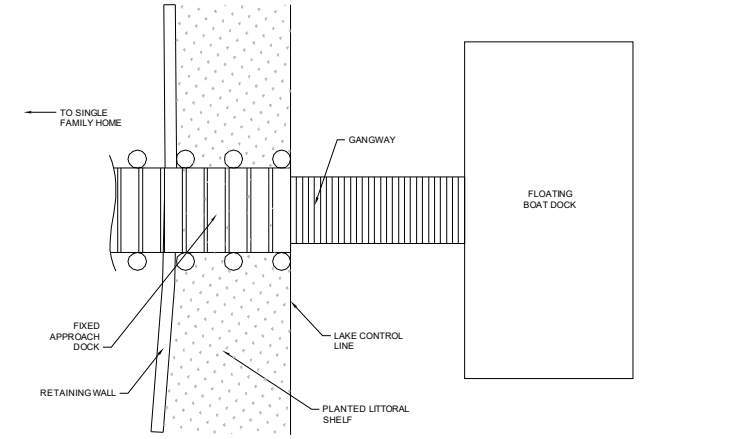
MASTER CONCEPT
PLAN
TYPICAL SECTIONS

PROJECT / FILE NO. SHEET NUMBER

23675 3 OF 4

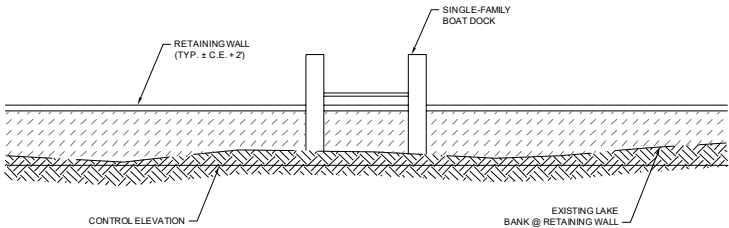
LITTORAL PLANTING SPECIES LIST ¹			
Common Name	Scientific Name	Minimum Container Size	Planting Density (On Center)
Zone 1 – Tree Plantings ²			
Bald cypress	<i>Taxodium distichum</i>	7 gal.	15 ft.
Dahoon holly	<i>Ilex cassine</i>	7 gal.	15 ft.
Laurel oak	<i>Quercus laurifolia</i>	7 gal.	15 ft.
Live oak	<i>Quercus virginiana</i>	7 gal.	15 ft.
Pond apple	<i>Annona glabra</i>	7 gal.	15 ft.
Pop ash	<i>Fraxinus caroliniana</i>	7 gal.	15 ft.
Red maple	<i>Acer rubrum</i>	7 gal.	15 ft.
South Florida slash pine	<i>Pinus elliotii</i> var. <i>densa</i>	7 gal.	15 ft.
Swamp bay	<i>Persea palustris</i>	7 gal.	15 ft.
Sweet bay magnolia	<i>Magnolia virginiana</i>	7 gal.	15 ft.
Sweetgum	<i>Liquidambar styraciflua</i>	7 gal.	15 ft.
Zone 1 – Herbaceous Plantings			
Blue Maidencane	<i>Amphicarpum muhlenbergianum</i>	BR	2 ft.
Cordgrass	<i>Spartina bakeri</i>	BR	2 ft.
Golden canna	<i>Canna flaccida</i>	BR	2 ft.
Gulfdune Paspalum	<i>Paspalum monostachyum</i>	2 in.	2 ft.
Maidencane	<i>Panicum hemitomon</i>	BR	2 ft.
Muhly grass	<i>Muhlenbergia capillaris</i>	2 in.	2 ft.
Sawgrass	<i>Cladium jamaicense</i>	2 in.	2 ft.
Soft rush	<i>Juncus effusus</i>	BR	2 ft.
Swamp lily	<i>Crinum americanum</i>	BR	2 ft.
Water hyssop	<i>Bacopa</i> spp.	BR	2 ft.
Zone 2 – Herbaceous Plantings			
Arrowhead	<i>Sagittaria lancifolia</i>	BR	2 ft.
Blue flag iris	<i>Iris virginicus</i>	BR	2 ft.
Bulrush	<i>Scirpus</i> spp.	BR	2 ft.
Cordgrass	<i>Spartina bakeri</i>	BR	2 ft.
Golden canna	<i>Canna flaccida</i>	BR	2 ft.
Maidencane	<i>Panicum hemitomon</i>	BR	2 ft.
Pickernelweed	<i>Pontederia cordata</i>	BR	2 ft.
Sawgrass	<i>Cladium jamaicense</i>	2 in.	2 ft.
Soft rush	<i>Juncus effusus</i>	BR	2 ft.
Spikerush	<i>Eleocharis</i> spp.	BR	2 ft.
Water hyssop	<i>Bacopa</i> spp.	BR	2 ft.
Zone 3 – Herbaceous Plantings			
Arrowhead	<i>Sagittaria lancifolia</i>	BR	2 ft.
Bulrush	<i>Scirpus</i> spp.	BR	2 ft.
Fireflag	<i>Thalia geniculata</i>	BR	2 ft.
Pickernelweed	<i>Pontederia cordata</i>	BR	2 ft.
Soft rush	<i>Juncus effusus</i>	BR	2 ft.
Spikerush	<i>Eleocharis</i> spp.	BR	2 ft.
Zone 4 – Herbaceous Plantings			
Fireflag	<i>Thalia geniculata</i>	BR	2 ft.
Floating-hearts	<i>Nymphaeodes aquatica</i>	BR	2 ft.
Spatter-Dock	<i>Nyphar luteum</i>	BR	2 ft.
Waterlily	<i>Nymphaea odorata</i>	BR	2 ft.

¹Littoral plantings must include a minimum of four different native herbaceous plant species. Additional native species may be included in the planting list prior to DO approval.
²Native wetland trees may be substituted for up to 25 percent of the total number of herbaceous plants required. One tree (minimum 10-foot height, 2-inch caliper, 4-foot spread) may be substituted for 100 herbaceous plants.
BR – bare root



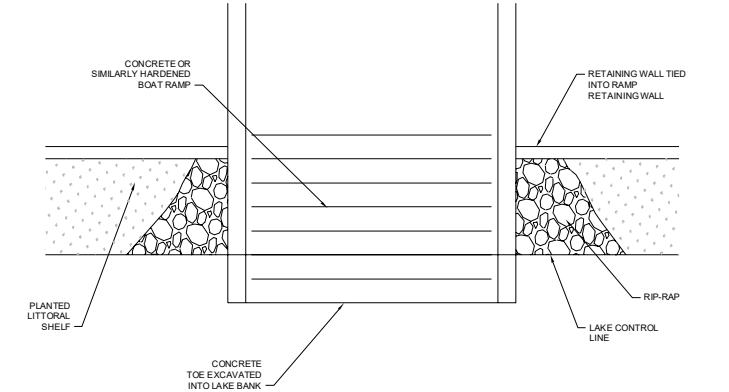
TYPICAL SINGLE-FAMILY DOCK @ RETAINING WALL
(PLAN VIEW)

N.T.S.



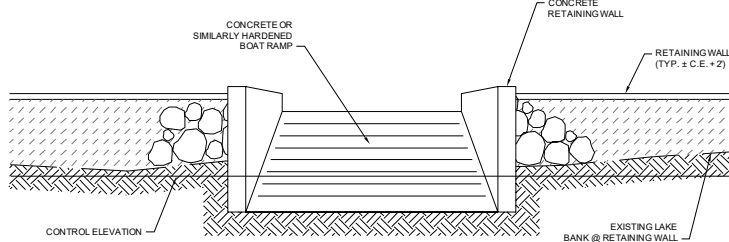
TYPICAL SINGLE-FAMILY DOCK @ RETAINING WALL
(PROFILE VIEW)

N.T.S.



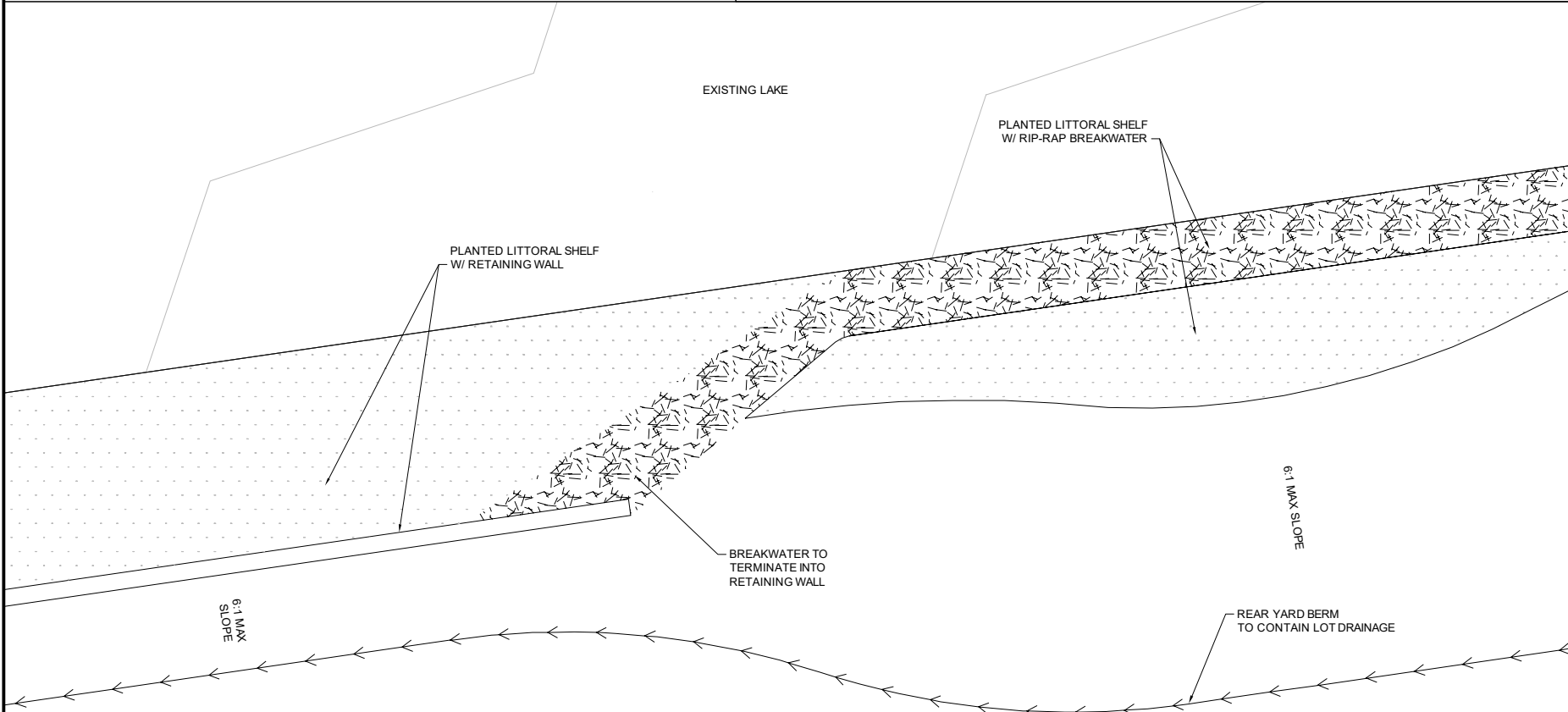
TYPICAL BOAT RAMP @ RETAINING WALL
(PLAN VIEW)

N.T.S.



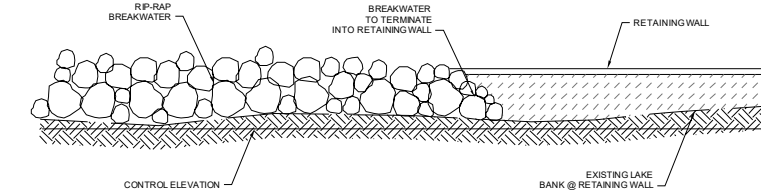
TYPICAL BOAT RAMP @ RETAINING WALL
(PROFILE VIEW)

N.T.S.



BREAKWATER TO RETAINING WALL TRANSITION
(PLAN VIEW)

N.T.S.



BREAKWATER TO RETAINING WALL TRANSITION
(PROFILE VIEW)

N.T.S.

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LAND PLANNING

www.barraco.net

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

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LOCATION: J:\23526\DWG\ZONING\2019\

PLOT DATE: TUE, 5-21-2019 - 9:18 AM

PLOT BY: TIM GAVIN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

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MASTER CONCEPT
PLAN
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PROJECT / FILE NO.

23675

SHEET NUMBER

4 OF 4