



April 13, 2015

Ms. Pamela Houck, Director
Division of Zoning
Lee County Department of Community Development
1500 Monroe Street
Ft. Myers, Florida 33901

RE: Cascades at River Hall – Phases 1 and 2

Res. No.: Z-99-056

Z-05-051

Admin. Amendment(s): ADD2004-00067

ADD2006-00164

ADD2006-00173

ADD2007-00063

ADD2007-00075

ADMINISTRATIVE AMENDMENT

NARRATIVE OF REQUEST

Property Development Regulations Revision

HM Project No. 8200A

Dear Ms. Houck:

Hole Montes, Inc. is pleased to submit this application for Administrative Amendment for the above referenced project. The subject property is the single family lots that make up the Cascades at River Hall Phases 1 and 2. This request is as follows:

- Revise the Property Development Regulations, Condition 2.b.i. which prohibits the placement of air conditioning and mechanical equipment within the 5-foot setback of each lot to read as follows:

Structures, including but not limited to, sidewalks, ~~air conditioners,~~
~~mechanical equipment,~~ door stoops, walls, etc. may not be located within the required 5-foot setback of each lot. **Air conditioning and mechanical equipment pads may encroach into the 5-foot side setback a maximum of 2 feet.** Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the *typical lot grading detail* provided.

DR Horton is a national builder of single family residential homes and has come into the Cascades at River Hall subsequent to the original design and development of the project. In addition, the project has been permitted and platted. The typical home floor plan for a DR Horton plan has mechanical equipment and AC pads located on the side of the homes rather than in the rear. DR Horton does not have a typical home plan that will fit on the platted lots of the Cascades if the mechanical equipment is kept out of the side setback. The encroachment of the 2 feet will leave 6 feet of space between equipment pads, which is adequate to provide the side lot drainage.

For the reasons mentioned above, this request for administrative amendment will enhance the RPD/CPD, will be a benefit to the Cascades community and will be in the interest of the surrounding neighbors and general public. In accordance with Section 34-380 of the Land Development Code, this request meets the intent of an administrative approval as it:

1. Will not result in the underutilization of public resources and public infrastructure committed to the support of the development.
2. Will not result in a reduction of total open space provided on the MCP. Will not decrease the amount of indigenous native vegetation or open space required by the code.
3. Will not increase height, density or intensity.
4. Will not decrease preservation areas. Will not change buffers or landscaping areas.
5. Will not adversely impact surrounding land uses.

The Administrative Amendment filing fee of \$1,500 is included with this submittal. If you have any questions, or require additional information, please contact me.

Very truly yours,

HOLE MONTES, INC.

Thomas W. McLean

Thomas W. McLean, P.E.
Vice President

TWM/tm

Enclosures

cc: James Ratz