



**Department of Community Development**  
**Zoning Division**  
**Environmental Review**

## ***MEMORANDUM***

Date: May 16, 2016  
To: Nettie Richardson, Principal Planner  
From: Beth Workman, Environmental Planner  
239.533.8793  
EWorkman@leegov.com  
Subject: Avida (f/k/a Oasis Cove)  
ADD2016-00011

## **Exhibit F**

The applicant has submitted an Administrative Amendment (ADD) to the Residential and Commercial Planned Development to revise the layout of the lake, buildings, and access ways resulting in some changes to the open space.

The original zoning (Z-10-009) required a total of 12.99 acres of open space per Condition 18. The changes being requested as part of the subject ADD will not change this condition. However, the amount of open space being used from the lake, the restored indigenous, wetland and upland indigenous are all changing due to the layout reconfiguration.

### **OPEN SPACE CHANGES**

The various components that make up the open space have changed slightly due to the reconfiguration of the site plan. Some acreages have increased and some of decreased. The following states what was previously approved as part of Z-10-009, what is being proposed, and the difference.

The lake was originally claiming 2.99 acres of open space and now is using 2.39 acres (-0.60 acres) since the proposed lake acreage has been reduced. The upland indigenous remains at 1.19 with 125% credit and 10% additional credit yielding 1.60 acres of upland indigenous with credits. The wetland indigenous changed from 0.09 acres to 0.10 acres (+0.01). The buffers/lake maintenance easement/FEMA flood has been reduced from 2.51 acres to 2.06 acres (-0.45 acres). The restoration area has increased from 0.46 acres to 0.53 acres (+0.07). The additional open space has also increased from 2.00 acres to 3.07 acres (+1.07). The result of the revisions is consistent with the 9.75 acres of open space with credits that was previously approved for the RPD portion of the project.



**Department of Community Development**  
**Zoning Division**  
**Environmental Review**

## **MEMORANDUM**

The following is the strike-thru and underline to Condition 19. Indigenous Preservation:

Prior to local development order approval:

- a. Development order plans must depict preservation in substantial compliance with the following:
  - (1) A minimum 1.19 acres existing pine-mesic upland (minimum 1.6 acres with credits taken); and
  - (2) A minimum ~~0.09~~ 0.10 acre existing marsh wetland; and
  - (3) A minimum ~~0.67~~ 0.74 acre indigenous creation/restoration area to provide minimum 15 foot, average 25 foot wide upland buffers to the on-site wetland preserves and off-site conservation lands.
- b. Landscape plans must depict the indigenous creation/restoration areas to be planted per the approved Indigenous Restoration Plan attached to this resolution as Exhibit D ~~-7-Y~~.
- c. an Indigenous Management Plan for the indigenous preservation and creation/restoration areas meeting the requirements of LDC 10-415 (b)(4) must be submitted for ~~of~~ Development Services Environmental Sciences (ES) staff review. The Indigenous Management Plan must include a map showing the mechanical and hand removal areas to be cleared of exotics.

### ADDITIONAL CONDITON CHANGES

In addition to the changes to the indigenous conditions, ES zoning staff proposes the following changes to Condition 24 by adding (d) and condition 25:

#### Condition 24 – Migratory and Wading Bird

- b. Except as provided herein, parking lot lamps on all parcels must be hooded or globed and must not exceed 20 feet in height. Parking lot lamps may not exceed 16 feet in height within the RPD parcel if located between residential buildings structures and north property line abutting Lakes Park and within CPD Lots ~~6~~ 4 and ~~7~~ 5, if located between commercial buildings and the east property line abutting the off-site County owned preserve; and
- d. ~~Prior to local development order approval~~ architectural sheets showing the development order plans buildings within the RPD/CPD must be reviewed by Development Services ES staff for the utilization of window and architectural treatments to reduce or break up window panel reflection in order to decrease the potential of bird strikes. Examples of acceptable window and architectural treatments may include the use of non-reflective tinting, ultraviolet reflective decals, exterior sun shades, smaller windows, window



**Department of Community Development**  
**Zoning Division**  
**Environmental Review**

## ***MEMORANDUM***

awnings or similar treatments. This condition is applicable to the window and door panels on the northern building facades facing Lakes Park within the RPD parcel and on the eastern building facades facing the offsite County owned preserve within the CPD parcel Lots 6 4 and 7 5 .

25. Prior to the Issuance of a Certificate of Compliance for all buildings facing Lakes Park and the offsite County preserve to the east, the bird strike prevention mechanism approved as part of the development order must be found sufficient by the Development Services ES staff landscaping inspector.

### **NEW DEVIATIONS**

The applicant has request two new landscape deviations from Chapter 10. Deviation 3 is being requested from LDC 10-416(d)(1) requiring a buffer around the entire perimeter of a proposed development whenever the proposed development abuts a different use to allow no buffer between the RPD and CPD due to the entire project remaining under unified control through a property association agreement.

ES zoning staff approve this deviation request because the deviation applies internally to the site and will not affect the public.

Deviation 7 is being requested to deviate from LDC 10-418(3) that states hardened shorelines are limited to 20% of the lake shoreline to allow 40% of the lake shoreline to be hardened. The applicant states that the design of the vehicular network takes the roadways around the lake providing scenic views so the 40% hardened shoreline is necessary. Compensatory littoral plant shelves will be installed in the 20 foot littoral shelf as part of the lake littoral shelf instead of a five foot wide compensatory shelf.

ES zoning staff approve this deviation request because of the localization of the littorals that will be easier to maintain and have a larger area to spread and filter.