

ADD2016-00011

Oasis Cove

ES comments

## Indigenous Open Space &amp; General Open Space Comments

1. Label on the MCP the upland indigenous preserve.
2. Provide the raw indigenous acreage on the MCP being provided without open space credits.
3. Provide indigenous with the open space credits.
4. Label the restored preserve acreage for each area being restored.
5. Revise the required total open space on the MCP to 12.99 acres to comply with condition 18. Currently, the MCP indicates 11.94 acres required and 12.99 open space provided giving the impression that additional open space is being provided. Please revise.
6. The color coded exhibit provided in the submittal shows (in red) impacts to the indigenous open space at the north and west sides of the preserve area. Overlaying the approved MCP from the DCI2009-00005 zoning shows that the red area is not within the indigenous open space area and was suppose to be impacted by the development. Please take a look at this area to see if it is necessary to include in the ADD. If there are impacts, please label the individual acreage on each side that is proposed to be impacted.
7. ES staff will be including an additional condition to condition 19(c) that states that the indigenous management plan submitted must provide a map to show the areas to be mechanically cleared verses hand removed of exotics and the management of these different areas. Lee County acknowledges that preserves with 75% or more exotics may be mechanically managed.

## Lake

1. LDC 10-329 requires lakes to be designed at a 6:1 lake bank slope. Will the new lake location be designed to meet this code? If not, please provide a deviation and justification.
2. The property regulations for the lakes in the RPD are changing from the previously approved 20 feet to 0 feet where bulkheads or other hardened shoreline structures are provided. Will the lake exceed the 20% threshold for bulkheads? If so please provide a deviation and justification.
3. Are other alternatives to bulkheads being proposed? Please explain the "other hardened shoreline structures" and provided a deviation from LDC 10-329 for the alternative hardened shoreline structures.
4. LDC 10-418 requires a 20 foot wide planted littoral shelf with a slope of 6:1 but not more than 4:1. Will the lake be able to meet the requirement? If not, please provide a deviation and justification.
5. Is this a deep lake? If so, please explain where the deep lake management trees will be installed if the lake bank slope is hardened more than 20% of the shoreline.
6. Bulkheads require a compensatory littoral shelf equal to the linear feet of the bulkhead. If this lake is more than 20% hardened, where will the compensatory littorals be planted? Please include this in the deviation request for exceeding the 20% bulkhead code in LDC 10-418.
7. Please show the 20 foot lake maintenance easement on the MCP. If the 20 foot LME cannot be met, then provide a deviation stating how the lake will be management if access is not available to maintain the lake.
8. Show lake maintenance access areas on the MCP.

#### Migratory and Wading Bird Revision

Condition 24 (statement after (c)) will be revised to state that the architectural plans must show the windows 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 and 7. In addition a note must be placed on the engineer drawings stating the "prior to the issuance of a Certificate of Compliance, the bird strike prevention mechanism chosen by applicant must be found sufficient by ES staff".

This condition will become 24c and incorporate the language currently in the zoning and is just a housekeeping measure.