



Professional Engineers, Planners & Land Surveyors



Portofino Vineyards
Villages of San Carlos Parcels B, C, D & E
ADD2017-00098
Schedule of Deviations and Written Justification
Revised July 21, 2017

All existing deviations to remain unchanged. New deviations requested as part of this request follow:

DEVIATION 15: From LDC Section 10-329(d)(4) which requires the banks of excavations to be sloped at a ratio not greater than six horizontal to one vertical; to allow to vest the ratio of four horizontal to one vertical for 3 of the existing lakes (lakes 3, 4 & 5 on proposed DO plans) that were constructed based on approved plans for DOS2006-00115.

JUSTIFICATION: The project originally received development order approval on October 29, 2007 pursuant to DOS2006-00115. Upon approval of the D.O. and vegetation removal permit, site construction commenced. Site work was subsequently stopped due to economic conditions. At the time site work was halted, these lakes had been constructed in compliance with the D.O. approval (see aerial on next page and lakes labeled 3, 4 & 5). On June 23, 2009, the Land Development Code was amended by Ordinance 09-23 which changed the design standards for new excavation bank slopes from a ratio of four horizontal to one vertical to six horizontal to one vertical. No changes are proposed to these existing lakes. Administrative deviations for lakes designed and approved by prior development orders have been previously requested and approved from the required six to one slope to allow a slope no steeper than four to one, consistent with the existing approvals and subject request. The alternative proposed is based on sound engineering practices and is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested.

DEVIATION 16: A request for relief from the Lee County Land Development Code Section 10-418(2) planted littoral shelf criteria to allow existing Lakes 3, 4 & 5 to remain as constructed in compliance with DOS2006-00115.

JUSTIFICATION: The project originally received development order approval on October 29, 2007 pursuant to DOS2006-00115. Upon approval of the D.O. and vegetation removal permit, site construction commenced. Site work was subsequently stopped due to economic conditions. At the time site work was halted, these lakes had been constructed in compliance with the D.O. approval (see aerial on next page and lakes labeled 3, 4 & 5). On June 23, 2009, the Land Development Code was amended by Ordinance 09-23 which changed the design criteria for planted littoral shelves in new excavations. No changes are proposed to these existing lakes. Administrative

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deviations for lakes designed and approved by prior development orders have been previously requested and approved from the revised planted littoral shelf criteria, consistent with the existing approvals and subject request. The alternative proposed is based on sound engineering practices and is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested.



NEW DEVIATION 17: WITHDRAWN

NEW DEVIATION 18: Requests relief from LDC Sec. 10-296(p)(1), which requires dead end streets to end by a circular turnaround; to eliminate this requirement.

JUSTIFICATION: This deviation is requested to allow the short joint driveways of less than 150' in length in the areas identified on the above aerial and shown in the below excerpts from the concurrent development order plans under review under case number

Site plan showing building layouts, roads, and elevations. Key features include:

- Buildings:** Labeled BLDG 1 through BLDG 14. BLDG 13 is specifically noted with a height of 21.03.
- Roads:** PINE CHASE DRIVE runs horizontally across the top. A vertical road runs along the left side.
- Annotations:**
 - RESIDENT GUEST
 - SECURITY GATE(S)
 - TYPE 'P' CURB
 - BLDG 13
 - BLDG 14
 - BLDG 15
 - BLDG 16
 - BLDG 17
 - BLDG 18
 - BLDG 19
 - BLDG 20
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- Elevations:** Various points are marked with elevations such as 19.96, 20.19, 20.53, 20.76, 20.37, 20.21, 20.03, 20.10, 20.15, 20.20, 20.25, 20.30, 20.35, 20.40, 20.45, 20.50, 20.55, 20.60, 20.65, 20.70, 20.75, 20.80, 20.85, 20.90, 20.95, 21.00, 21.05, 21.10, 21.15, 21.20, 21.25, 21.30, 21.35, 21.40, 21.45, 21.50, 21.55, 21.60, 21.65, 21.70, 21.75, 21.80, 21.85, 21.90, 21.95, 22.00, 22.05, 22.10, 22.15, 22.20, 22.25, 22.30, 22.35, 22.40, 22.45, 22.50, 22.55, 22.60, 22.65, 22.70, 22.75, 22.80, 22.85, 22.90, 22.95, 23.00, 23.05, 23.10, 23.15, 23.20, 23.25, 23.30, 23.35, 23.40, 23.45, 23.50, 23.55, 23.60, 23.65, 23.70, 23.75, 23.80, 23.85, 23.90, 23.95, 24.00, 24.05, 24.10, 24.15, 24.20, 24.25, 24.30, 24.35, 24.40, 24.45, 24.50, 24.55, 24.60, 24.65, 24.70, 24.75, 24.80, 24.85, 24.90, 24.95, 25.00, 25.05, 25.10, 25.15, 25.20, 25.25, 25.30, 25.35, 25.40, 25.45, 25.50, 25.55, 25.60, 25.65, 25.70, 25.75, 25.80, 25.85, 25.90, 25.95, 26.00, 26.05, 26.10, 26.15, 26.20, 26.25, 26.30, 26.35, 26.40, 26.45, 26.50, 26.55, 26.60, 26.65, 26.70, 26.75, 26.80, 26.85, 26.90, 26.95, 27.00, 27.05, 27.10, 27.15, 27.20, 27.25, 27.30, 27.35, 27.40, 27.45, 27.50, 27.55, 27.60, 27.65, 27.70, 27.75, 27.80, 27.85, 27.90, 27.95, 28.00, 28.05, 28.10, 28.15, 28.20, 28.25, 28.30, 28.35, 28.40, 28.45, 28.50, 28.55, 28.60, 28.65, 28.70, 28.75, 28.80, 28.85, 28.90, 28.95, 29.00, 29.05, 29.10, 29.15, 29.20, 29.25, 29.30, 29.35, 29.40, 29.45, 29.50, 29.55, 29.60, 29.65, 29.70, 29.75, 29.80, 29.85, 29.90, 29.95, 30.00, 30.05, 30.10, 30.15, 30.20, 30.25, 30.30, 30.35, 30.40, 30.45, 30.50, 30.55, 30.60, 30.65, 30.70, 30.75, 30.80, 30.85, 30.90, 30.95, 31.00, 31.05, 31.10, 31.15, 31.20, 31.25, 31.30, 31.35, 31.40, 31.45, 31.50, 31.55, 31.60, 31.65, 31.70, 31.75, 31.80, 31.85, 31.90, 31.95, 32.00, 32.05, 32.10, 32.15, 32.20, 32.25, 32.30, 32.35, 32.40, 32.45, 32.50, 32.55, 32.60, 32.65, 32.70, 32.75, 32.80, 32.85, 32.90, 32.95, 33.00, 33.05, 33.10, 33.15, 33.20, 33.25, 33.30, 33.35, 33.40, 33.45, 33.50, 33.55, 33.60, 33.65, 33.70, 33.75, 33.80, 33.85, 33.90, 33.95, 34.00, 34.05, 34.10, 34.15, 34.20, 34.25, 34.30, 34.35, 34.40, 34.45, 34.50, 34.55, 34.60, 34.65, 34.70, 34.75, 34.80, 34.85, 34.90, 34.95, 35.00, 35.05, 35.10, 35.15, 35.20, 35.25, 35.30, 35.35, 35.40, 35.45, 35.50, 35.55, 35.60, 35.65, 35.70, 35.75, 35.80, 35.85, 35.90, 35.95, 36.00, 36.05, 36.10, 36.15, 36.20, 36.25, 36.30, 36.35, 36.40, 36.45, 36.50, 36.55, 36.60, 36.65, 36.70, 36.75, 36.80, 36.85, 36.90, 36.95, 37.00, 37.05, 37.10, 37.15, 37.20, 37.25, 37.30, 37.35, 37.40, 37.45, 37.50, 37.55, 37.60, 37.65, 37.70, 37.75, 37.80, 37.85, 37.90, 37.95, 38.00, 38.05, 38.10, 38.15, 38.20, 38.25, 38.30, 38.35, 38.40, 38.45, 38.50, 38.55, 38.60, 38.65, 38.70, 38.75, 38.80, 38.85, 38.90, 38.95, 39.00, 39.05, 39.10, 39.15, 39.20, 39.25, 39.30, 39.35, 39.40, 39.45, 39.50, 39.55, 39.60, 39.65, 39.70

South:

