

ADMINISTRATIVE AMENDMENT (PD) ADD2019-00049

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Barraco and Associates, Inc., on behalf of SD Wildblue, LLC, filed an application for an administrative amendment to a Mixed Use Planned Development known as WildBlue to amend the Master Concept Plan to establish an entrance gate on property located between Alico and Corkscrew Roads in Southeast Lee County; and

WHEREAS, the applicant has indicated that the properties' current STRAP numbers are 17-46-26-L4-090R3.00CE and 17-46-26-L4-09O12.00CE (see Exhibit "A"); and

WHEREAS, the subject property is zoned Mixed Use Planned Development (MPD) and is located in the Density Reduction/Groundwater Resource Future Land Use Category 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, and ADD2018-10053; and

WHEREAS, Condition 26 of Resolution Z-15-021 requires gates and gatehouses within the project to be approved by an administrative amendment to the Mixed Use Planned Development; and

WHEREAS, the applicant has filed a request to establish an internal gate to the peninsular portion of the development located on WildBlue Lake North (see Exhibit "B"); and

WHEREAS, the applicant has indicated that the proposed internal gate will be designed to ensure unencumbered pedestrian and bicycle movement between neighborhoods in accordance with Condition 26 of Resolution Z-15-021; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; 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 surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the WildBlue Mixed Use Planned Development is **APPROVED** subject to the following conditions:

1. The development must be in compliance with the amended four-page Master Concept Plan entitled Master Concept Plan, WildBlue dated April 23, 2019, a reduced copy of which is attached hereto as Exhibit "B."
2. The terms and conditions of the original zoning resolution and subsequent amendments thereto, except as modified herein, remain in full force and effect.
3. 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 Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 4/26/2019 by

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits

Exhibit A: Legal Description

Exhibit B: Master Concept Plan

EXHIBIT A

CASE NUMBER: ADD2019-00049

STRAP NUMBERS

17-46-26-L4-090R3.00CE

17-46-26-L4-09012.00CE

***REVIEWED
ADD2019-00049
Daniel Munt, Planner
Lee County DCD
4/23/2019***

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

978 ACRES
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 MIROMAR OUTLETS, APPROXIMATELY 3 MILES TO THE WEST.

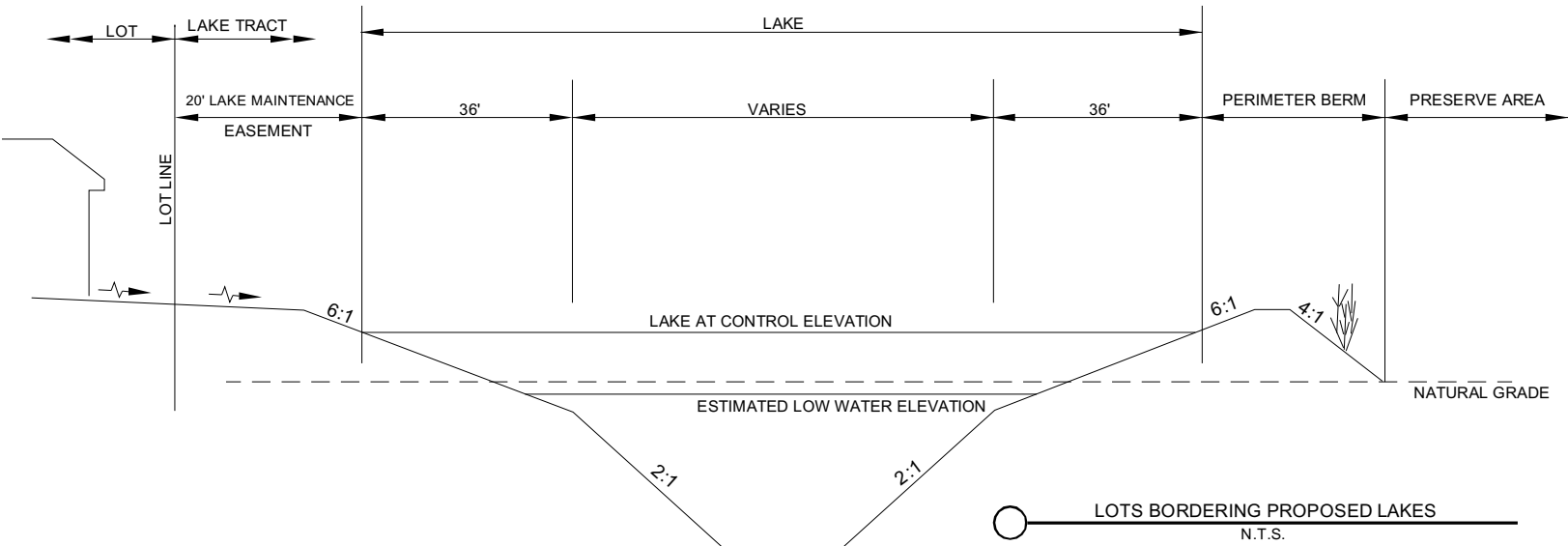
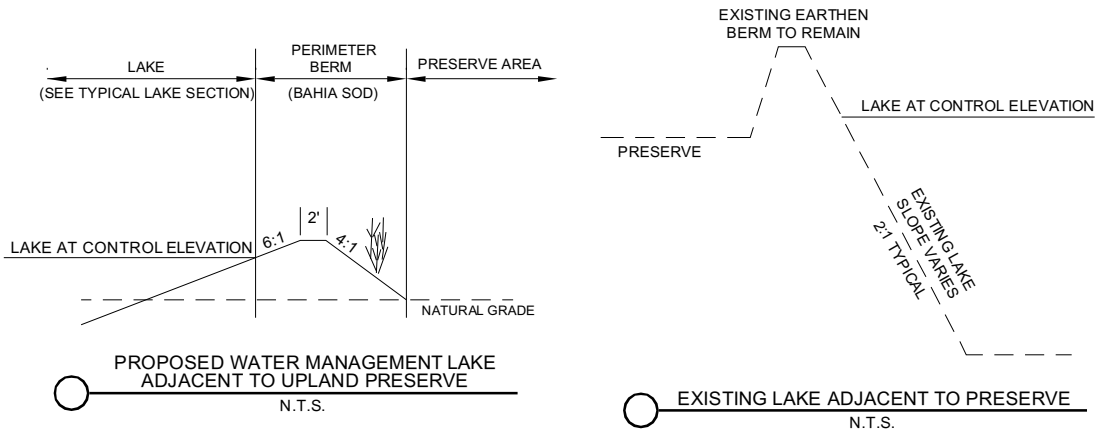
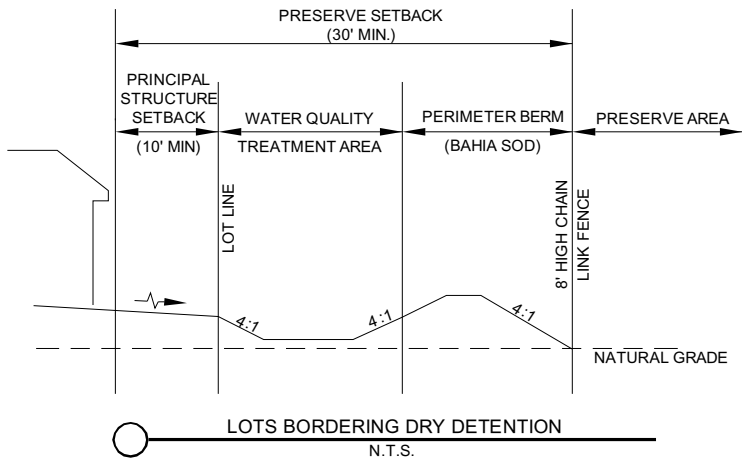
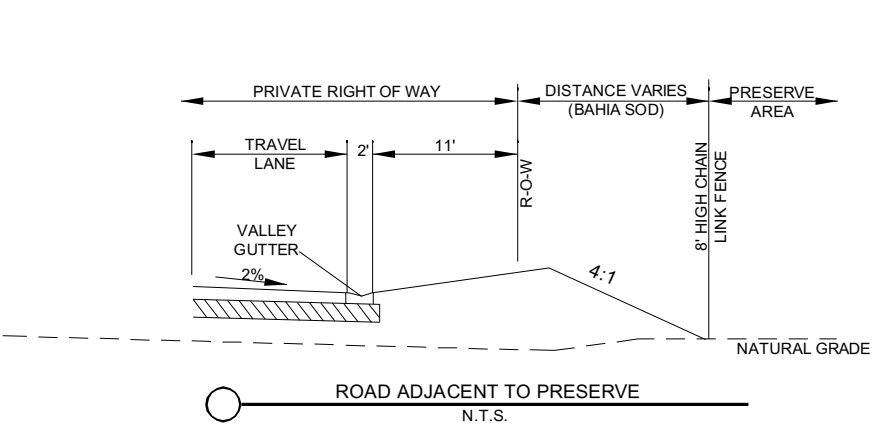
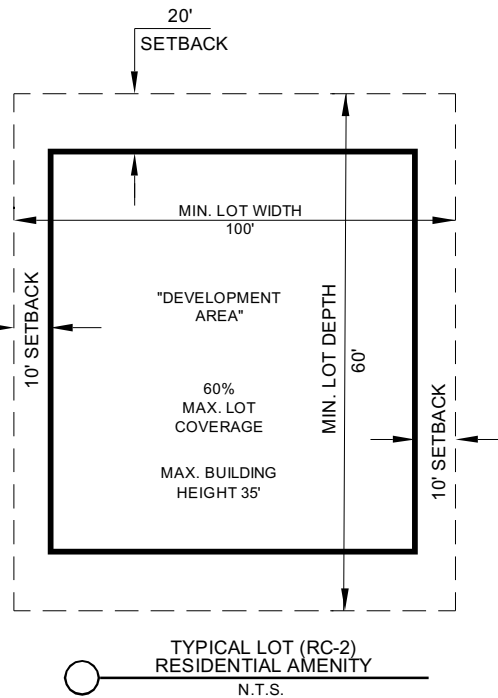
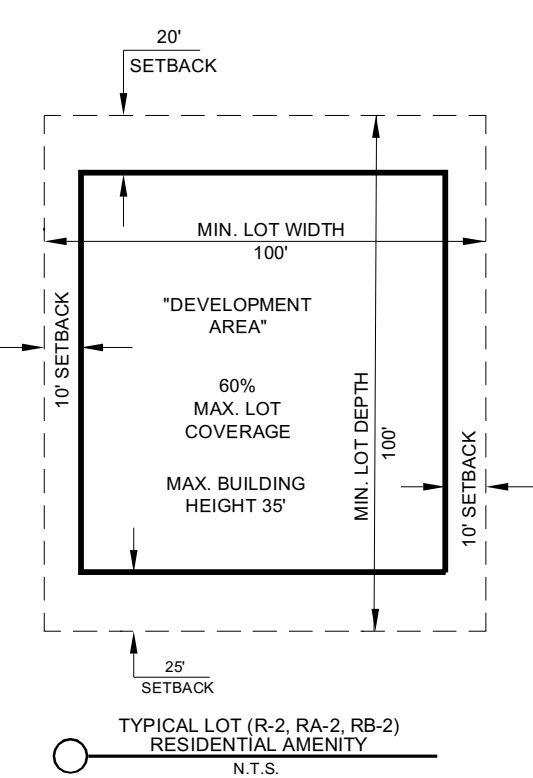
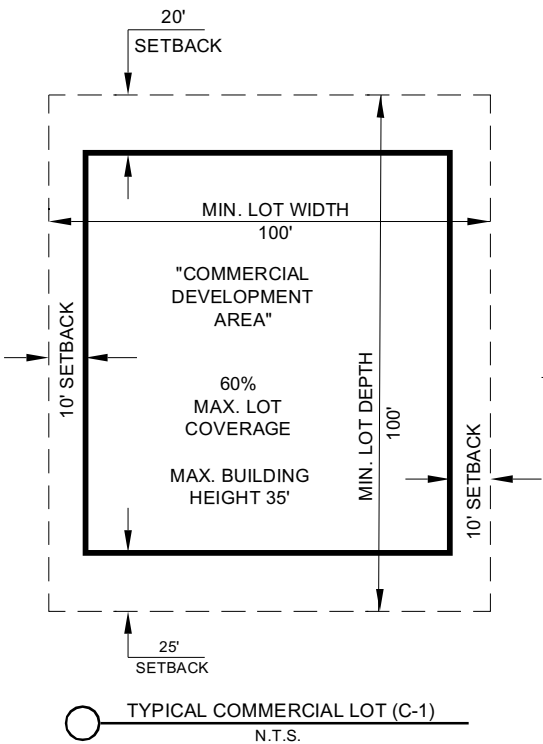
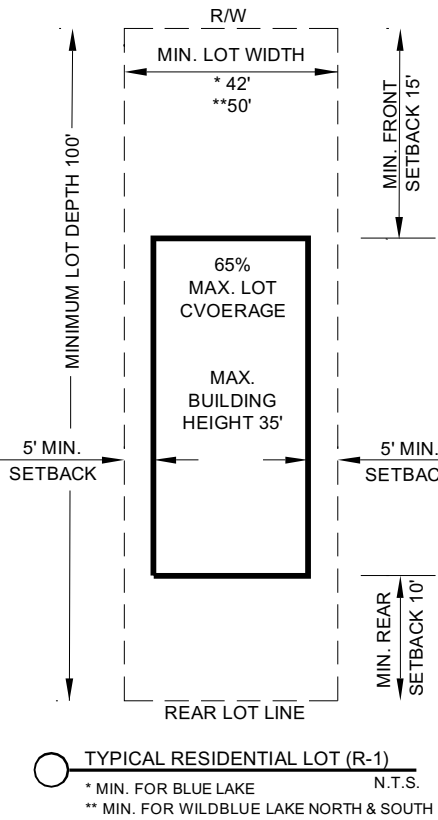
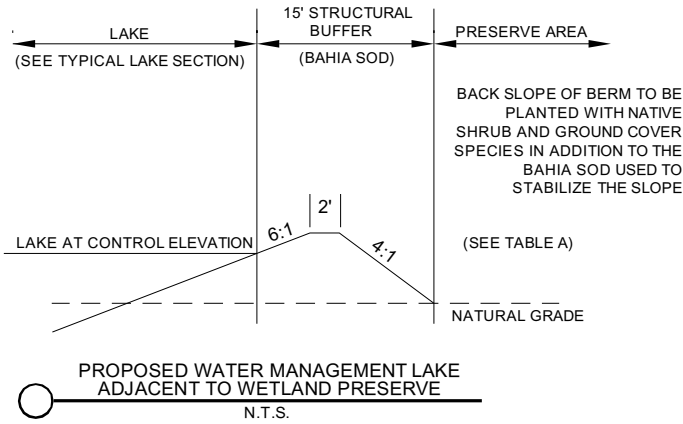


TABLE A				
COMMON NAME	SCIENTIFIC NAME	MINIMUM HEIGHT	MINIMUM CONTAINER SIZE	PLANTING INSTRUCTIONS
SHRUB PLANTINGS				
MYRSINE	MYRSINE CUBANA	3 FT	1 GAL	8 FT ON CENTER
WAX MYRTLE	MYRICA CERIFERA	3 FT	1 GAL	8 FT ON CENTER
GROUND COVER PLANTINGS				
CORDGRASS	SPARTINA BAKERI	12 IN	4 IN	3 FT ON CENTER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



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

STOCK
DEVELOPMENT

2647 PROFESSIONAL CIRCLE
SUITE 1201
NAPLES, FL 34119

PHONE (239) 592-7344
FAX (239) 592-7541

PROJECT DESCRIPTION

WildBlue

LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2019, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME J:\23473\DWG\ZONING\2019ADD-DAT\

LOCATION J:\23473\DWG\ZONING\2019ADD-DAT\

PLOT DATE TUE. 4-23-2019 - 3:28 PM

PLOT BY ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4/1/2019 INTERNAL GATE

PLAN STATUS

**MASTER CONCEPT
PLAN
TYPICAL SECTIONS**

PROJECT / FILE NO. SHEET NUMBER

23473 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

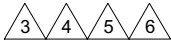
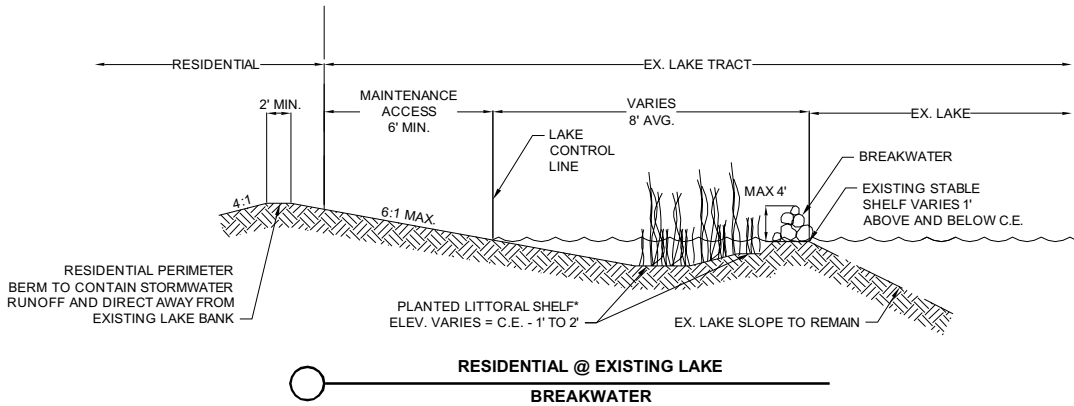
SECTION 10-418(3) TO ALLOW 100% HARDENED SHORELINE ADJACENT TO DEVELOPMENT.
- 5

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

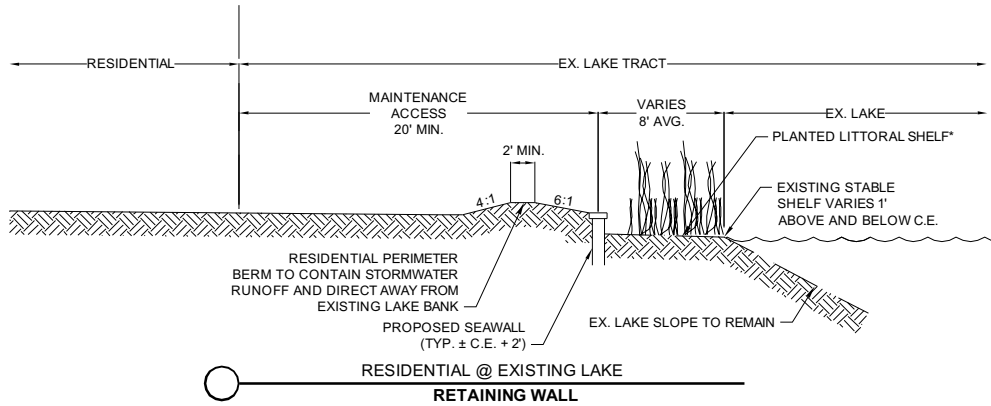
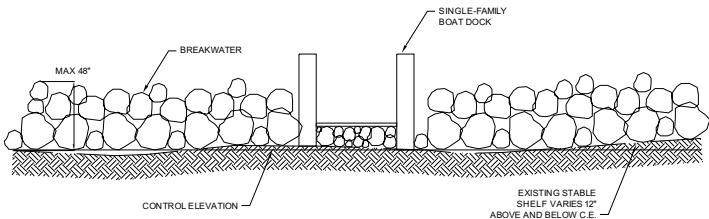
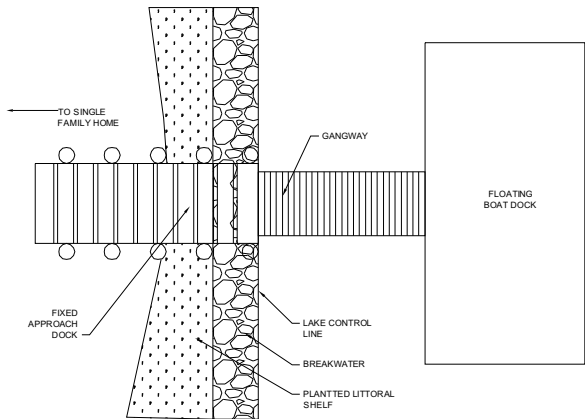
SECTION 10-328(a) TO ALLOW A MINIMUM LAKE MAINTENANCE EASEMENT ACCESS WIDTH OF 6'.
- 7

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

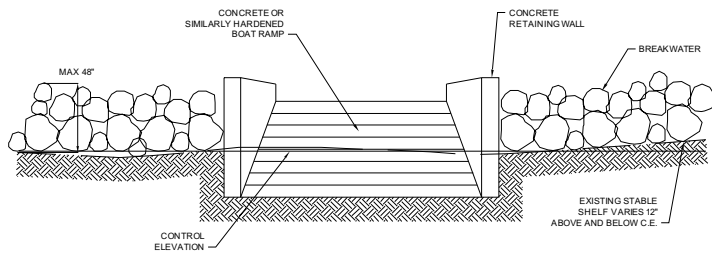
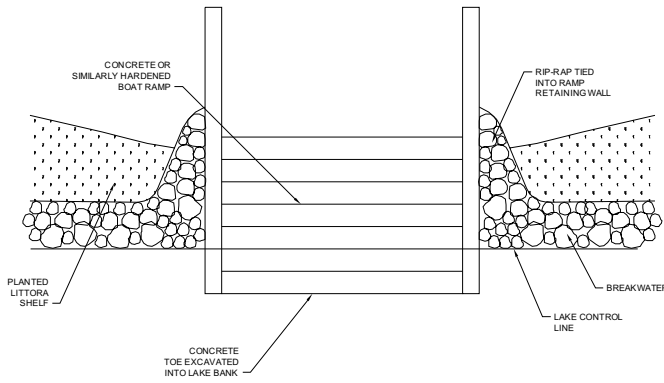
SECTION 32-625(d)(4)(a) TO ALLOW A 25' FREE STANDING LUMINAIRE HEIGHT ALONG THE SPINE ROADS AND ON C-1 COMMERCIAL PARCEL.



- *NOTE:
- AS FIELD CONDITIONS ALLOW, A LITTORAL SHELF 1' BELOW CONTROL ELEVATION SHALL BE CONSTRUCTED TO A WIDTH OF 4'. AS FIELD CONDITIONS FURTHER ALLOW, A LITTORAL SHELF 2' BELOW CONTROL SHALL BE CONSTRUCTED TO A WIDTH OF 4'. ALL ADDITIONAL AVAILABLE WIDTH SHALL BE EQUALLY DISTRIBUTED TO EACH SHELF DEPTH. BOTH LITTORAL SHELVES 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" |
| ZONE 2: | 3-12" |
| ZONE 3: | 12-24" |
| ZONE 4: | 24"-36" |



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

STOCK
DEVELOPMENT

2647 PROFESSIONAL CIRCLE
SUITE 1201
NAPLES, FL 34119

PHONE (239) 592-7344
FAX (239) 592-7541

PROJECT DESCRIPTION

WildBlue

LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2019, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME J:\23473\DWG\ZONING\2019ADD-GATE

LOCATION J:\23473\DWG\ZONING\2019ADD-GATE

PLOT DATE TUE. 4-23-2019 - 3:28 PM

PLOT BY ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4/1/2019 INTERNAL GATE

PLAN STATUS

MASTER CONCEPT
PLAN
TYPICAL SECTIONS

PROJECT / FILE NO.

SHEET NUMBER

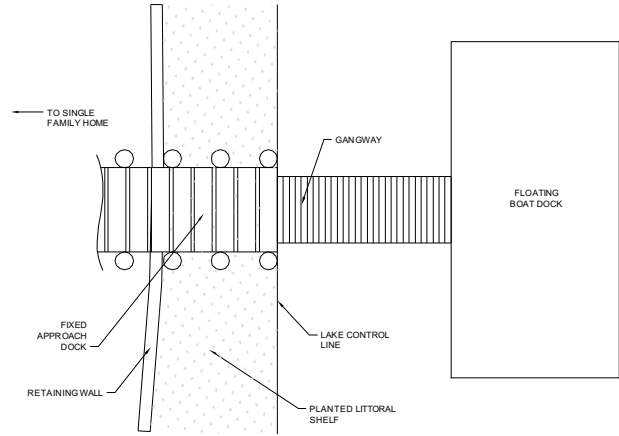
23473

3 OF 4

LITTORAL PLANTING SPECIES LIST¹

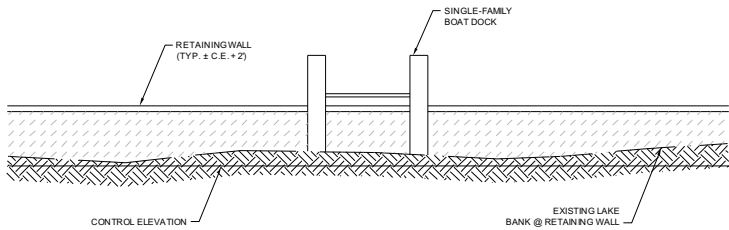
Common Name	Scientific Name	Minimum Container Size	Planting Density (On Center)
Zone 1 – Tree Plantings ²			
Bald cypress	<i>Taxodium distichum</i>	7 gal.	15 ft.
Dahoon holly	<i>Ilex cassine</i>	7 gal.	15 ft.
Laurel oak	<i>Quercus laurifolia</i>	7 gal.	15 ft.
Live oak	<i>Quercus virginiana</i>	7 gal.	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 mühlenbergianum</i>	BR	2 ft.
Cordgrass	<i>Spartina bakeri</i>	BR	2 ft.
Golden canna	<i>Canna flaccida</i>	BR	2 ft.
Gulf dune 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.
Pickeralweed	<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.
Pickeralweed	<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>Nymphoides 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



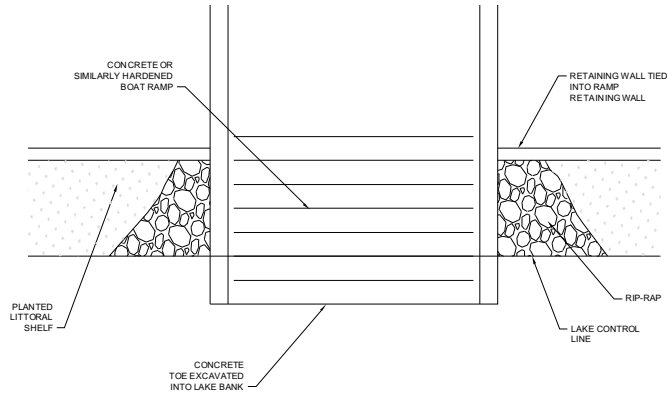
TYPICAL SINGLE-FAMILY DOCK @ RETAINING WALL
(PLAN VIEW)

N.T.S.



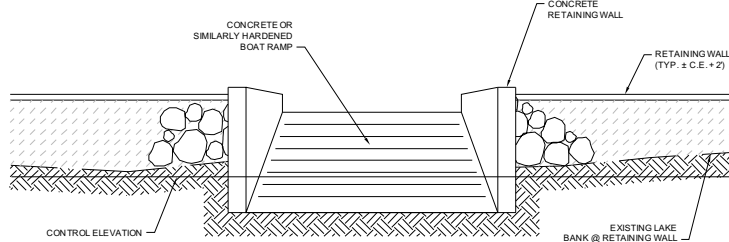
TYPICAL SINGLE-FAMILY DOCK @ RETAINING WALL
(PROFILE VIEW)

N.T.S.



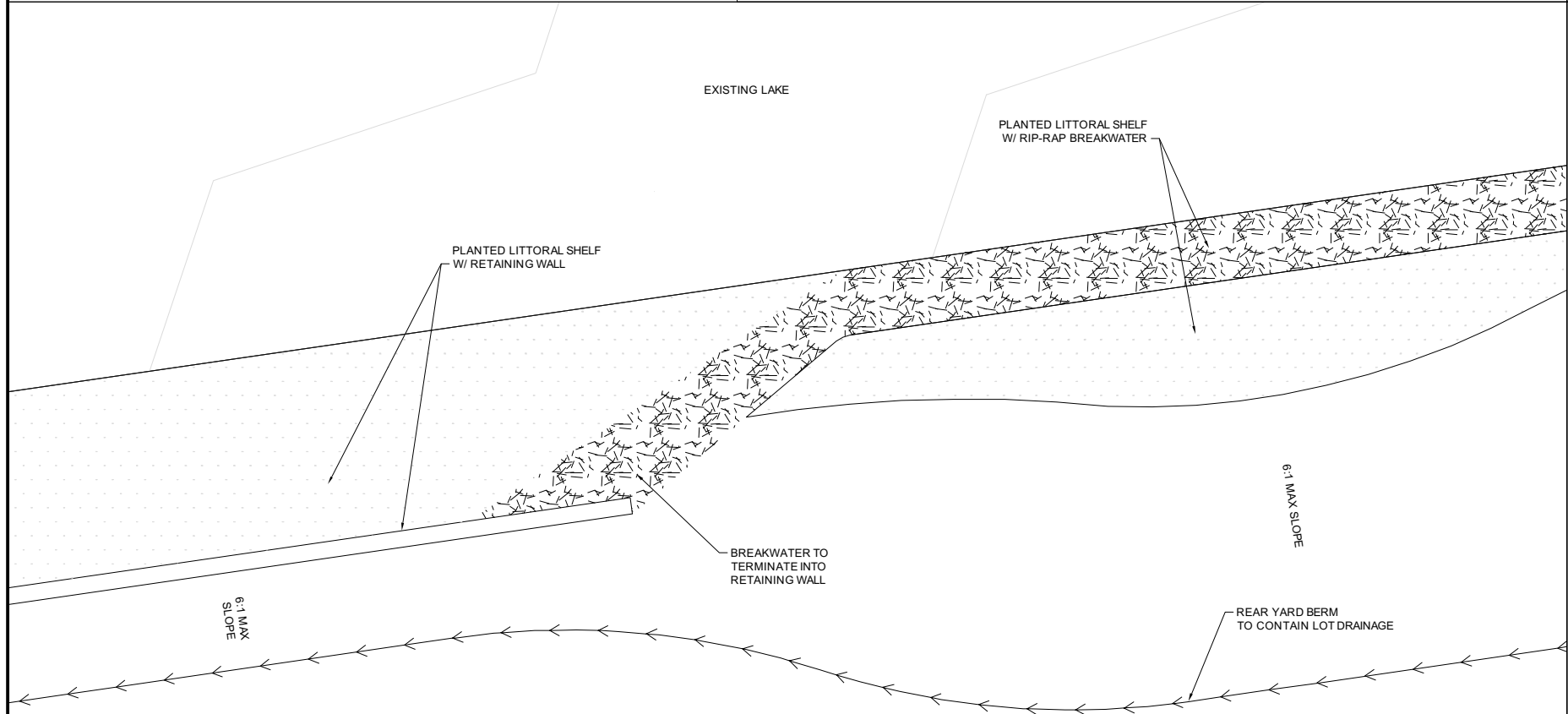
TYPICAL BOAT RAMP @ RETAINING WALL
(PLAN VIEW)

N.T.S.



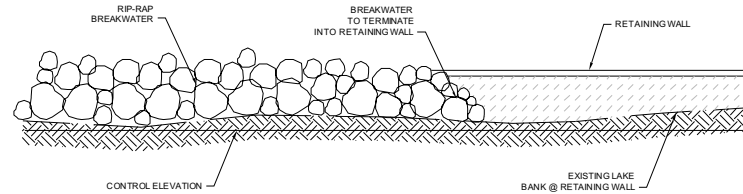
TYPICAL BOAT RAMP @ RETAINING WALL
(PROFILE VIEW)

N.T.S.



BREAKWATER TO RETAINING WALL TRANSITION
(PLAN VIEW)

N.T.S.



BREAKWATER TO RETAINING WALL TRANSITION
(PROFILE VIEW)

N.T.S.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

STOCK
DEVELOPMENT

2647 PROFESSIONAL CIRCLE
SUITE 1201
NAPLES, FL 34119

PHONE (239) 592-7344
FAX (239) 592-7541

PROJECT DESCRIPTION

WildBlue

LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2019, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 23473-204.DWG

LOCATION: J:\23473\DWG\ZONING\2019ADD-GATE\

PLOT DATE: TUE. 4-23-2019 - 3:29 PM

PLOT BY: ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4/1/2019 INTERNAL GATE

PLAN STATUS

MASTER CONCEPT
PLAN
TYPICAL SECTIONS

PROJECT / FILE NO.

23473

SHEET NUMBER

4 OF 4