

**RIVER HALL
RESIDENTIAL PLANNED DEVELOPMENT
NARRATIVE**

Pursuant to LDC Sec. 34-380 the proposed amendment to the planned development (PD) is to allow:

- 1. A side setback reduction for lot #4 (Strap# 34-43-26-01-00000.0040) from 5 feet on each side to 4.5 feet on each side.**

The proposed amendment is needed to construct a typical 40-foot wide home on lot #4 in Hampton Lakes. Please see the enclosed plat, pg. 5 of the Hampton Lakes at River Hall, Phase One plat (Instrument number 2005000153004) Lot #4.

Unrealized during previous permitting, the lot in question has an irregular shape. The front of the lot is slightly more narrow than the back, and more narrow than the other lots along Angelica Lane. Consequently, the home packages being offered by developers for this parcel are unbuildable. Approval of the request would allow Lot #4 to be developed with the same home size that has been built adjacent to and surrounding the lot, keeping the aesthetic of the neighborhood and streetscape consistent.

No adverse impact to adjacent land owners will occur through approval of the requested amendment. Letters of no objection to the reduced side setback are included with the application. As shown on the ownership map, the letters include all four abutting lot owners; the two lots directly abutting lot #4 and the two lots on the other side of Angelica Drive. Additionally, in an abundance of caution and to ensure proper drainage, the applicant is agreeable to a condition that requires air conditioning pads to be placed in the back of the home. A meeting with the Fort Myers Shores Planning Community is required prior to approval of this amendment, affording residents the opportunity to voice any questions or concerns regarding the proposed amendment.

The requested side setback reduction may be approved administratively per the guidelines of LDC Section 34-380(b). The proposed reduction to the side setbacks on this lot will not increase height or density, will not underutilize public resources or reduce open space, preserve, or buffers and will have no adverse impact to surrounding land uses.

Furthermore, the requested amendment keeps the reduction at 10% or less of the minimum required setback for proposed buildings. A 10% setback reduction is deemed acceptable for administrative variance approval in conventional zoning districts, as stated in Sec. 34-268(a)(3)(a) of the LDC. While this section applies only to conventional zoning districts, it is referenced because the LDC provides no specific guidance on setback reductions for Planned Developments as it relates to administrative review. However, the reduction allowance of 10% provides further evidence that the requested amendment may be reviewed administratively.