

**RIVER HALL
RESIDENTIAL PLANNED DEVELOPMENT
NARRATIVE**

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

- 1. The proposed amendment seeks to revise the site development regulations language for Two-Family Attached and Zero Lot Line to impose a minimum lot width, lot depth, and lot size, and to allow a minimum distance of 10-feet between buildings.**

The proposed amendment is outlined in the following strikethrough and underline language to Resolution Z-15-003. The currently approved site development regulations language for two-family attached and zero lot line lack a minimum lot width, lot depth, and lot size. In addition, the currently approved building separation for two-family attached and zero lot line does not equal the sum of the approved side setbacks.

Resolution Z-15-003 (Section B.2.b)

Minimum Lot Area and Dimensions

Two-Family Attached and Zero Lot Line

Width: 33 feet

Depth: 130 feet

Lot Size: 4,290 sf

Minimum Setbacks

Two-Family Attached and Zero Lot Line

Road -	<i>Palm Beach Blvd 25 feet/Private Roads 20 feet</i>
Side -	<i>0/5 feet. Side opposite the zero-lot-line or for two-family attached structures. Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5-foot side setbacks; or prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided.</i>
Rear -	<i>15 feet</i>
Water Body -	<i>20 feet</i>
Accessory -	<i>Per the LDC</i>

Minimum Distance Between Buildings: ~~15~~ 10 feet

Minimum building separation between Lots 117 and 154, 147 and 148, and 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records may be 11 feet. (ADD2006-00164)

The applicant proposes a minimum lot width of 33 feet and a minimum lot depth of 130 feet. The proposed dimensions are consistent with the two family attached models that are constructed on lots 89 and 90 in River Hall Country Club, Phase 2A, Block "S", instrument number 2021000083185, and being permitted in Block "C."

The proposed 10-foot minimum distance between buildings is equal to what two side setbacks of 5-feet would be. The proposed building separation is comparable to the 10 feet of separation currently allowed between single-family dwelling units within River Hall. The 10-foot building separation permitted between single-family units applies to two story single-family units as well. As such, the proposed 10-foot building separation for two-family attached, which are typically one story, will provide adequate separation without harm to public health, safety, and welfare.

Pursuant to Section 34-373(a)(10) of the LDC, approval of the proposed request will bring the project's existing property development regulations into compliance with the current Land Development Code, by establishing the minimum lot area and dimensions for two family attached and zero lot line dwelling units.

No adverse impact to adjacent landowners will occur through approval of the requested amendment. As shown on page 4 of approved Ordinance Z-15-003, the proposed language format is consistent with minimum lot area, dimensions, and building separation established for single family. In addition, a publicly advertised meeting is required prior to approval of this amendment, affording residents the opportunity to voice any questions or concerns regarding the proposed amendment.

The requested modification to the project's development regulations may be approved administratively per the guidelines of LDC Section 34-380(b). Compliant with Section 34-174(i) of the LDC, The proposed modification to the project's development regulations will not increase height or density, will not underutilize public resources/infrastructure or reduce open space, preserve, or buffers and will have no adverse impact to surrounding land uses. Furthermore, the proposed amendment will be consistent with all applicable provisions of the Lee Plan and land development regulations in effect.