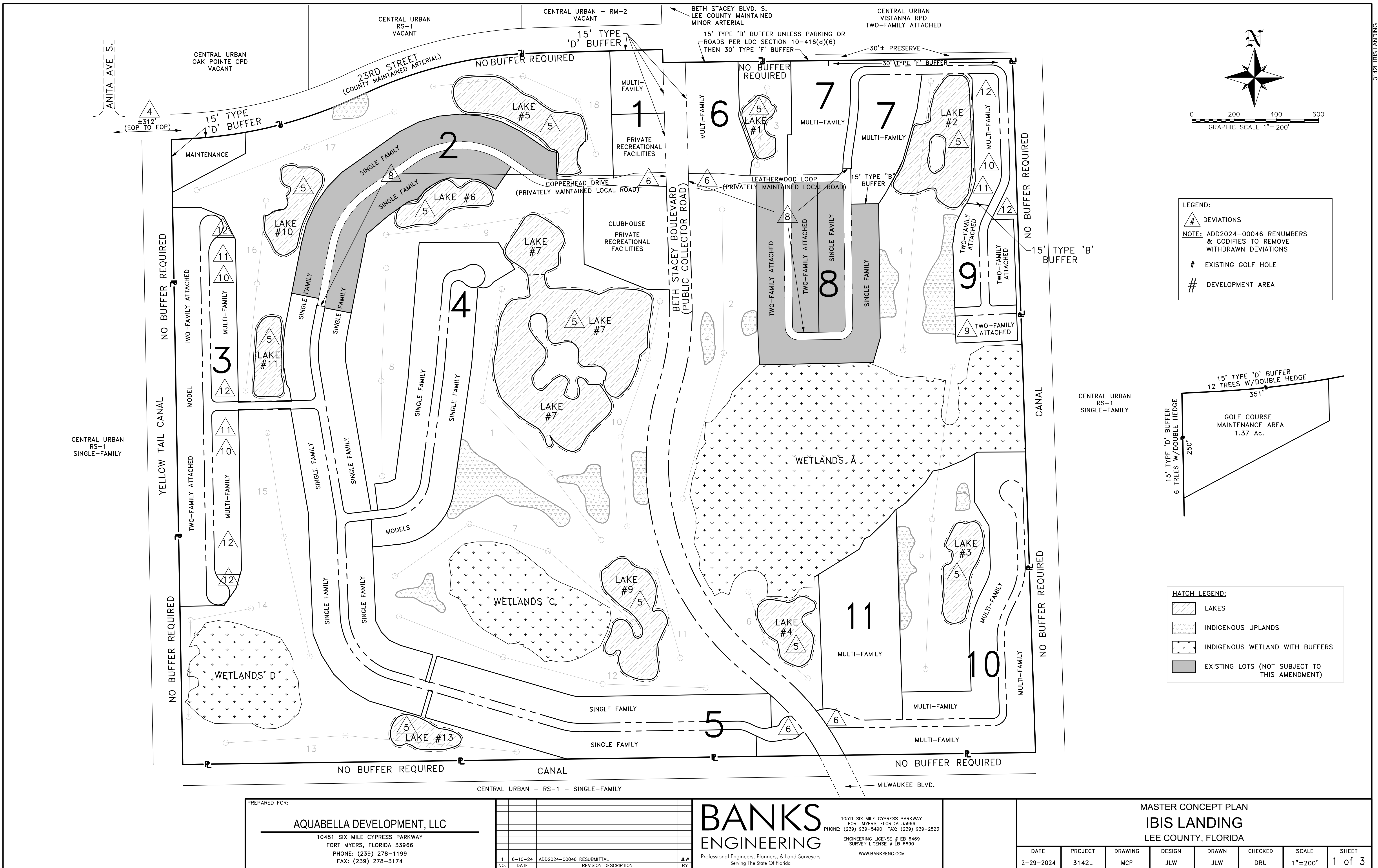


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NO.	DATE	REVISION DESCRIPTION	BY
1	6-10-24	ADD2024-00046 RESUBMITTAL	JLW

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GENERAL NOTES

1.

THE RESIDENTIAL AREAS OF THIS PROJECT CAN BE LOCATED ANY WHERE WITHIN THE PROPERTY BOUNDARIES AND WILL BE DEVELOPED AS A MIX OF SINGLE FAMILY AND MULTI-FAMILY UNITS, AS DETERMINED BY THE MARKET, BUT THE TOTAL NUMBER OF UNITS WILL NOT EXCEED 990.
2.

A TOTAL OF 100,000 S.F. OF RETAIL/OFFICE COMMERCIAL IS BEING REQUESTED. THE COMMERCIAL AREA CAN ONLY BE LOCATED IN THE AREAS OF PARCELS 1 AND/OR 6 AS INDICATED ON THE MASTER CONCEPT PLAN.
3.

THE CLUB HOUSE AREA WITH THE PROPOSED USES WILL NOT EXCEED 20,000 S.F. COMMERCIAL USE SQUARE FOOTAGE WILL BE IN ACCORDANCE WITH LDC SECTION 34-937.
4.

THE CLUB HOUSE WILL INCLUDE ALL TYPICAL AND APPROPRIATE COUNTRY CLUB USES INCLUDING, BUT NOT LIMITED TO, LOCKER ROOM, HEALTH CLUB OR SPA, RESTAURANTS, BAR OR COCKTAIL LOUNGE, PRO SHOP, CART STORAGE AND OTHER ANCILLARY COMMERCIAL USES AS LISTED ON THE SCHEDULE OF USES - RESIDENTIAL AREAS. THE CLUB HOUSE AREA CAN INCLUDE ANY USES LISTED IN THE SCHEDULE OF USES FOR THE RESIDENTIAL AREAS AS INDICATED WITH AN ASTERISK.
5.

PARKING FOR GOLF COURSE AND THE CLUB HOUSE SITE WILL BE IN ACCORDANCE WITH LDC.
6.

THE GOLF COURSE MAINTENANCE AREA WILL INCLUDE ALL TYPICAL AND APPROPRIATE USES NECESSARY FOR THE MAINTENANCE OF THE GOLF COURSE AND OPEN SPACE AREAS. THE GOLF COURSE AND OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION ONCE IT BECOMES PRIVATE.
7.

OPEN SPACE WILL BE IN ACCORDANCE WITH LDC SECTIONS 34-935(g)(1) AND (3); AND LDC SECTION 10-415. SEE OPEN SPACE TABLE ON OPEN SPACE EXHIBIT.

THE FOLLOWING USES ARE NOT REQUIRED TO PROVIDE OPEN SPACE: 1) SINGLE-FAMILY RESIDENCE ON A SINGLE LOT WITH A MINIMUM LOT SIZE OF 6,500 S.F. 2) DUPLEX ON A SINGLE LOT WITH A MINIMUM LOT SIZE OF 7,500 S.F. OR 3) TWO-FAMILY ATTACHED ON EACH AN INDIVIDUAL LOT WITH MINIMUM LOT SIZE OF 3,750 S.F. SEE OPEN SPACE EXHIBIT.

ALL OTHER RESIDENTIAL DEVELOPMENT INCLUDING MULTI-FAMILY WILL PROVIDE 40% OPEN SPACE. THE OPEN SPACE CAN BE REDUCED TO 30% WHEN THE REMAINING 10% IS DISTRIBUTED AS PRIVATE OPEN SPACE TO INDIVIDUAL DWELLING UNITS HAVING IMMEDIATE PRIVATE GROUND FLOOR ACCESS, IN ACCORDANCE WITH LDC SECTION 34-935(g)(1).

THE GOLF COURSE AREA, INCLUDING THE AQUA RANGE AND CLUB HOUSE AREA WILL PROVIDE 40% OPEN SPACE.

THE COMMERCIAL DEVELOPMENT WILL PROVIDE 30% OPEN SPACE.
8.

BUFFER REQUIREMENTS WILL BE IN ACCORDANCE WITH LDC SECTION 10-416(d) AND AS STATED BELOW:

THE COMMERCIAL AREAS THAT WILL BE LOCATED ON PARCEL 1 AND/OR PARCEL 6 WILL PROVIDE BUFFER TYPES IN ACCORDANCE WITH THE BUFFER REQUIREMENTS SPECIFIED IN LDC SECTION 10-416(d)(3).

NO BUFFERS ARE REQUIRED FOR SINGLE-FAMILY, DUPLEX OR TWO-FAMILY ATTACHED UNITS ON INDIVIDUAL LOTS.

NO BUFFERS ARE REQUIRED FOR THE GOLF COURSE BECAUSE IT IS PART OF THE RESIDENTIAL PLANNED DEVELOPMENT.

THE MULTIPLE-FAMILY AREAS WILL PROVIDE A TYPE "B" BUFFER ABUTTING THE SINGLE FAMILY RESIDENTIAL AREAS AND A TYPE "D" BUFFER ABUTTING ANY PUBLIC RIGHT-OF-WAY OR EASEMENT.

THE CLUB HOUSE AREA WILL NOT REQUIRE A BUFFER IF IT DOES NOT DIRECTLY ABUT RESIDENTIAL AREAS. THE CLUB HOUSE AREA WILL CONTAIN EITHER A TYPE "C" OR TYPE "F" BUFFER IF IT ABUTS RESIDENTIAL DWELLING UNITS.

IF ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125 FEET FROM AN EXISTING RESIDENTIAL USE, THE SITE WILL HAVE TO COMPLY WITH LDC SECTION 10-416(d)(6).
9.

LANDSCAPING REQUIREMENTS WILL BE IN ACCORDANCE WITH LDC SECTION 10-416.
10.

34.27 ACRES OF EXISTING WETLANDS HAVE BEEN PRESERVED PER PRIOR APPROVALS. SEE OPEN SPACE EXHIBIT.
11.

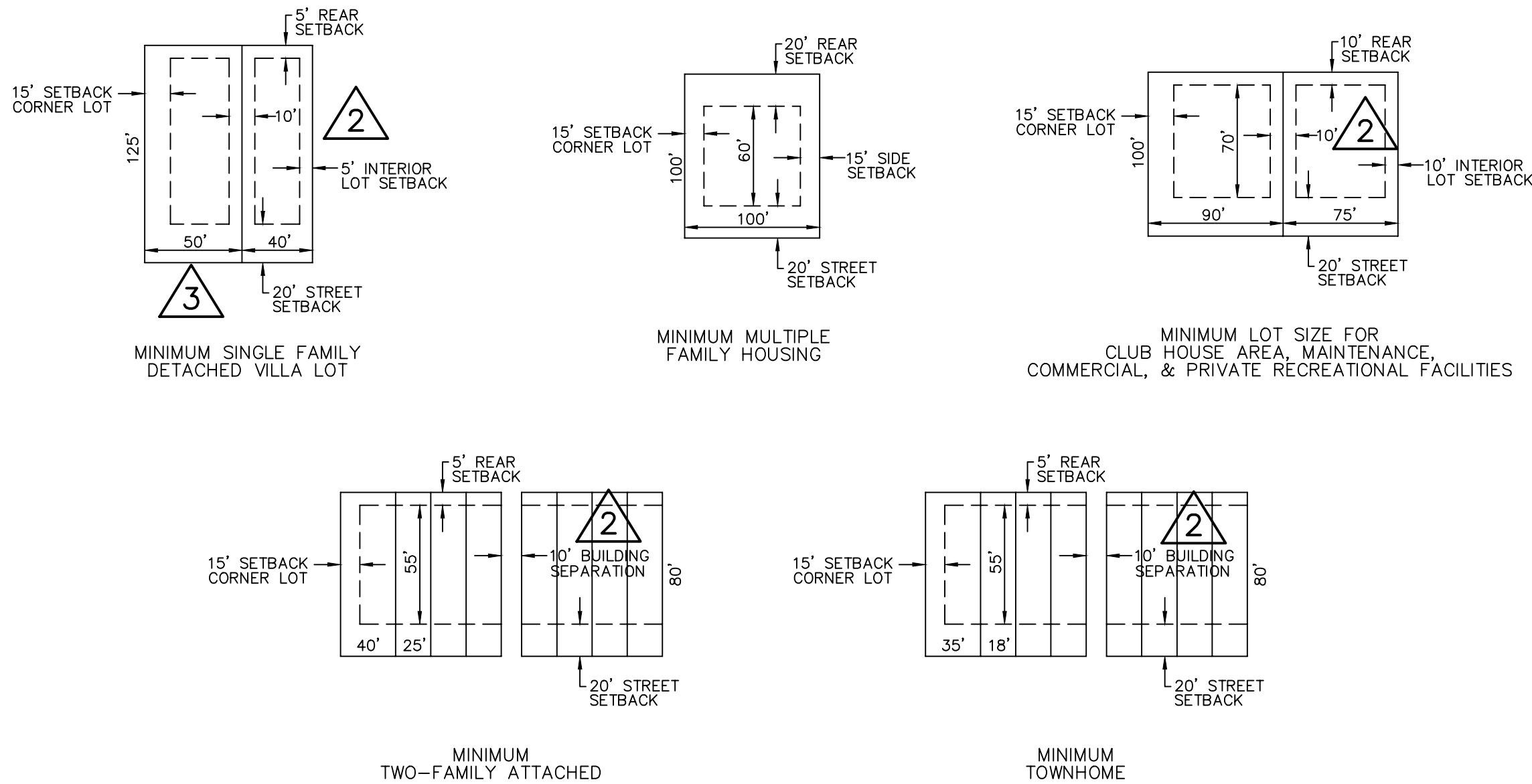
THE LAKES ARE EXISTING PER PRIOR APPROVALS AND ONLY MINOR MODIFICATIONS ARE PROPOSED.

PROPERTY DEVELOPMENT REGULATIONS TABLE 1

AREA	ANY AREA BUT 1 OR 6	ANY AREA BUT 1 OR 6	ANY AREA	ANY AREA	SHOWN ON MCP
PROPOSED USES	SINGLE FAMILY DETACHED VILLAS	TWO FAMILY ATTACHED	TOWNHOMES	MULTI-FAMILY	CLUBHOUSE, COMMERCIAL PRIVATE RECREATIONAL FACILITIES & MAINTENANCE
REQUIRED PARKING (PREVIOUSLY PERMITTED UNITS)	2 / UNIT	2 / UNIT	2 / UNIT	1.75 / 2 BEDROOM UNIT **	PER LDC
MIN. LOT REQUIREMENT (SQ. FT.)	5,000	2,000	1,500	10,000	7,500
MIN. WIDTH (FT.)	40	25	18	100	75
MIN. CORNER LOT WIDTH (FT.)	50 3	40	35	3 110	90
MIN. LOT DEPTH (FT.)	100	80	80	100	100
MIN. FRONT YARD (FT.)	20	20	20	20	20
** SIDE YARD INTERIOR (FT.)	5	5	5	5	10
SIDE YARD ABUTTING A ROAD (FT.)	15	15	15	15	15
MAX. LOT COVERAGE BY ALL BUILDINGS (%)	60	60	60	60	50
MAX. BUILDING HEIGHT (FT.)	35 OR 3 STORIES	35 OR 3 STORIES	35 OR 3 STORIES	55 OR 4 STORIES	35 OR 2 STORIES
MIN. REAR YARD ABUTTING A LOT (FT.)	5	5	5	20	10
REAR SETBACK TO GOLF COURSE (FT.)	0	0	0	0	0
MIN. REAR YARD ABUTTING WATER FROM CONTROL ELEV. (FT.)	15	15	15	15	15
MIN. SETBACK FROM PRESERVE (FT.)	5	5	5	5	5

** NOTE:
1) SINGLE-FAMILY ATTACHED VILLAS, TOWNHOMES & MULTI-FAMILY BUILDINGS WILL HAVE A 0 FOOT SIDE SETBACK ON INTERIOR SIDES WITH A 5 FOOT SIDE SETBACK ON THE EXTERNAL SIDES.
2) MINIMUM SIDE & REAR PRESERVE SETBACKS SHALL BE 5 FOOT ON SINGLE FAMILY DETACHED VILLAS, SINGLE FAMILY ATTACHED VILLAS, MULTI-FAMILY BUILDINGS & TOWNHOMES.
3) 55' IN AREAS 1, 4, 6, 7 & 11 ONLY, ALL OTHER AREAS 35'
4) PUBLIC STREET SETBACK OF 25'

MINIMUM PROPERTY DEVELOPMENT REGULATIONS



DEVIATIONS 1, 2 & 3

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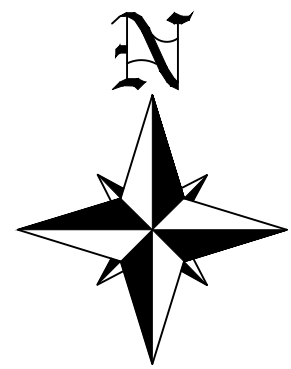
MASTER CONCEPT PLAN NOTES

IBIS LANDING

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
2-29-2024	3142L	MCP NOTES	JLW	JLW	DRU	NTS	2 of 3

3142L IBIS LANDING



LEGEND:

- SINGLE FAMILY +6,500 S.F.=
1,322,903 S.F. / 30.37 AC.
- TWO-FAMILY ATTACHED +3,750 S.F.=
589,295 S.F. / 13.53 AC.
- TOTAL 1,912,198 S.F. / 43.90 AC.**

INDIGENOUS AREA UPLANDS

- | | |
|-------------------|---------------------|
| 1) 0.31 Ac. | 7) 0.50 Ac. |
| 2) 0.36 Ac. | 8) 1.35 Ac. x 1.25 |
| 3) 0.17 Ac. | 9) 0.38 Ac. |
| 4) 0.30 Ac. | 10) 1.91 Ac. x 1.25 |
| 5) 0.16 Ac. | 11) 0.70 Ac. x 1.1 |
| 6) 0.57 Ac. x 1.1 | |

TOTAL 6.71 AC.
TOTAL 7.65 AC. (WITH INCENTIVE CREDIT)

WETLANDS

	WETLAND	BUFFER	TOTAL
CW-1	24.69 Ac.	1.93 Ac.	26.62 Ac.
CW-2	4.20 Ac.	0.78 Ac.	4.98 Ac.
CW-3	5.38 Ac.	0.84 Ac.	6.22 Ac.
TOTAL	34.27 Ac.	3.55 Ac.	37.82 Ac.

TOTAL INDIGENOUS AREA PROVIDED =
37.82 + 7.65 = 45.47 ACRE/CREDIT

= GOLF COURSE OPEN SPACE (107.72 ACRES)

= GOLF HOLE

OPEN SPACE TABLE:

GROSS ACREAGE	298.85± ACRES
LESS BETH STACEY BLVD.	8.71± ACRES
	290.14± ACRES

LESS SINGLE FAMILY LOTS OF 6,500 S.F. OR
GREATER & LOTS OF 3,750 S.F. OR GREATER
FOR TWO-FAMILY ATTACHED 43.90± ACRES

GROSS ACREAGE FOR OPEN SPACE CALCULATIONS	246.24± ACRES
40% TOTAL OPEN SPACE REQUIRED	98.50± ACRES

OPEN SPACE PROVIDED	107.72± ACRES
GOLF COURSE AREAS	24.60± ACRES
LAKES (MAX 25% OF REQUIRED OPEN SPACE)	45.47± ACRE/CREDIT
INDIGENOUS OPEN SPACE	177.79± ACRE/CREDIT
TOTAL OPEN SPACE PROVIDED	

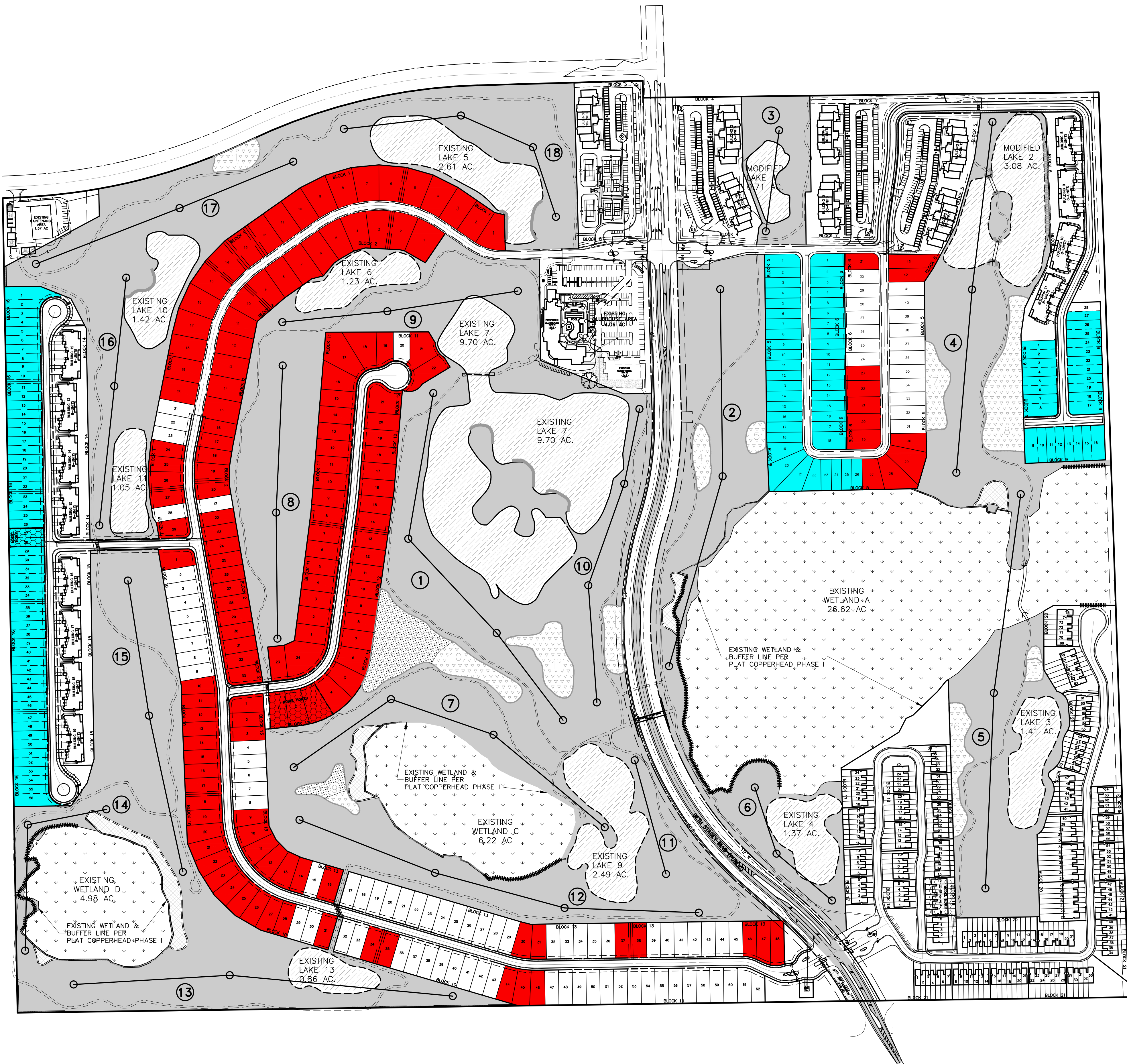
50% OF REQUIRED OPEN SPACE TO BE EXISTING
INDIGENOUS VEGETATION 98.50± AC. x 50% = 49.25± ACRES

ONLY 45.47 ACRE/CREDIT EXISTING INDIGENOUS SO MINIMUM
REQUIRED & PROVIDED: 45.47 ACRE/CREDIT

THE SITE HAS PREVIOUSLY BEEN CLEARED AND NO OTHER
INDIGENOUS VEGETATION AREAS EXIST.

THE OPEN SPACE TABLE WILL BE UPDATED DURING EACH
PHASE OF DEVELOPMENT

THE CABBAGE PALM HAMMOCK AREAS WILL BE PRESERVED IN
ACCORDANCE WITH ZONING RESOLUTION #2-99-079. MINOR
CLEARING IS PERMITTED FOR THE GOLF COURSE FAIRWAYS.
ANY CABBAGE PALMS WITH 8" OR GREATER OF CLEAR TRUNK
REMOVED FOR THE CONSTRUCTION OF THE FAIRWAYS MUST BE
RELOCATED ON SITE.



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MASTER CONCEPT PLAN - CONCEPTUAL OPEN SPACE EXHIBIT

IBIS LANDING

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
2-29-2024	3142L	OPEN SPACE	JLW	JLW	DRU	1"=200'	3 of 3