



Professional Engineers, Planners & Land Surveyors

THE PRESERVE AT CORKSCREW

SCHEDULE OF DEVIATIONS AND JUSTIFICATIONS

The applicant respectfully requests to maintain approval of deviations 1 through 13 included in the existing zoning resolution Z-08-056 (DC12008-00010). The applicant proposes to add an option for single-family to the multi-family tracts which requires some additional deviation requests as provided below.

14. **Deviation 14** 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 was previously approved for the subject property as deviation no. 4 of Z-05-034 (DC12003-00039). This deviation is requested to allow the joint driveways at the hammerhead cul-de-sacs as shown on the Master Concept Plan. This cul-de-sac configuration has the same turn radii as the Lee County Standard and also includes a joint driveway off each side of the cul-de-sac passed the landscaped isle. Although deviations from the roadway requirements are requested, this access easement actually functions as a joint driveway for the units at the end of the cul-de-sac and should not be held to the dimensional requirements for a roadway.

This joint driveway is short and typically serves only a few units. These hammerhead cul-de-sacs allow for a more efficient utilization of the property. Applicant is in the process of coordinating with the Estero Fire Department for approval. These joint driveways provide adequate access to the units.

15. **Deviation 15** requests relief from LDC Sec. 10-710(a)(1) which requires that 10-foot wide public utility easements be provided abutting each side of the right-of-way, to allow the 10-foot wide public utility easement to be provided abutting only one side of the hammerhead cul-de-sacs/joint driveways as shown on the Master Concept Plan.

Justification: This deviation is requested to allow specific and unique utility easement configuration at the hammerhead cul-de-sacs. The short joint driveways at the end of the hammerhead cul-de-sacs will provide access to units only on one side. This configuration provides a 10' public utility easement along the front of all units for public utility service. Additional easements are not necessary and would serve no purpose along the other side of the joint driveway.

16. **Deviation 16** requests relief from LDC Sec. 10-296 (Table 3) which requires a minimum width of 40 feet for two-way private local streets, to allow a 30-foot

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easement width for two-way private local streets at the "hammer-head" cul-de-sacs only.

Justification: This deviation is requested to allow the joint driveways at the hammerhead cul-de-sacs as shown on the Master Concept Plan. This cul-de-sac configuration has the same turn radii as the Lee County Standard and also includes a joint driveway off each side of the cul-de-sac passed the landscaped isle. Although deviations from the roadway requirements are requested, this access easement actually functions as a joint driveway for the units at the end of the cul-de-sac and should not be held to the dimensional requirements for a roadway.

This joint driveway is short and typically serves only a few units. These hammerhead cul-de-sacs allow for a more efficient utilization of the property. These joint driveways provide adequate access to the units.



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SINGLE FAMILY

Minimum Lot Areas and Dimensions:

Lot Size:	5,000 square feet
Lot Width:	50 feet
Lot Depth:	100 feet

Minimum Setbacks:

Street, Private:	20 feet
<u>Side-Load Garage - street:</u>	15 feet
Street, Public:	25 feet
Side Yard:	5 feet
Corner Side Yard:	10 feet
Rear Yard:	20 feet
Water body:	20 feet
Building Separation:	10 feet
Accessory Structure, rear, side:	5 feet

Maximum Building Height: 2 stories / 35 feet

Maximum Lot Coverage: 60 percent

MULTI-FAMILY

No change

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