

MAYFAIR VILLAGE RPD REZONE

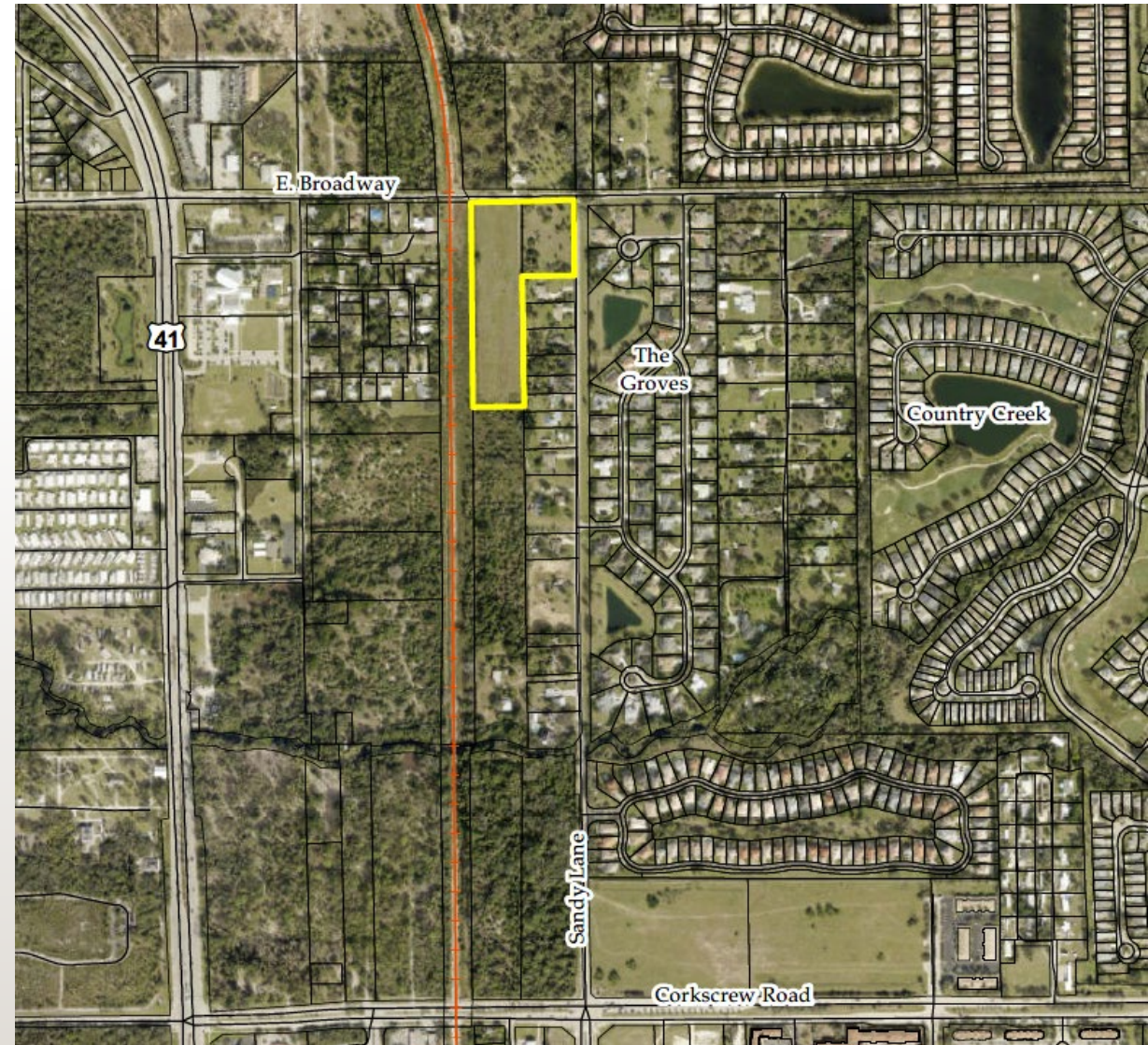
PLANNING, ZONING AND DESIGN BOARD

MAY 13TH, 2025



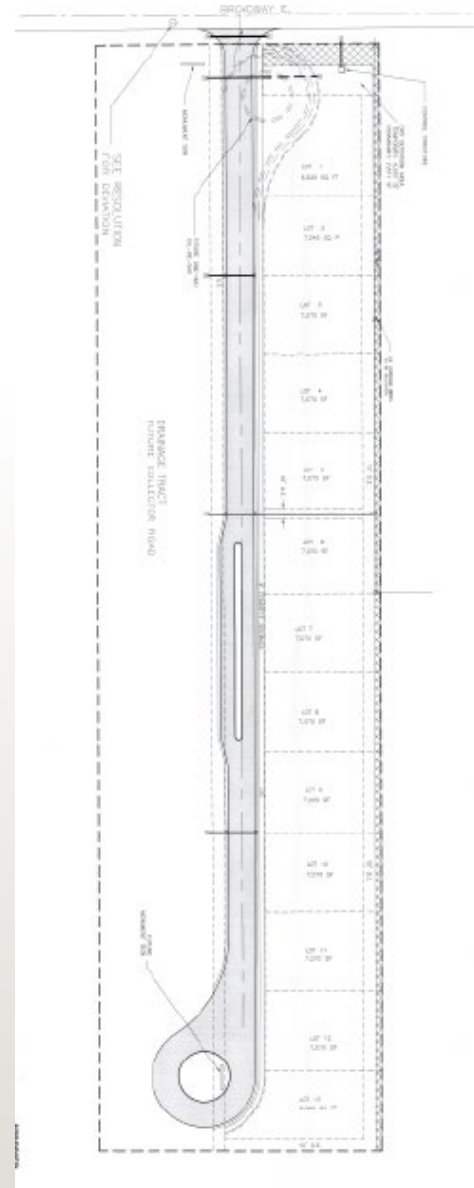
PROPERTY LOCATION

- ❑ 7.5 acres – 2 parcels
- ❑ Southwest corner of East Broadway and Sandy Lane
- ❑ East side of Railroad tracks



ZONING HISTORY

- ❑ 2007 - 5.5 acres zoned RPD for 16 single family homes – Z-06-073
- ❑ Roadway reservation eliminated by Village Council action in January



RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Mayfair Developments, LLC, to rezone a 5.52± acre parcel from Agricultural (AG-2) to Residential Plan Development (RPD), in reference to Mayfair Village RPD; and,

WHEREAS, a public hearing was advertised and held on August 24, 2006, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2006-00024; and,

WHEREAS, a second public hearing was advertised and held on February 19, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 5.52± acre parcel from AG-2 to RPD, to allow 16 residential single-family dwelling units with a maximum height of 35 feet. This project will be connected to central water and sanitary sewer. The property is located in the Outlying Suburban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "Mayfair Village RPD Master Concept Plan," date stamped "Received March 6, 2007," last revised in February 2007, attached hereto as Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
2. The following Limits apply to the project and uses:
 - a. Schedule of Uses

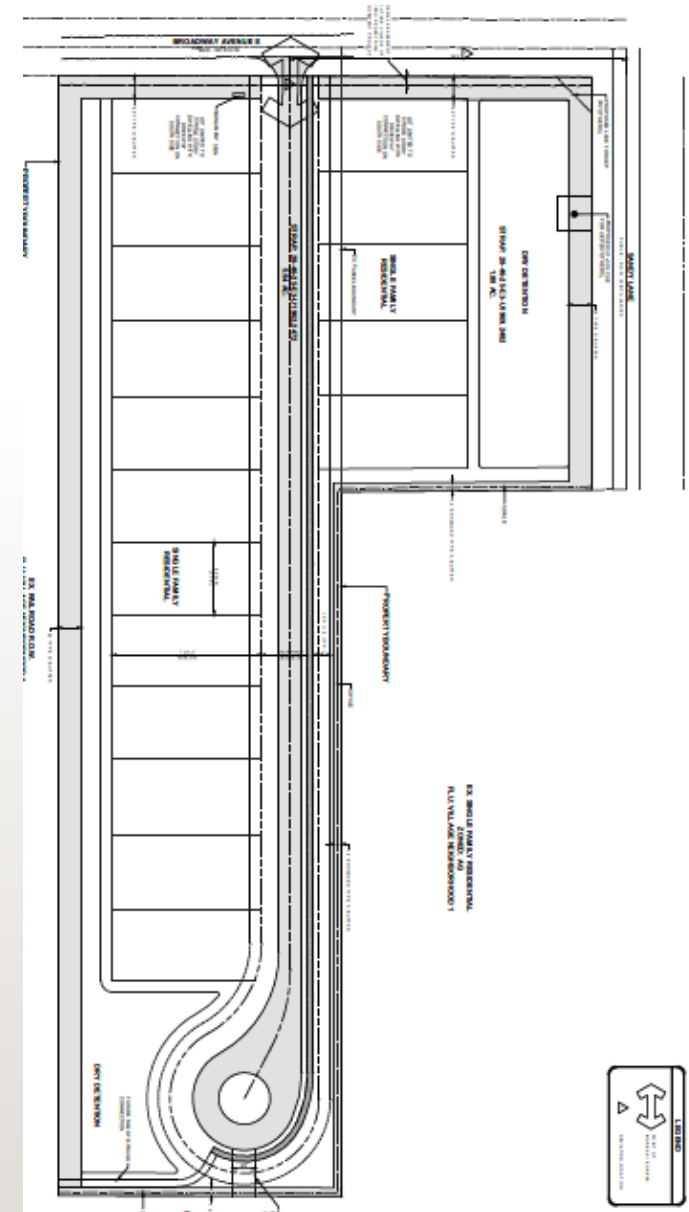
Residential, Single Family Detached (Limited to a maximum of 16 dwelling units)

CASE NO:DCI2006-00024

Z-06-073
Page 1 of 5

ZONING REQUEST

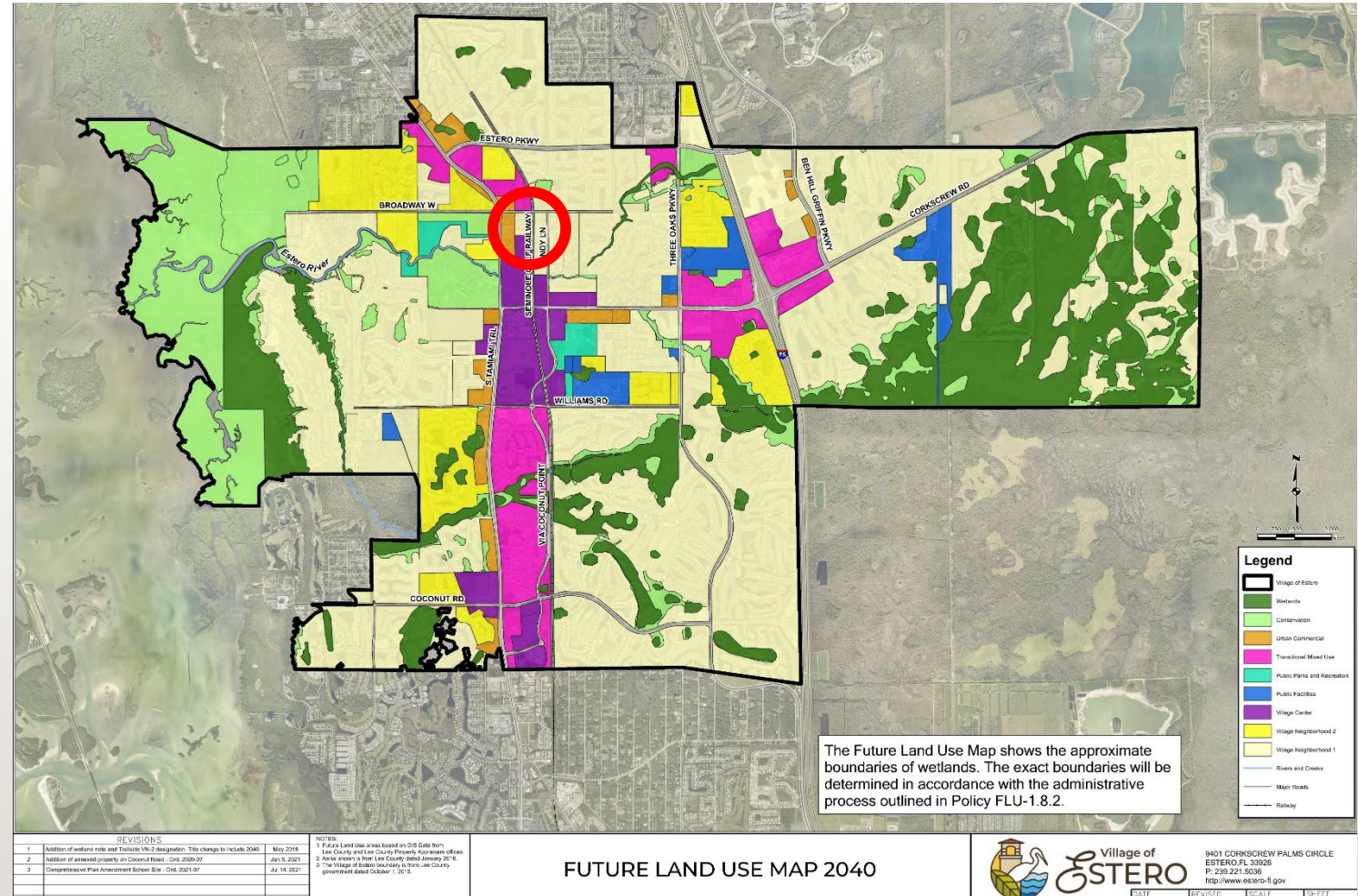
1. Add 2-acre parcel
 2. Change unit allocation from 16 units on 5.5 acres to 17 units on 7.5 acres
- ☐ Allows for more design flexibility, deeper lots, nicer units
 - ☐ Eliminates driveways near intersection
 - ☐ Maintains existing neighborhood character
 - ☐ Provides Easement for future Village pedestrian improvements along East Broadway
 - ☐ Initiates utility expansion project



COMPREHENSIVE PLAN

❑ Village Neighborhood 1

- ❑ 1-4 units per acre
- ❑ Request is for 2.26 units/acre
- ❑ Reduced from 2.9 du/acre



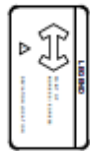
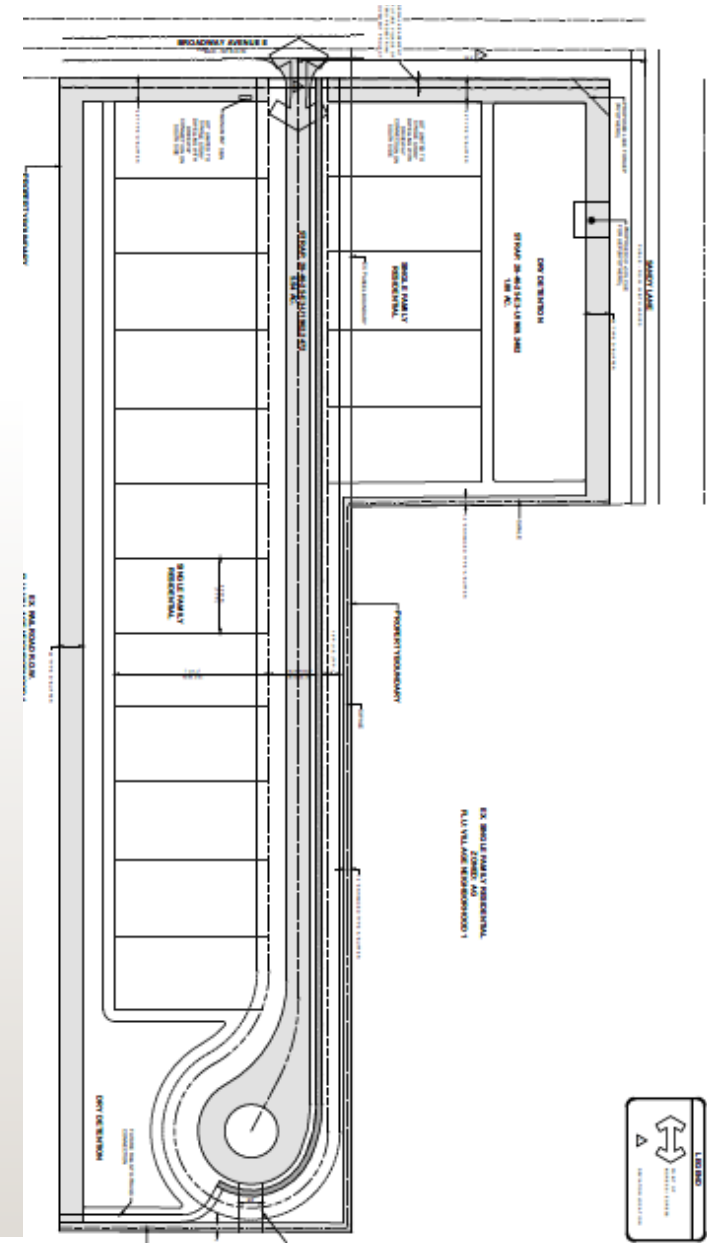
DEVIATIONS

1. Connection Separation

- ❑ Allow for 293 feet separation from Sandy Lane rather than 330 feet
- ❑ 17 units – minimal impact
- ❑ Allows for a design to minimize on-site roads and imperviously surface with 1-central road
- ❑ Meets site distance requirements

2. Allow for 1 access rather than 2

- ❑ 17 units
- ❑ Would require access to Sandy Lane
- ❑ Internal circulation meets fire circulation standards
- ❑ Secondary emergency future interconnect to the south



CONCEPT PLAN



RESULT OF REZONE

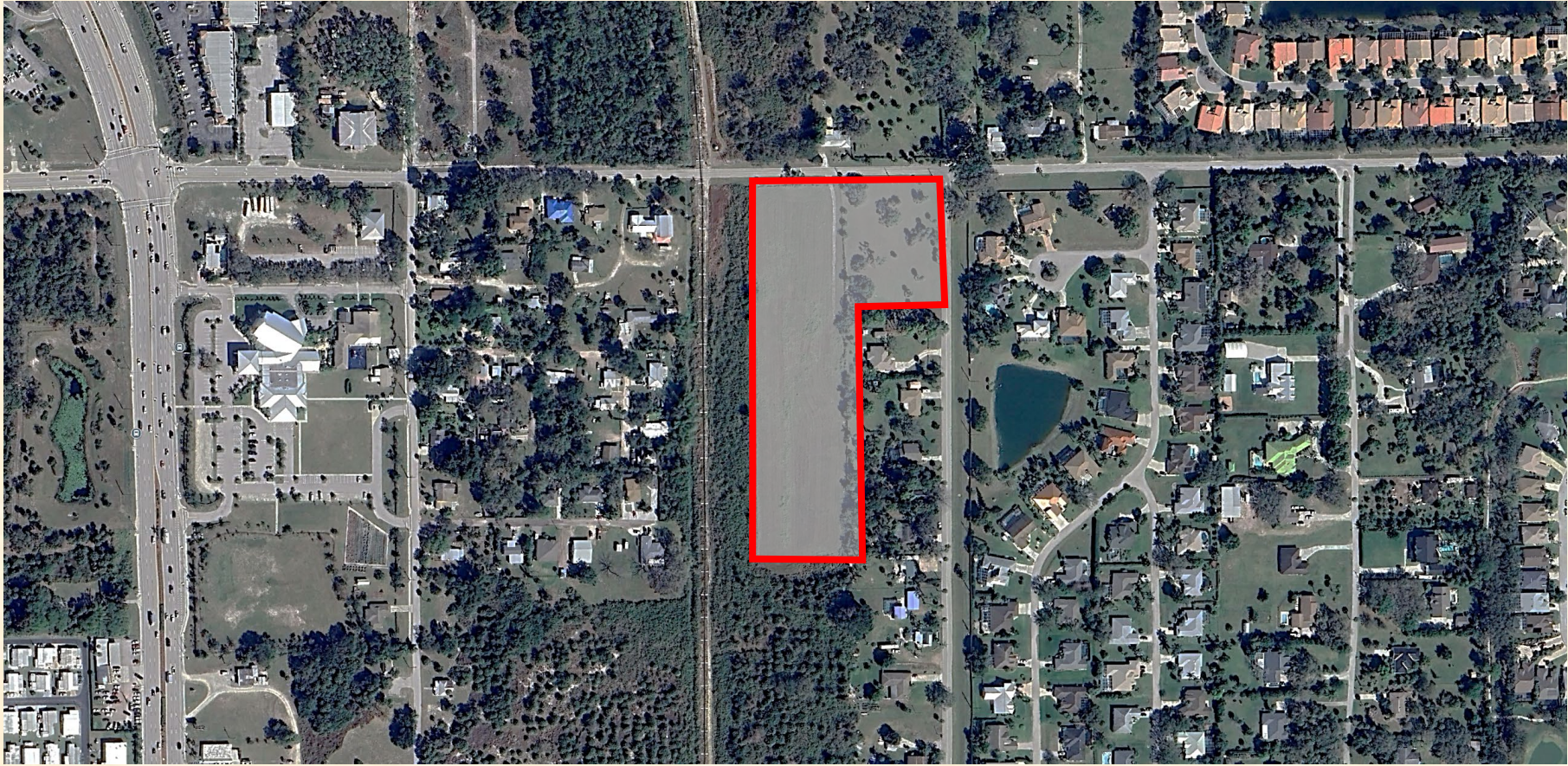
- ❑ More spacious lots
- ❑ Larger homes
- ❑ Maintains single family character of local area



KEY FEATURES

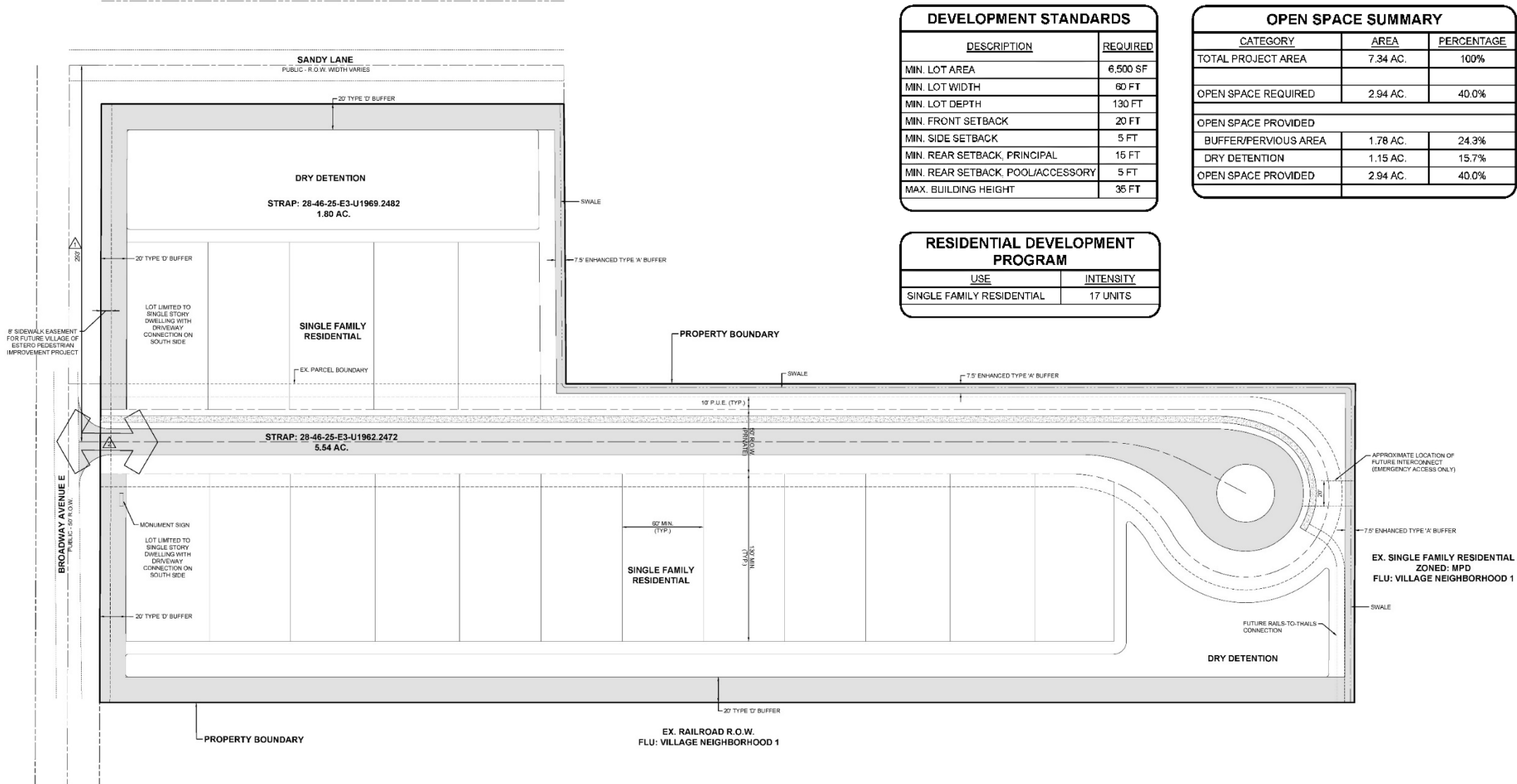
- TILE ROOF
- 3-CAR GARAGE
- PAVER DRIVEWAY
- CBS CONSTRUCTION

Mayfair Village RPD



Pattern Book
April 2025

Master Concept Plan



Open Space and Buffers

OPEN SPACE: Approximately 2.9 acres of total open space within the development.

STORMWATER MANAGEMENT AREAS: Located along the west and east property lines.

BUFFERS: Enhanced 7.5-foot Type 'A' abutting residential; 20-foot Type 'D' abutting right-of-way.



Dwelling Concepts

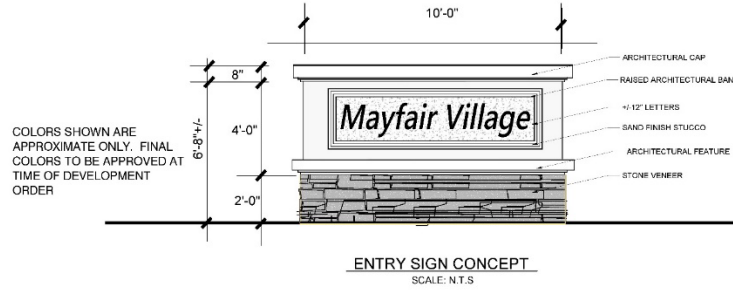


Key Features

- Tile Roof
- 3-Car Garage
- Paver Driveway
- CBS Construction



Monument Sign and Entry Landscaping



COLORS SHOWN ARE APPROXIMATE ONLY. FINAL COLORS TO BE APPROVED AT TIME OF DEVELOPMENT ORDER

SITE DEVELOPMENT DATA

TOTAL SITE = 7.34 AC. (319,730 S.F.)

OPEN SPACE REQUIREMENTS

40% OPEN SPACE REQUIRED
319,730 X 40% = 127,892 SF (2.94AC) REQUIRED.
OPEN SPACE PROVIDED
DRY DETENTION: 1.15 AC
BUFFERS/PERVIOUS AREA: 1.78
OPEN SPACE PROVIDED: 2.94

HERITAGE TREES

ONE EXISTING HERITAGE PINE IS LOCATED ON THE SITE. A TREE SURVEY SHALL BE PROVIDED AT TIME OF DEVELOPMENT ORDER TO CONFIRM LOCATION. IF REMOVAL IS REQUIRED DUE TO FILL REQUIREMENTS, REPLACEMENT HERITAGE TREE SHALL BE PER LDC REQUIREMENTS.

GENERAL TREE REQUIREMENTS

1 TREE PER 3,000 SF OF SITE AREA
319,730 / 3,000 = 107 TREES REQUIRED AND 107 PROVIDED
NOTE: 10 TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THAN 30%.
A MAXIMUM OF 50-100 TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES

WATER MANAGEMENT PLANTING

REQUIREMENTS
PER SECTION 33-111(i) OF SUBDIVISION 1 OF FORTRO PLANNING COMMUNITY REGULATIONS.
DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 30' OC THROUGHOUT THE BASIN.

DETENTION AREA PLANTED WITH 1 GALLON SPARTAN AT 3' OC. NO MULCH TO BE IN DETENTION BOTTOM

BUFFER REQUIREMENTS:

PROJECT EAST BUFFER

R.P.D. - R.O.W.
20' TYPE 'D' BUFFER
WITH 5 TREES AND DOUBLE HEDGE ROW PER 100 L.F.
350 L.F. / 100 X 5 = 18 TREES
300 L.F. / 100 X 5 = 15 TREES

PROJECT NORTH BUFFER

R.P.D. - R.O.W.
20' TYPE 'C' BUFFER
WITH 5 TREES AND DOUBLE HEDGE ROW PER 100 L.F.
425 L.F. / 100 X 5 = 21 TREES
425 L.F. / 100 X 5 = 21 TREES

PROJECT WEST BUFFER

R.P.D. - R.O.W.
20' TYPE 'C' BUFFER
WITH 5 TREES AND DOUBLE HEDGE ROW PER 100 L.F.
425 L.F. / 100 X 5 = 21 TREES
425 L.F. / 100 X 5 = 21 TREES

PROJECT SOUTH BUFFER

S.F. - S.F.
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
220 L.F. / 100 X 4 = 9 TREES

PROJECT SOUTH BUFFER #2

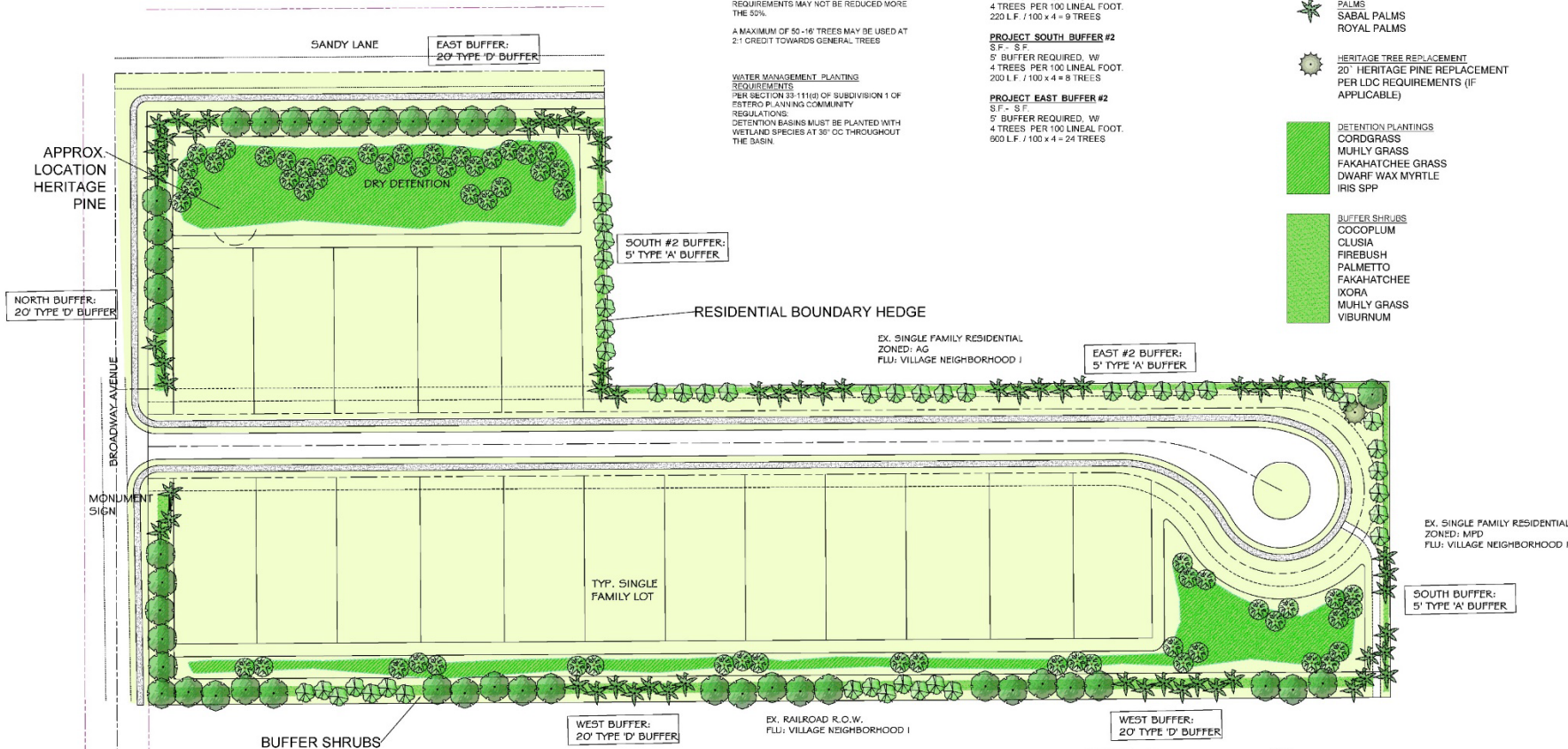
S.F. - S.F.
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
200 L.F. / 100 X 4 = 8 TREES

PROJECT EAST BUFFER #2

S.F. - S.F.
5' BUFFER REQUIRED, W/
4 TREES PER 100 LINEAL FOOT.
500 L.F. / 100 X 4 = 24 TREES

PRELIMINARY PLANT LIST

- LARGE CANOPY TREES**
LIVE OAK
BLACK OLIVE
GUMBO LIMBO
- CANOPY TREES**
SLASH PINE
CRAPE MYRTLE
PINK TABUBUIA
- DETENTION TREES**
BALD CYPRESS
POND CYPRESS
GREEN BUTTWOOD
- PALMS**
SABAL PALMS
ROYAL PALMS
- HERITAGE TREE REPLACEMENT**
20' HERITAGE PINE REPLACEMENT
PER LDC REQUIREMENTS (IF APPLICABLE)
- DETENTION PLANTINGS**
CORDGRASS
MUHLY GRASS
FAKAHATCHEE GRASS
DWARF WAX MYRTLE
IRIS SPP
- BUFFER SHRUBS**
COCOPLUM
CLUSIA
FIREBUSH
PALMETTO
FAKAHATCHEE
XORA
MUHLY GRASS
VIBURNUM



ZONING LANDSCAPE PLAN

SCALE 1" = 40'



Landscaping Planting Palette



Quercus virginiana-Live Oak



Bucida buceras 'Shady Lady' Black Olive



Bursera simaruba- Gumbo Limbo



Roystonea elata - Royal Palm



Sabal palmetto

LARGE CANOPY TREES

PALMS



Pinus elliotti densa



Tabebuia impetiginosa Pink Tabebuia



Lagerstroemia indica



Taxodium distichum



Conocarpus erectus-Green Buttonwood

CANOPY TREES

DETENTION PLANTINGS



Clusia



Hamelia patens
Fire Bush # Dwarf Firebush



Serenos repens 'Cinerea'
Silver Palmetto



Chrysobalanus icaco
Cocoplum

BUFFER SHRUBS



Spartina bakeri
Cord Grass



Muhlenbergia capillaris
Muhly Grass



Tripsacum floridanum
Dwarf Fatkatheese Grass

DETENTION PLANTINGS

- NOTES:
- * ADDITIONAL SPECIES COMPLYING WITH LDC REQUIREMENTS MAY BE ACCEPTABLE.
 - * FIL COUNTS AND SPECIES TO BE DETERMINED AT TIME OF DEVELOPMENT

QUESTIONS?

