

**Minor Modification to a Planned Development**  
**Folios 078788.0000, 078878-0010, 078932-1496**  
**Southshore Bay**

The Applicant, Metro Development Group, seeks a minor modification to an existing PD for Folios 078788.0000, 078878-0010, and 078932-1496 (the portions of which depicted on the site plan comprise the "Site"), which is within a greater approved planned development (PD 05-0210, as most recently modified by PRS 22-0939). The Applicant seeks a minor modification to increase the permitted height of multi-family/apartment structures, which is an approved use within the existing PD. No changes to the heights of single-family detached, villa, or townhome uses are proposed by this modification.

Accordingly, the Applicant has modified the site plan to remove the prior Note 11 which dictated a maximum Site-wide building height of 35', to instead specify the buildings heights of all individual uses. Single-family detached, villa, and townhome uses are all capped at 35' building height, and multi-family uses are proposed to have a maximum 49.5' building height. The Applicant has reflected this same change in the proposed revised Conditions of Approval as well.

The Applicant also requests a waiver from the requirement of LDC Sec. 6.01.01 FN 8 to provide an additional 2 feet of setback for every 1 foot of building height above 20', for structures in the PRS modification area (referred to as "Parcel D" on the site plan). A significant amount of wetlands area exists along the west of the PRS area which will ensure that any structure are well over the setback distance that would be required by FN 8. However, especially in the eastern portion of the PRS area adjacent to the approved lagoon that is part of the existing PD plan and conditions, the area where structures can be built sits closer than the almost 60' additional feet of setback area that would apply under FN 8. The request for a waiver to this 2:1 setback rule is mitigated by the fact that existing wetlands provide a natural buffer from development of the Site along much of the west, and the adjacent properties to the north and east are within the existing PD.

This proposed minor modification will allow the multi-family component of the approved PD to be developed at a building height that reflects current market conditions and a viable design. No new traffic study is required due to the fact that the proposed modification only affects development standards.