

From: Dunn, Brandon <BDunn@leegov.com>
Sent: Friday, August 7, 2020 6:09 AM
To: David <>
Subject: RE: [EXTERNAL] FW: Property at 11780 Iona Rd; .4 acre site

Good Morning,

I have located and attached the vested rights file (VR85-06-55). Peppertree Point was vested for a maximum of 12 units an acre. I have discussed this with my manager and we are both in agreement that you would be able to round up to the nearest unit consistent with the Definition of Density in the Lee Plan.

DENSITY - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made waterbodies contained within the residential development.

When the calculation of the gross density of a development results in a fractional density, 0.50 of a dwelling unit or greater shall be rounded up to the next whole number and fractions less than 0.50 shall be rounded down. No further rounding is permitted. Fractional density rounding may not be applied to parcels subject to the Gasparilla Island Conservation District Act of 1980 (as amended) or existing, undersized parcels that would require a Minimum Use Determination pursuant to Chapter XIII to permit one single-family residence on said parcel. Fractional density rounding may not be applied to parcels of land created (subdivided or combined) after March 16, 2016 in a manner that would permit greater gross density than that was permitted (with fractional density rounding) prior to creation of the new parcel.

Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included in the density calculation, unless otherwise stated in this plan. (Ordinance No. [98-09, 00-22, 03-21, 05-21, 07-09, 07-14, 09-06, 10-43, 16-07, 17-13, 18-05](#))

Based on the information you provided, the .4 acre site would allow 4.8 dwelling units which could be rounded up to 5 dwelling units. However, this would need to be confirmed at time of development order using the property's legal description in order to verify the size of the property.

The vested rights file is rather large so if it does not come through please email me and let me know.

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