

ADMINISTRATIVE APPROVAL AMENDMENT PD-94-024

ADMINISTRATIVE APPROVAL
AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Wayne L. Hendryx has filed an application for administrative approval of an amendment to a Commercial Planned Development to allow an additional use of VEHICLE AND EQUIPMENT DEALERS, Group V [Section 34-622(c)(55)] on property located at 24300 Tamiami Trail, Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Section 16, Township 47 South, Range 25 East, Lee County, Florida:

A parcel of land lying in Section 16, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING at the North Quarter (N¼) corner, Section 16, Township 47 South, Range 25 East;
THENCE run S00°17'38"E, a distance of 1,500.47 feet to the POINT OF BEGINNING of the lands herein described;
TGHENCE continue S00°17'38"E, a distance of 300.71 feet;
THENCE run N89°05'01"E, a distance of 1,029.00 feet to the Westerly right-of-way line of US 41;
THENCE along said Westerly right-of-way line N10°14'04"W, a distance of 306.06 feet;
THENCE leaving said Westerly right-of-way run S89°00'20"W, a distance of 976.18 feet to the POINT OF BEGINNING.

CONTAINING 6.94 acres more or less.

WHEREAS, the property was originally rezoned in hearing number 88-11-08-DCI (with subsequent amendments in hearing numbers 88-11-08-DCI(a) and 88-11-08-DCI(b); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development is APPROVED.

Approval is subject to the following conditions:

1. The buffer depicted along the entire southern property line shall be accomplished in a two-step process:
 - a) In order to visually buffer the existing commercial uses within this development and the recreational vehicle park located to the south, prior to the end of the 1994 calendar year additional buffering shall be established which may take the form of either wood, metal, or plastic slats placed in the existing chain link fence or a tennis court wind screen or similar material placed on the existing chain link fence. Visibility through this buffer is to be no less than 25% when viewed at right angles. This screen and fencing is to be maintained in good condition.
 - b) As part of the first phase of any local Development Order, the buffer described on the approved Master Concept Plan attached to Resolution Z-92-034 is to be established in accordance with the approved planned development. The existing fence and screening described in Condition 1.a. above is to be maintained as a part of this buffer.
2. The terms and conditions of the original zoning resolution(s) (Resolutions Z-88-325 and Z-92-034) and Administrative Amendment Approval (Administrative Approval Amendment No. PD-93-021) remain in full force and effect, except as amended herein.
3. Site Plan PD-94-024 is attached hereto and is incorporated herein by reference as a reduced copy of the Master Concept Plan.

DULY SIGNED this 26th day of September, A.D., 1994.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development

SOURCE, INC.
114 S. 1ST ST.
CHICAGO, ILL.