

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Gary Muller, AICP filed an application for administrative approval to a Residential Planned Development on a project known as Hoffman Residence in Edgewater Subdivision at Gulf Harbour (fka River's Edge) for two deviations which are as follows:

Deviation #1 from Section 4.04(4) of Lee County Ordinance 93-26 , Rivers Edge Yacht & Country Club P.U.D. which requires a 10' (ten foot) setback from man-made waterbodies to allow a zero-foot setback from the existing seawall to a porch and screen enclosure as depicted on the attached Exhibit "A".

Deviation #2 from Section 4.04(2) of Lee County Ordinance 93-26, Rivers Edge Yacht & Country Club P.U.D. which requires a 10' (ten foot) setback from man-made waterbodies to allow a one-foot setback from the existing seawall to allow a building addition as depicted on the attached Exhibit "A".

WHEREAS, the subject property is located at 11200 & 11210 Longwater Chase Ct., described more particularly as:

LEGAL DESCRIPTION: In Section 30, Township 45 South, Range 24 East, Lee County, Florida:

Lots 13 & 14, GULF HARBOUR YACHT & COUNTRY CLUB, as recorded in Plat Book 56, Pages 1-4, of the Public Records of Lee County, Florida, lying in Section 30, Township 45 South, Range 24 East, Lee County, FL.

WHEREAS, the property was originally rezoned in case number 81-09-08-DRI (with subsequent amendments in case numbers 81-09-08-DRI(a), 81-09-08-DRI(b), 81-09-08-DRI(c), 81-09-08-DRI(d), 95-01-089.13A 01.010, 95-01-089.13A 02.01, 95-01-089.13A 02.02, 95-01-089.13A 03.01, 95-01-089.13A 04.01, 95-01-089.13A 06.01, 95-01-089.13A 07.01, 95-01-089.13A 08.01, 95-01-089.13A 09.01, 95-01-089.13A 10.01, 95-01-089.13A 11.01, 95-01-089.13A 12.01, 95-01-089.13A 13.01, 95-01-089.13A 14.01, 95-01-089.13A 15.01, 95-01-089.13A 16.01, 95-01-089.13A 17.01, DRI961967, ADD2001-00053 and DRI2001-00053); 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; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of the following two deviations:

Deviation #1 from Section 4.04(4) of Lee County Ordinance 93-26 , Rivers Edge Yacht & Country Club P.U.D. which requires a 10' (ten foot) setback from man-made waterbodies to allow a zero-foot setback from the existing seawall for a porch and screen porch enclosure as depicted on the attached Exhibit "A".

Deviation #2 from Section 4.04(2) of Lee County Ordinance 93-26, Rivers Edge Yacht & Country Club P.U.D. which requires a 10' (ten foot) setback from man-made waterbodies to allow a one-foot setback from the existing seawall to allow a building addition as depicted on the attached Exhibit "A".

to the Planned Unit Development is **APPROVED**.

Approval is subject to the following conditions:

- 1. The Development must be in compliance with the site plan, stamped "Received, August 5, 2003, Zoning" and attached as Exhibit "A".**
- 2. The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 13th day of August, A.D., 2003.

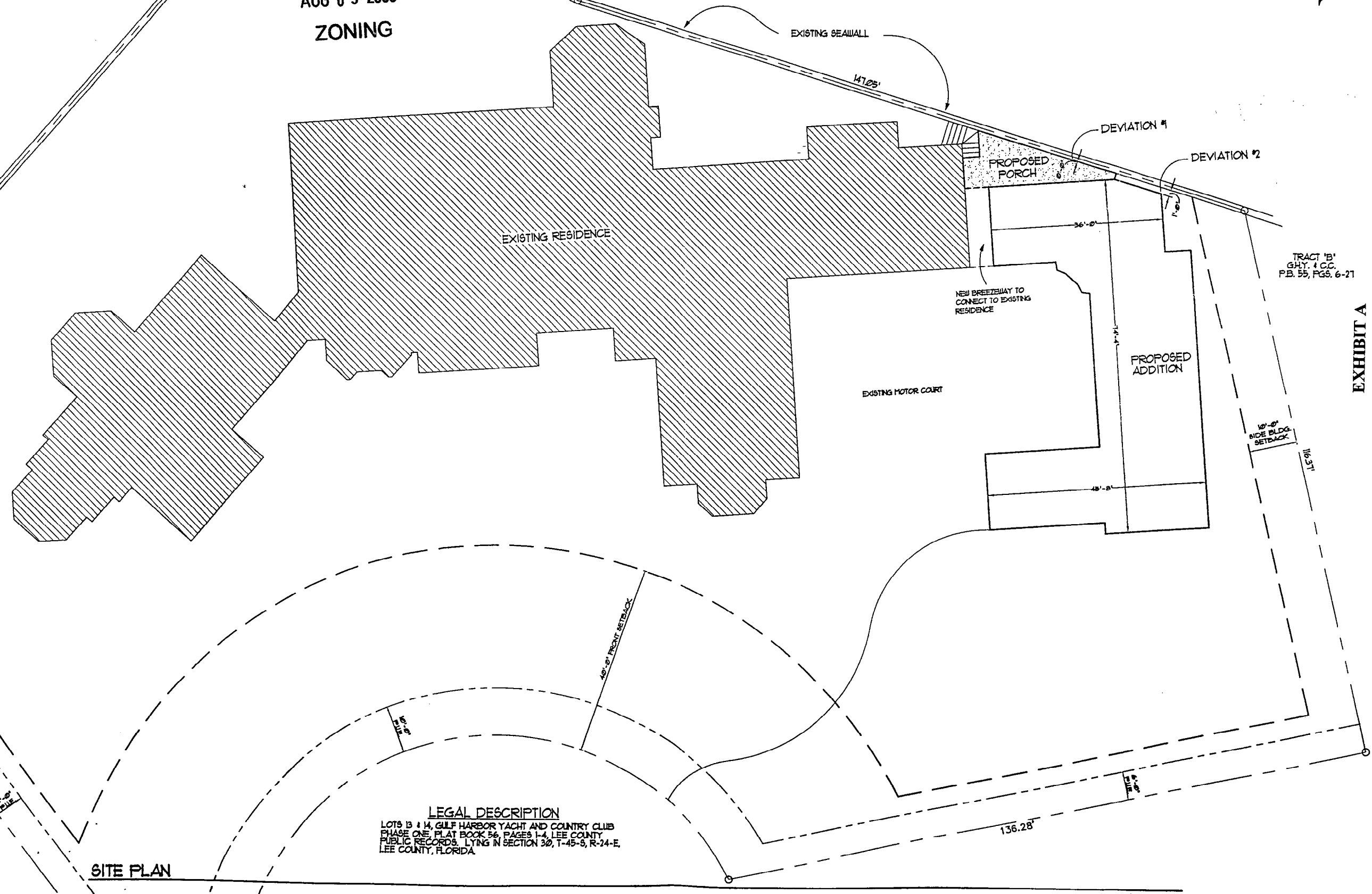
BY: Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

APPROVED Plan

Subject to Case # ADD 2003-00109
Date Aug. 13, 2003

MARINA

RECEIVED
AUG 05 2003
ZONING



LEGAL DESCRIPTION
LOTS 13 & 14, GULF HARBOR YACHT AND COUNTRY CLUB
PHASE ONE, PLAT BOOK 56, PAGES 1-4, LEE COUNTY
PUBLIC RECORDS, LYING IN SECTION 30, T-45-S, R-24-E,
LEE COUNTY, FLORIDA

SITE PLAN

SCALE: 1"=10'-0"

EXHIBIT A

ADDITION TO THE RESIDENCE OF:
MR. & MRS. HOFFMAN
AT
GULF HARBOUR
11200 LONGWATER CHASE CT.
LEE COUNTY, FLORIDA

PROJECT NUMBER:
LOT:

DRAWN BY: ACKG
CHECKED BY: ACKG
CHECK SET: 6/30/03
PERMIT SET: --/--/--

SEAL

SHEET TITLE:
SITE PLAN

SHEET NO.:
C-1

REVISIONS		
NO.	DESC.	DATE
ART CASTELLANOS ARCHITECT LICENSE NO. AR0015473 17462 MEADOW LAKE CIRCLE FORT MYERS, FLORIDA 33912 239-246-1764		