

ADMINISTRATIVE AMENDMENT (PD) ADD2003-00031

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Copperhead Development, Inc. filed an application for administrative approval to a Mixed Use Planned Development on a project known as Classic Hills Golf Community (a.k.a. Copperhead Golf Community) to amend the master concept plan to reflect the post construction wetland impacts and indigenous preservation areas and to revise the project phasing on property located at 111 Beth Stacey Blvd., described more particularly as:

LEGAL DESCRIPTION: In Section 06, Township 45 South, Range 27 East, Lee County, Florida:

See attached Exhibit "A", a copy of the original legal attached to Resolution Z-99-79

WHEREAS, the property was originally rezoned in case number 95-12-179.03Z 01.01 (Resolution Z-99-79) and a local development order was considered as part of DOS9912034D; 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 master concept plan needs to be revised to reflect the post construction wetland impacts and indigenous preservation areas; and

WHEREAS, Lee County Department of Environmental Sciences has reviewed and approved the post construction wetland impacts and indigenous preservation areas on the revised master concept plan; and

WHEREAS, the master concept plan needs to be revised to show the revised phasing schedule; 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 for an amendment to to amend the master concept plan to reflect the

post construction wetland impacts and indigenous preservation areas and to revise the project phasing in the Mixed Use Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. The only changes authorized by this administrative amendment are to amend the master concept plan to reflect the post construction wetland impacts and indigenous preservation areas and to revise the project phasing. No other changes have been authorized as part of this amendment and development must remain in compliance with the original Zoning Resolution (Z-99-079).
2. The Development must be in compliance with the amended Master Concept Plan, dated June 2, 2003. Master Concept Plan for ADD2003-00031 is hereby **APPROVED** and adopted. A reduced copy is attached hereto.
3. The terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 10th day of March, A.D., 2005.

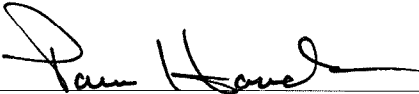
BY: 
Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT "A"

LEGAL DESCRIPTION

**Progress Land Company, Inc. in ref. to Classic Hills
97-12-179.03Z 01.01**

A TRACT OF LAND IN THE WEST HALF OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00°-52'-30" WEST, ALONG THE WEST SECTION LINE OF SAID SECTION 6, A DISTANCE OF 2,962.25 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TWENTY-THIRD STREET EXTENSION (80 FOOT WIDE); THENCE NORTH 87°-10'-26" EAST, ALONG SAID RIGHT-OF-WAY LINE OF TWENTY-THIRD STREET EXTENSION A DISTANCE OF 88.88 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,140.00 FEET, A DELTA ANGLE OF 22°-31'-11" A CHORD OF 835.71 FEET, AND A CHORD BEARING OF NORTH 75°-54'-51" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 841.11 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,060.00 FEET, A DELTA ANGLE OF 23°-53'-56" A CHORD OF 853.04 FEET, AND A CHORD BEARING OF NORTH 76°-36'-13" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 859.26 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 88°-33'-11" EAST, STILL ALONG THE SOUTHERLY RIGHT-OF-WAY OF TWENTY-THIRD STREET EXTENSION, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED THENCE CONTINUING NORTH 88°-33'-11" EAST A DISTANCE OF 250.00 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD (106 FOOT WIDE); THENCE SOUTH 01°-26'-49" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD, A DISTANCE OF 600.00 FEET, THENCE SOUTH 88°-33'-11" WEST A DISTANCE OF 250.00 FEET; THENCE NORTH 01°-26'-49" WEST A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.44, ACRES PLUS OR MINUS.

A TRACT OF LAND IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°-20'-36" EAST, ALONG THE SOUTH SECTION LINE OF SAID SECTION 6, A DISTANCE OF 3,136.38 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD (UNIMPROVED), AS SHOWN ON THE PLAT OF PARKWOOD VII, RECORDED IN PLAT BOOK 28, AT PAGE 115, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUING NORTH 89°-20'-36" EAST, ALONG THE SOUTH SECTION LINE OF SAID SECTION 6, A DISTANCE OF 886.90 FEET; THENCE NORTH 01°-41'-36" WEST, A DISTANCE

OF 3,291.46 FEET; THENCE SOUTH 89°-31'-30" WEST, A DISTANCE OF 1,284.54 FEET, TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUING SOUTH 89°-31'-30" WEST A DISTANCE OF 250.00 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD; THENCE SOUTH 01°-26'-49" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD A DISTANCE OF 538.25 FEET; THENCE NORTH 89°-31'-30" EAST A DISTANCE OF 250.00 FEET; THENCE NORTH 01°-26'-49" WEST A DISTANCE OF 538.25 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.09 ACRES, PLUS OR MINUS.

A TRACT OF LAND IN THE WEST HALF OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 89°-20'-36" EAST, ALONG THE SOUTH SECTION LINE OF SAID SECTION 6, A DISTANCE OF 3,136.38 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD (UNIMPROVED), AS SHOWN ON THE PLAT OF PARKWOOD VII, RECORDED IN PLAT BOOK 28, AT PAGE 115, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; SAID POINT OF BEING THE POINT OF BEGINNING OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 89°-20'-36" EAST, ALONG THE SOUTH SECTION LINE OF SAID SECTION 6, A DISTANCE OF 886.90 FEET; THENCE NORTH 01°-41'-36" WEST, A DISTANCE OF 3,291.46 FEET; THENCE SOUTH 89°-31'-30" WEST, A DISTANCE OF 1,284.54 FEET; THENCE SOUTH 01°-26'-49" EAST A DISTANCE OF 538.25 FEET, THENCE SOUTH 89°-31'-30" WEST A DISTANCE OF 250.00 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD; THENCE SOUTH 01°-26'-49" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD A DISTANCE OF 455.85 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,811.79 FEET, A DELTA ANGLE OF 17°-14'-58", A CHORD OF 843.32 FEET, AND A CHORD BEARING OF SOUTH 10°-04'-18" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 846.52 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 18°-41'-47" EAST, A DISTANCE OF 790.02 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4,197.00 FEET, A DELTA ANGLE OF 10°-42'-17", A CHORD OF 783.00 FEET, AND A CHORD BEARING OF SOUTH 24°-02'-56" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 784.14 FEET, TO THE SOUTH SECTION LINE OF SAID SECTION 6, AND THE POINT OF BEGINNING. SAID PARCEL CONTAINING 100.24 ACRES, MORE OR LESS.

A TRACT OF LAND IN THE WEST HALF OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

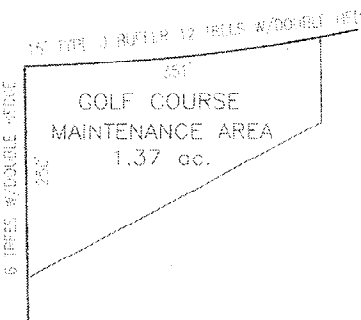
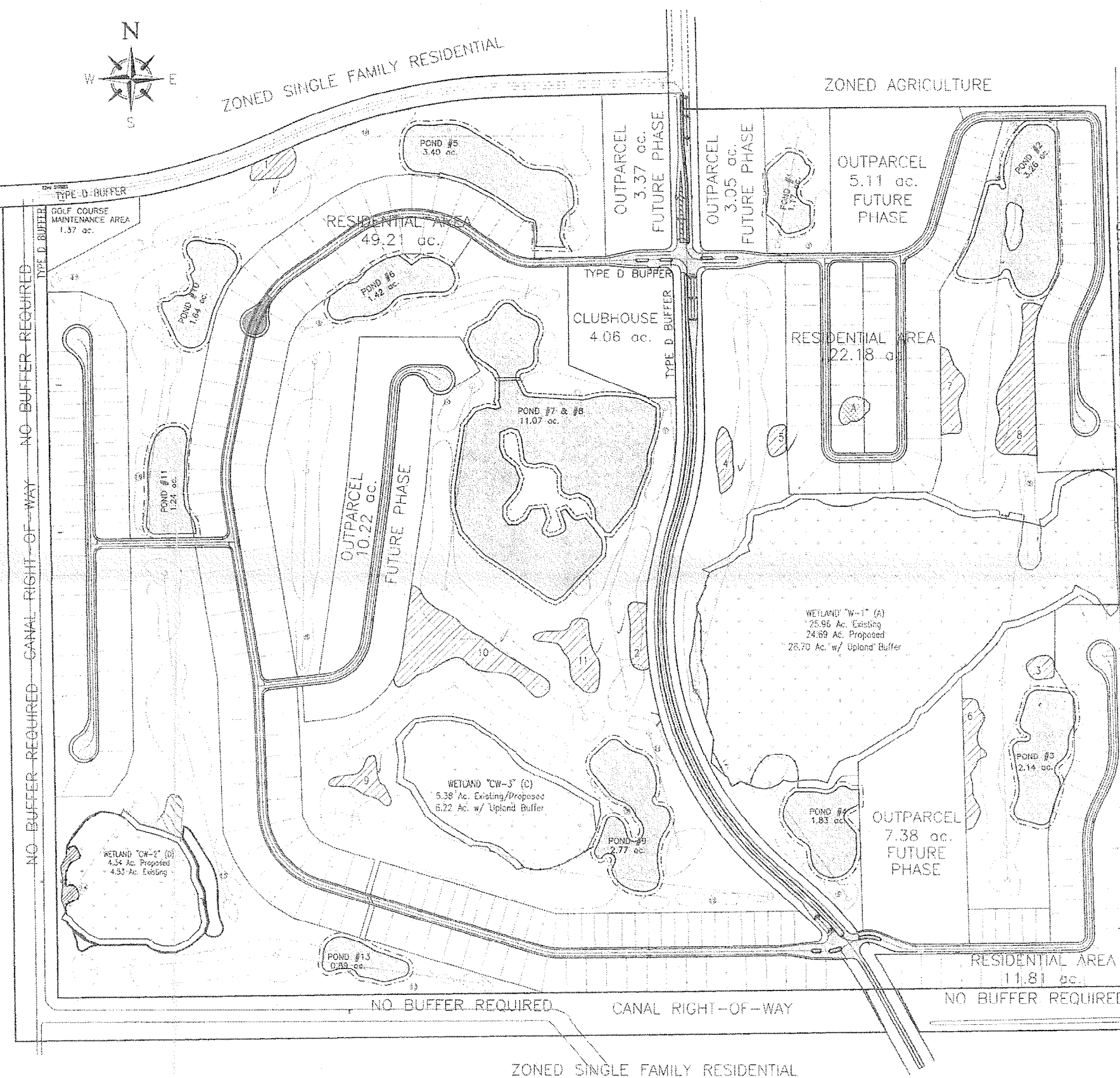
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 00°-52'-30" WEST, ALONG THE WEST SECTION LINE OF SAID SECTION 6, A DISTANCE OF 2,962.25 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TWENTY-THIRD STREET EXTENSION (80 FOOT WIDE); THENCE NORTH 87°-10'-26" EAST, ALONG SAID RIGHT-OF-WAY LINE OF TWENTY-THIRD STREET EXTENSION A DISTANCE OF 88.88 FEET, TO THE POINT OF

CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,140.00 FEET, A DELTA ANGLE OF 22°-31'-11", A CHORD OF 835.71 FEET, AND A CHORD BEARING OF NORTH 75°-54'-51" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 841.11 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,060.00 FEET, A DELTA ANGLE OF 23°-53'-56", A CHORD OF 853.04 FEET, AND A CHORD BEARING OF NORTH 76°-36'-13" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 859.26 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 88°-33'-11" EAST, STILL ALONG THE SOUTHERLY RIGHT-OF-WAY OF TWENTY-THIRD STREET EXTENSION, A DISTANCE OF 350.00 FEET; THENCE SOUTH 01°-26'-49" EAST A DISTANCE OF 600.00 FEET; THENCE NORTH 88°-33'-11" EAST A DISTANCE OF 250.00 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD (106 FOOT WIDE); THENCE SOUTH 01°-26'-49" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BETH STACEY BOULEVARD, A DISTANCE OF 455.85 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,917.79 FEET, A DELTA ANGLE OF 17°-14'-58", A CHORD OF 875.12 FEET, AND A CHORD BEARING OF SOUTH 10°-04'-18" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 878.43 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 18°-41'-47" EAST, A DISTANCE OF 790.02 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4,303.00 FEET, A DELTA ANGLE OF 09°-55'-59" A CHORD OF 745.05 FEET, AND A CHORD BEARING OF SOUTH 23°-39'-47" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 745.99 FEET, TO THE SOUTH SECTION LINE OF SAID SECTION 6; THENCE SOUTH 89°-20'-36" WEST, ALONG THE SOUTH SECTION LINE OF SAID SECTION 6, A DISTANCE OF 3,015.91 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 6, AND THE POINT OF BEGINNING. SAID PARCEL CONTAINING 182.45 ACRES, MORE OR LESS.

The applicant has indicated that the STRAP numbers for the subject property are:

06-45-27-00-00001.0040; 06-45-27-00-01001.0050; 06-45-27-06-00000.A000;
06-45-27-06-00001.0010 thru lot 0800; 06-45-27-06-00002.0010 thru lot 0280;
06-45-27-06-00003.0010 thru lot 0060; 06-45-27-06-00004.0010 thru lot 0060;
06-45-27-06-00005.0010 thru lot 0280; 06-45-27-07-00000.A000;
06-45-27-07-00001.0010 thru lot 0400; 06-45-27-07-00002.0010 thru lot 0160;
06-45-27-07-00003.0010 thru lot 0220; 06-45-27-07-00004.0010 thru lot 0290;
06-45-27-07-00005.0010 thru lot 0370; 06-45-27-07-00006.0010 thru lot 0160

ZONED SINGLE FAMILY RESIDENTIAL



INDIGENOUS AREA

UPLANDS

1) 0.31 Ac.	7) 0.50 Ac.
2) 0.36 Ac.	8) 1.35 Ac. x 1.25
3) 0.17 Ac.	9) 0.38
4) 0.30 Ac.	10) 1.91 Ac. x 1.25
5) 0.16 Ac.	11) 0.70 Ac. x 1.1
6) 0.57 Ac. x 1.1	

Total 6.71 Acres
Total 7.65 Acres (With Incentive Credit)

A) 0.20 Ac. Hammock to be Relocated

WETLANDS

Wetland	Buffer	Total
CW-1 24.69 Ac.	2.01 Ac.	26.70 Ac.
CW-2 4.20 Ac.	0.75 Ac.	4.95 Ac.
CW-3 5.38 Ac.	0.84 Ac.	6.22 Ac.
Total	3.60 Ac.	37.90 Ac.

TOTAL INDIGENOUS AREA PROVIDED =
37.90 + 7.65 = 45.55 ACRES

TOTAL REQUIRED = 41.20 ACRES

SEE SHEET 2 OF 2 FOR OPEN SPACE, BUFFERING, AND LANDSCAPING REQUIREMENTS FOR THE PHASE OF THE PROJECT.

THE CABBAGE PALM HAMMOCK AREAS WILL BE PRESERVED IN ACCORDANCE WITH ZONING RESOLUTION #2-99-079. MINOR CLEARING IS PERMITTED FOR THE GOLF COURSE FAIRWAYS. ANY CABBAGE PALM WITH 8" OR GREATER OF CLEAR TRUNK REMOVED FOR THE CONSTRUCTION OF THE FAIRWAYS MUST BE RELOCATED LIVE.

RECEIVED
JUN 02 2003
ZONING COUNTER

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2003-00031
Date 3/10/05

ADD 2003-00031