

ADMINISTRATIVE AMENDMENT (PD) ADD2001-00169

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Rookery Point, LLC filed an application for administrative approval to a Residential Planned Development on a project known as Rookery Pointe Residential Planned Development for modification of the lake located adjacent to the south side of Residential Tract 5 on property located on Koreshan Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 27, Township 46 South, Range 25 East, Lee County, Florida:

Refer to legal description attached hereto as Exhibit A

WHEREAS, the property was originally rezoned in case number 94-03-15-DCI-01 (with subsequent amendments in case numbers ADD2000-00174; DOS2000-00162; DOS2000-00181); and

WHEREAS, the property's current STRAP number is 27-46-25-10-00014.0000; 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 for an amendment to Residential Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, stamped "Received Community Development" and dated March 1, 2002. Master Concept Plan for ADD2001-00169 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. Prior to local development order approval, the 1.95 acre lake located south of Tract 5 must provide littoral plantings based on 2 herbaceous plants per linear foot of lake shoreline, and 50% of the littoral plants must be provided as native wetland trees (minimum 3-gallon size). Each tree will count as 10 herbaceous plants to meet the littoral planting requirement.
3. The terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 15th day of March, A.D., 2001.

BY: _____

Pam Houck
Pam Houck, Zoning Director
Department of Community Development

Exhibit A

**Legal Description of
ROOKERY POINTE
(RPD Parcel as provided by client)**

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;
THENCE RUN S88°38'24"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27 FOR 2,591.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27;
THENCE RUN S00°39'42"E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) FOR 75.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD;
THENCE RUN NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 151.23 FEET ON THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 16,925.00 FEET AND A CENTRAL ANGLE OF 00°30'43" TO A POINT OF TANGENCY;
THENCE RUN N88°38'24"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 1,758.93 FEET;
THENCE RUN N89°22'36"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 350.03 FEET;
THENCE RUN N88°38'24"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 281.64 FEET TO A POINT OF CURVATURE;
THENCE RUN SOUTHEASTERLY FOR 78.59 FEET ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET AND HAVING A CENTRAL ANGLE OF 90°03'25" TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY AND THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27;
THENCE RUN S01°18'11"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 597.48 FEET;
THENCE RUN S88°41'49"W ALONG SAID RIGHT-OF-WAY LINE FOR 15.00 FEET;
THENCE RUN S01°18'11"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 406.49 FEET TO THE POINT OF BEGINNING;
THENCE RUN S88°41'49"W FOR 12.12 FEET TO A POINT ON THE SOUTHERLY TOP BANK OF A CREEK;
THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY MEANDERS OF SAID CREEK:
THENCE RUN N77°33'33"W FOR 39.80 FEET;
THENCE RUN N52°26'21"W FOR 17.04 FEET;
THENCE RUN N84°25'52"W FOR 30.37 FEET;
THENCE RUN S82°17'30"W FOR 35.26 FEET;
THENCE RUN N65°09'33"W FOR 16.18 FEET;
THENCE RUN S46°12'33"W FOR 46.63 FEET;
THENCE RUN N46°28'07"W FOR 23.47 FEET;
THENCE RUN N84°54'13"W FOR 30.91 FEET;

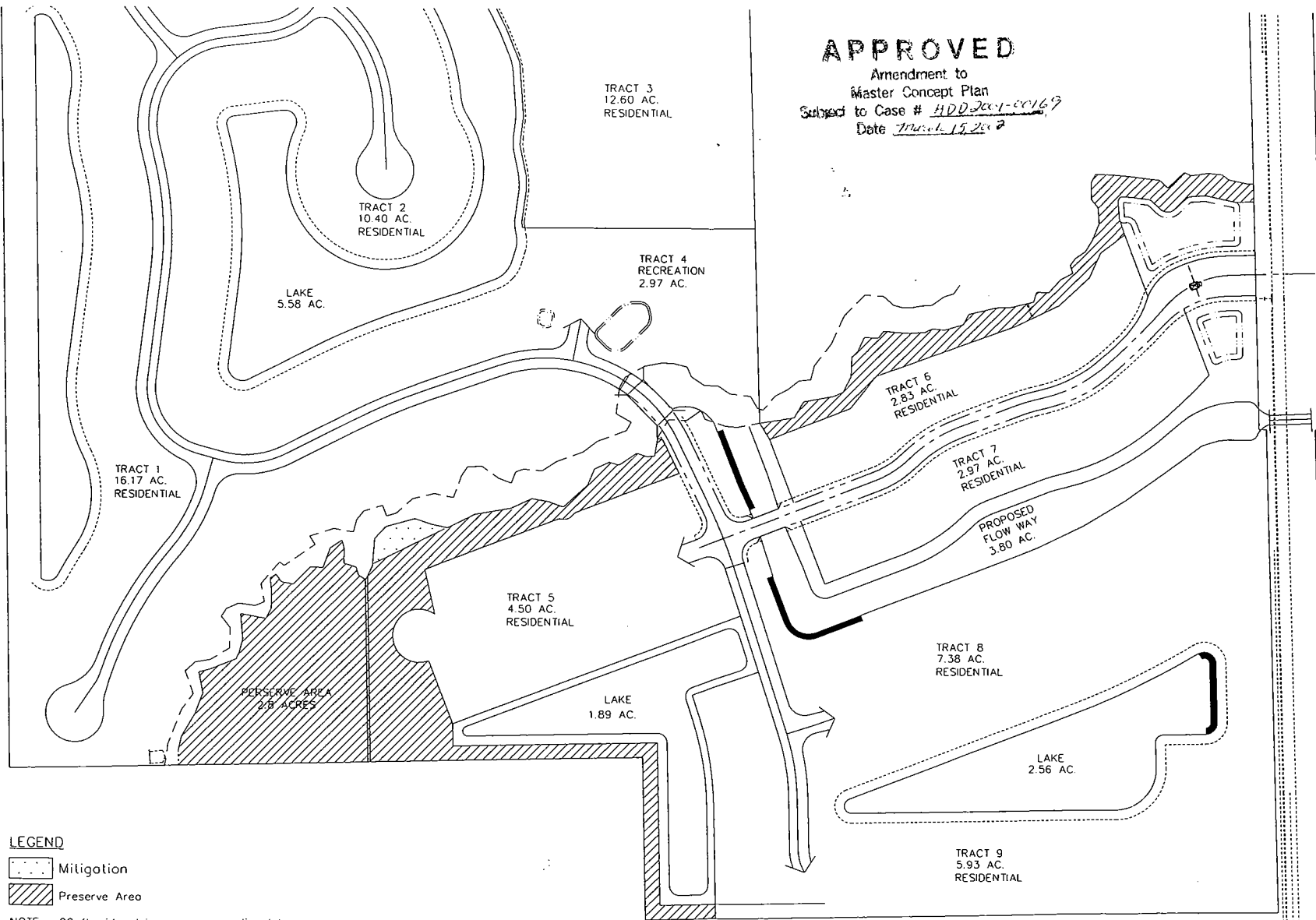
CONTINUED:

THENCE RUN N84°25'40"W FOR 28.53 FEET;
THENCE RUN N84°15'20"W FOR 40.97 FEET;
THENCE RUN N86°57'04"W FOR 33.57 FEET;
THENCE RUN S27°11'11"W FOR 20.27 FEET;
THENCE RUN S01°32'31"E FOR 34.84 FEET;
THENCE RUN S39°22'37"E FOR 21.60 FEET;
THENCE RUN S04°18'44"E FOR 33.40 FEET;
THENCE RUN S22°21'47"W FOR 36.77 FEET;
THENCE RUN S31°24'28"W FOR 27.74 FEET;
THENCE RUN S55°14'41"W FOR 25.19 FEET;
THENCE RUN S35°53'48"W FOR 18.10 FEET;
THENCE RUN S17°03'24"E FOR 17.38 FEET;
THENCE RUN S61°12'11"W FOR 28.77 FEET;
THENCE RUN S42°04'32"W FOR 36.36 FEET;
THENCE RUN N87°30'45"W FOR 24.78 FEET;
THENCE RUN S16°30'11"W FOR 22.14 FEET;
THENCE RUN S76°34'51"W FOR 47.00 FEET;
THENCE RUN S87°39'56"W FOR 30.93 FEET;
THENCE RUN S76°31'18"W FOR 58.50 FEET;
THENCE RUN S27°12'07"W FOR 24.27 FEET;
THENCE RUN S72°58'37"W FOR 39.55 FEET;
THENCE RUN N85°40'53"W FOR 28.29 FEET;
THENCE RUN S62°34'41"W FOR 14.93 FEET;
THENCE RUN S86°08'44"W FOR 36.02 FEET;
THENCE RUN N85°26'57"W FOR 50.59 FEET;
THENCE RUN S35°54'13"W FOR 17.57 FEET;
THENCE RUN N87°56'32"W FOR 29.35 FEET;
THENCE RUN S24°49'07"W FOR 33.09 FEET;
THENCE RUN S49°51'06"W FOR 15.12 FEET;
THENCE RUN S02°45'24"W FOR 41.68 FEET;
THENCE RUN S27°07'34"W FOR 36.54 FEET;
THENCE RUN S65°40'24"W FOR 21.30 FEET;
THENCE RUN S79°48'03"W FOR 63.83 FEET;
THENCE RUN S30°47'28"W FOR 38.12 FEET;
THENCE RUN S81°01'48"W FOR 73.07 FEET;
THENCE RUN S78°50'52"W FOR 0.34 FEET;
THENCE LEAVING SAID MEANDER LINE, RUN N01°18'11"W FOR 1,285.77 FEET;
THENCE RUN S88°38'24"W FOR 193.38 FEET;
THENCE RUN N01°21'36"W FOR 250.00 FEET TO A POINT ON THE SOUTHERLY
RIGHT-OF-WAY LINE OF SAID KORESHAN BOULEVARD;
THENCE RUN S88°38'24"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR
1,196.70 FEET TO A POINT OF CURVATURE;
THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE
FOR 151.23 FEET ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A
RADIUS OF 16,925.00 FEET AND A CENTRAL ANGLE OF 00°30'43" TO A POINT ON
THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4);

CONTINUED:

THENCE RUN $S00^{\circ}39'42''E$ ALONG SAID WEST LINE FOR 2,216.80 FEET;
THENCE RUN $N88^{\circ}55'30''E$ FOR 1,309.24 FEET;
THENCE RUN $S00^{\circ}52'32''E$ FOR 335.77 FEET TO A POINT ON THE SOUTH LINE OF
SAID NORTHEAST QUARTER (NE1/4);
THENCE RUN $N89^{\circ}10'12''E$ ALONG SAID SOUTH LINE FOR 1,309.98 FEET TO THE
SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27
AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID THREE OAKS
PARKWAY;
THENCE RUN $N01^{\circ}18'11''W$ ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR
1,001.67 FEET;
THENCE RUN $S88^{\circ}41'49''W$ ALONG SAID RIGHT-OF-WAY LINE FOR 15.00 FEET;
THENCE RUN $N01^{\circ}18'11''W$ ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR
511.51 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINS 111.48 ACRES, MORE OR LESS.

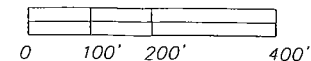


LEGEND

- Mitigation
- Preserve Area

APPROVED

Amendment to
Master Concept Plan
Subject to Case # HDD-2001-00169
Date March 15, 2002



SCALE: 1" = 200'

Vanasse Daylor Rookery Point Master Concept Plan		PROJECT NO. 00130	DATE 03/15/02
PREPARED FOR Rookery Point, LLC 10481 Sunrise Cypress Parkway Fort Myers, FL 33712		PROJECT LOCATION Kensington Blvd. & Three Oaks Pkwy Chula, FL	SHEET NO. 2 of 2
DESIGN TEAM Vanasse Daylor 10481 Sunrise Cypress Parkway Fort Myers, FL 33712 (941) 939-1100 www.vanassedaylor.com		TITLE Final Engineering Drawings	DATE 03/15/02
CHECKED BY [Signature] DATE 03/15/02		DESIGNED BY [Signature] DATE 03/15/02	SCALE 1" = 200'
APPROVED BY [Signature] DATE 03/15/02		PROJECT MANAGER [Signature] DATE 03/15/02	PROJECT ENGINEER [Signature] DATE 03/15/02

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