

ADMINISTRATIVE AMENDMENT (PD) ADD2003-00118a

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, Colonial Homes, Inc. requests a correction to an approved administrative amendment, ADD2003-00118, to a Residential Planned Development, on a project known as Rookery Pointe to:

1. add seven (7) lots to Administrative Amendment ADD2003-00118, which lots were inadvertently left off the originally approved list

on property located at the southwest corner of Koreshan Blvd and Three Oaks Pkwy, described more particularly as:

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

See Legal Description Attached As EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number 94-03-15-DCI-01 (with subsequent amendments in case numbers 99-09-251.03Z 01.01, ADD2000-00029, ADD2000-00164, ADD2001-00058, ADD2001-00102, ADD2001-00169, and ADD2003-00118); 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 development known as Rookery Pointe residential planned development is approved for a maximum of 500 dwelling units, of which 250 may be multiple family and 250 may be single family; and

WHEREAS, the Administrative Approval ADD2003-00118 created a new set of property development for patio homes to be consistent with the product that is being constructed on site; and

WHEREAS, property development regulations specifically for patio homes were approved for lots listed in EXHIBIT "B", Administrative Approval ADD2003-00118; and

WHEREAS, during the building permitting the applicant determined that seven (7) lots within the development were inadvertently left off EXHIBIT "B", Administrative Approval ADD2003-00118; and

WHEREAS, the applicant is requesting these seven (7) lots be added to EXHIBIT "B"; Administrative Approval ADD2003-00118; and

WHEREAS, the new set of property development regulations in Administrative Approval ADD2003-00118 will apply to the seven (7) residential lots owned by the applicant; 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 request to amend Administrative Amendment ADD2003-00118 to add seven (7) residential lots to EXHIBIT "B" is **APPROVED**.

**Approval is subject to the following conditions:**

1. The following seven (7) residential lots are hereby added to EXHIBIT "B", Administrative Amendment ADD2003-00118, as follows:

a.	27-46-25-14-00006.0190	9600 Falconer Way	Colonial Homes Inc.
b.	27-46-25-14-00006.0200	9610 Falconer Way	Colonial Homes Inc.
c.	27-46-25-14-00006.0210	9620 Falconer Way	Colonial Homes Inc.
d.	27-46-25-14-00006.0220	9630 Falconer Way	Colonial Homes Inc.
e.	27-46-25-14-00007.0070	9631 Falconer Way	Colonial Homes Inc.
f.	27-46-25-14-00007.0080	9621 Falconer Way	Colonial Homes Inc.
g.	27-46-25-14-00007.0090	9608 Falconer Way	Colonial Homes Inc.
3. The terms and conditions of the original zoning resolutions and amendments thereto remain in full force and effect.

DULY SIGNED this 1st day of June, A.D., 2004.

BY:   
Pam Houck, Director  
Division of Zoning  
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;  
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;

(continued)

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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);  
THENCE RUN S00°39'42"E ALONG SAID WEST LINE FOR 2,216.80 FEET;  
THENCE RUN N88°55'30"E FOR 1,309.24 FEET;  
THENCE RUN S00°52'32"E FOR 335.77 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST  
QUARTER (NE1/4);  
THENCE RUN N89°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°18'11"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 1,001.67 FEET;  
THENCE RUN S88°41'49"W ALONG SAID RIGHT-OF-WAY LINE FOR 15.00 FEET;  
THENCE RUN N01°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.

Surveyor and Mapper in Responsible Charge:  
Roger H. Harrah, LS #5294  
Professional Surveyor and Mapper  
Community Engineering Services, Inc.  
9200 Bonita Beach Road, Suite 213  
Bonita Springs, FL 34135  
LB #6572

Signed:

*Roger H. Harrah*  
Roger H. Harrah, P.L.S.

Date:

11-14-00

Applicant's Legal Checked  
by *[Signature]* 22 AUG 03

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