

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00168

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Bruce Parker filed an application for administrative approval to a Residential Planned Development on a project known as Cascades at Estero to reduce the rear setback for principal structures on properties located at 9313 and 9307 Sun River Way, described more particularly as:

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

SEE ATTACHED EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number DCI2001-00001 (with subsequent amendments in case numbers Z-03-054; ADD2002-00041; ADD2002-00169 and ADD2005-00013); 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 applicant has requested to reduce the rear setback for principal structures for lots 469 and 470 located in Parcel "G" of "Cascades at Estero" as platted in Plat Book 80, Pages 63-65; and

WHEREAS, the applicant is requesting to reduce the rear setback for principal structures from 12 feet to 9.5 feet for Lot 469 and to 7 feet for Lot 470; and

WHEREAS, this request was driven by the unusual configuration of the said lots, 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, dated 04/12/04 and stamped received August 11, 2005. Master Concept Plan for ADD2005-00168 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The terms and conditions of the original zoning resolutions remain in full force and effect.
3. The rear setback reduction is only applicable to the principal structures on Lots 469 and 470 of Parcel "G", as recorded in Plat Book 80 pages 63-65.

DULY SIGNED this 24th day of August, A.D., 2005.

BY: _____

Pam Houck, Director
Division of Zoning
Department of Community Development

DESCRIPTION SKETCH

(Not a Boundary Survey)

ADD 2005-00168

LEGAL DESCRIPTION

CASCADES AT ESTERO ZONING

A parcel of land lying in Section 27 and Section 28, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 28; run thence S.89°14'28"E., along the North line of said Northeast 1/4, 18.92 feet; thence along the South Right-of-Way line (150 feet wide) of Koreshan Boulevard as recorded in Official Records Book 2183, Page 3484 of the Public Records of Lee County, Florida for the following four courses: 1) S.86°13'11"E., 739.30 feet to a point on a curve; 2) Easterly, 1244.23 feet along the arc of a curve to the left having a radius of 11,575.00 feet and a central angle of 06°09'32" (chord bearing S.89°17'23"E., 1243.63 feet) to a point of tangency; 3) N.87°37'51"E., 1825.31 feet to a point of curvature; 4) Easterly, 148.25 feet along the arc of said curve to the right having a radius of 16,925.00 feet and a central angle of 00°30'07" (chord bearing N.87°52'55"E., 148.24 feet) to a point on the East line of the North 1/2 of the Northwest 1/4 of said Section 27; thence S.00°38'50"E., along said East line, 1235.47 feet; thence S.00°40'19"E., 1281.66 feet along the East line of the South 1/2 of the Northwest 1/4 of said Section 27; thence S.89°12'05"W., 826.08 feet, along the North line of the South 30 feet of the Southeast 1/4 of the Northwest 1/4 of said Section 27; thence N.00°43'42"W., 18.05 feet, along the East line of the West 1/2 of the East 1/2 of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 27 to a point on the proposed North Right-of-Way line of Broadway East; thence along said proposed North Right-of-Way line for the following two (2) courses: 1) S.87°48'27"W., 741.88 feet; 2) S.89°12'05"W., 580.09 feet to a point on the West line of the East 1/2 of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence N.00°49'15"W., along said West line, 610.95 feet to a point on the South line of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence S.89°01'30"W., along said South line, 165.34 feet; thence S.00°49'57"E., 625.44 feet along the West line of the South 1/2 of the West 1/2 of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence S.89°12'05"W., 165.21 feet along the North right-of-way line of said Broadway East; thence N.00°50'40"W., 609.93 feet, along the West line of the South 1/2 of the East 1/2 of the West 1/2 of the West 1/2 of the Southwest 1/4, of the Northwest 1/4; thence S.88°21'53"W., 165.36 feet, along the South line of the Northerly 637.34 feet of the West 1/2 of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, 165.36 feet; thence N.89°56'55"W., along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 28, 597.20 feet to a point on the East Right-of-Way line (130-foot Right-of-Way) of Seaboard Coast Line Railway as recorded in Deed Book 66, Page 374 of the Public Records of Lee County, Florida and to a point on a curve; thence along said East Right-of-Way line for the following two courses: 1) Northerly, 1030.23 feet along the arc of said curve to the left having a radius of 2929.90 feet and a central angle of 20°08'48" (chord bearing N.22°28'25"W., 1024.93 feet) to a point of tangency; 2) N.32°32'49"W., 658.87 feet to a point on the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence N.00°42'39"W., along said West line, 426.84 feet to the POINT OF BEGINNING.

Containing 188.923 acres, more or less.

SURVEYOR'S NOTES

1. This sketch does not represent a Boundary Survey.
2. Subject to easements, reservations, and restrictions of record.
3. Bearings shown hereon are based upon fixing the North Line of the Northwest 1/4 of Section 27, Township 46 South, Range 25 East, Lee County, Florida, as N.87°37'51"E.

EXHIBIT "A"

Applicant's Legal Checked

by 15 AUG 05

NOT A SURVEY

SEE SHEET 2 OF 2 FOR DESCRIPTION SKETCH.

RANDALL L. HENDRA PSM 18091
FLORIDA PROFESSIONAL SURVEYOR & MAPPER

CERTIFICATE OF AUTHORIZATION NO. LB 148

PREPARED BY: HEIDT & ASSOCIATES, Inc.
Tampa + Fort MyersCIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTUREFort Myers Office
3800 Colonial Boulevard, #200
Fort Myers, Florida 33912
Phone: 239-482-7275
FAX: 239-482-2103

CASCADES AT ESTERO ZONING

Revised:

Prepared For: Levitt and Sons, Inc.

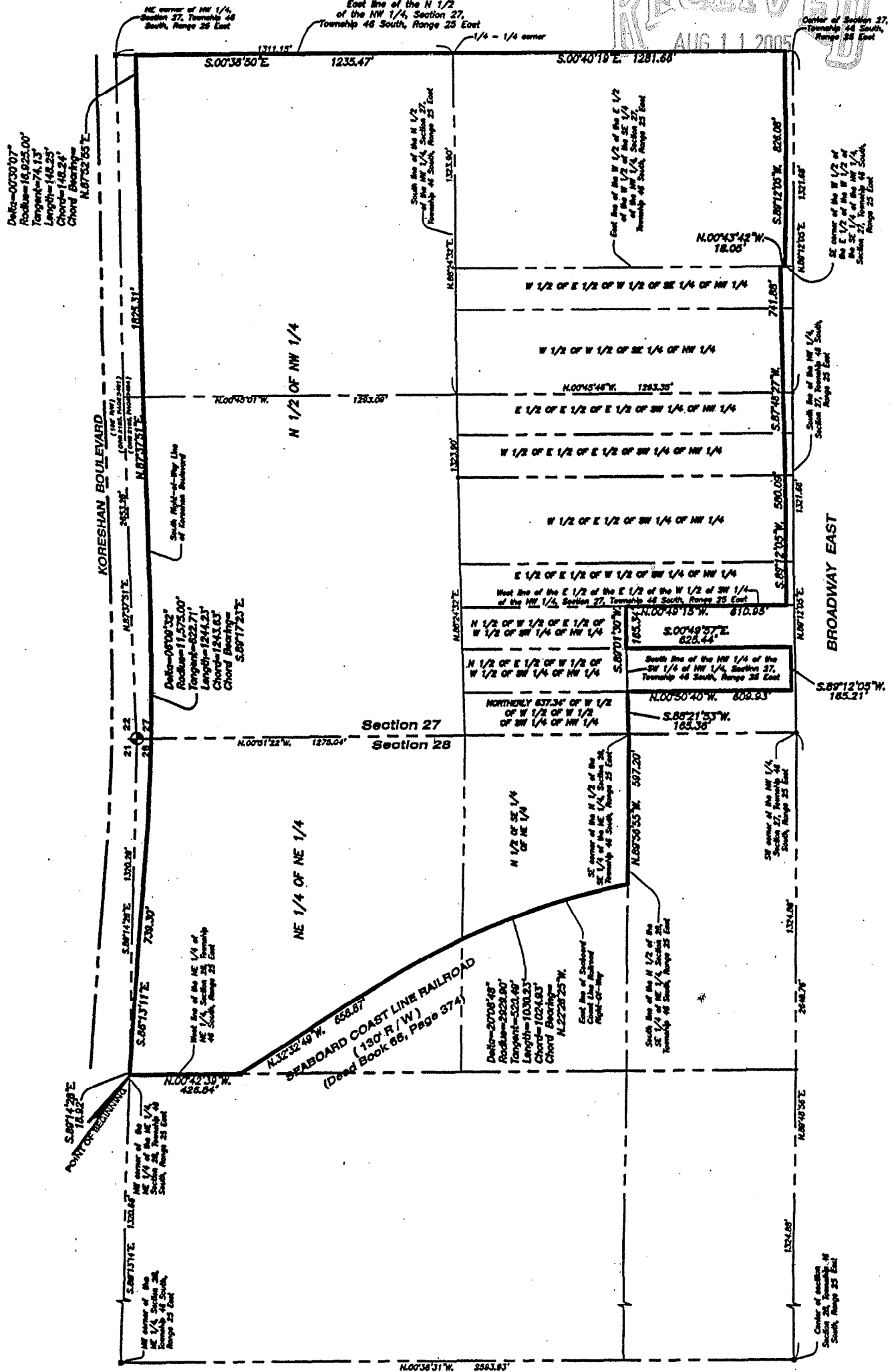
SHEET 1 OF 2

Dwn, JHM Ck, DWG: CAS_ALL_SKETCH_REV.DWG
Date: 11-5-02 Order No.: LEV-II-058
SECTIONS 27 & 28, TOWNSHIP 46S, RANGE 25E
LEE COUNTY, FLORIDA

DESCRIPTION SKETCH

(Not a Boundary Survey)

RECEIVED
AUG 11 2005



SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION.
SEE SHEET 1 OF 2 FOR SURVEYOR'S NOTES.

CERTIFICATE OF AUTHORIZATION NO. LB 148

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**
Tampa + Fort Myers



CIVIL ENGINEERING
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LANDSCAPE ARCHITECTURE

Fort Myers Office
3800 Colonial Boulevard, #200
Fort Myers, Florida 33912
Phone: 239-482-7275
FAX: 239-482-2103

CASCADES AT ESTERO - ZONING

Revised:

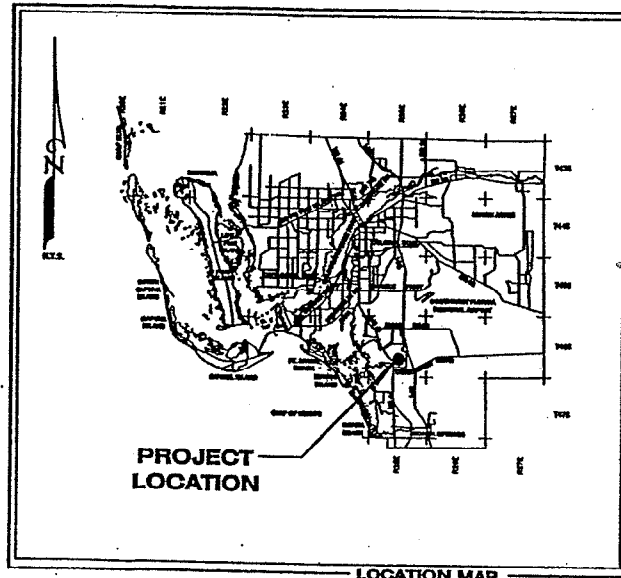
Prepared For: **Levitt and Sons, Inc.**

SHEET 2 OF 2

Dwn. JHM	Ck.	DWG: CAS_ALL_SKETCH_REV.DWG
Date: 11-5-02	Order No.: LEV-II-058	
SECTIONS 27 & 28, TOWNSHIP 46S, RANGE 25E LEE COUNTY, FLORIDA		

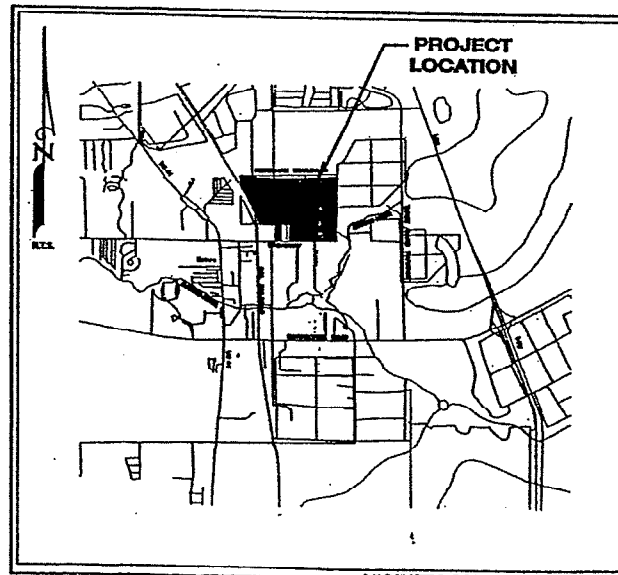
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ADD 2005-00168



PROJECT
LOCATION

LOCATION MAP



PROJECT
LOCATION

VICINITY MAP

MASTER CONCEPT PLAN FOR CASCADES AT ESTERO

A REZONE TO INCORPORATE 31.97 ACRES INTO THE INDIGO ISLES RPD (Z-01-031a)
SECTIONS 27 & 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	RPD MASTER CONCEPT PLAN
3	LOT DIMENSION PLAN

Tract Numbers:
27-46-25-11-00001.0000
27-46-25-00-00001.0010
27-46-25-00-00003.0010
27-46-25-00-00004.0000
27-46-25-00-00006.0000
27-46-25-00-00006.0040
27-46-25-11-0000 VARIOUS *
* 136 LOTS AND TRACTS OF PARCEL 8 OF THE CASCADES
AT ESTERO PLAT BOOK 71 PAGES 57-57

Approx. Acreage:
188.92 AC.

Developer:
Lévit & Sons
7777 GLADES ROAD, SUITE 410
BOCA RATON, FLORIDA 33434
(561) 482-5100 Phone
(561) 488-9188 Fax

Engineered By:
Engineering Business Certificate of Authorization No. 148
HEIDT & ASSOCIATES, Inc.
Tampa • Fort Myers
CIVIL ENGINEERING
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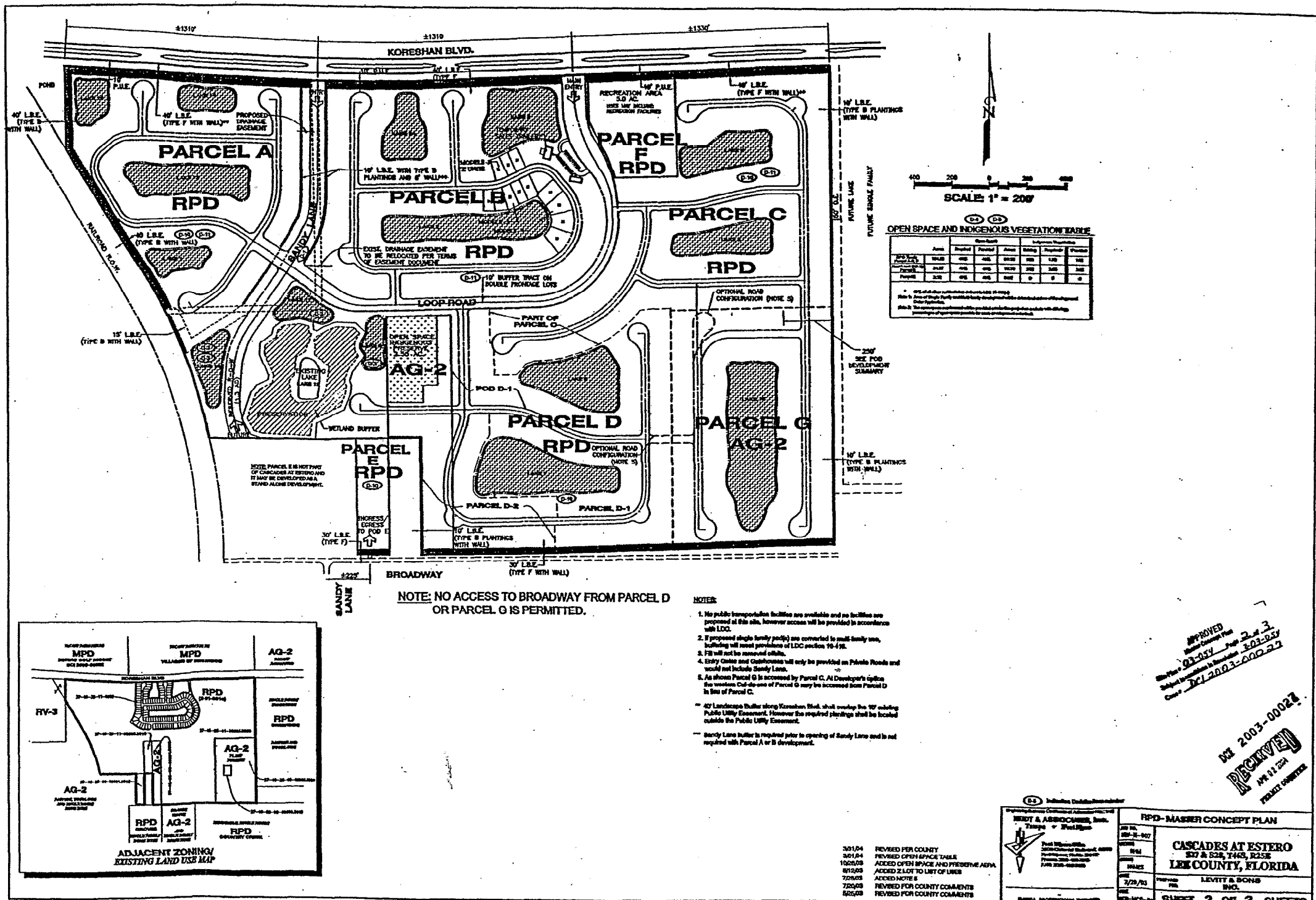
APPROVED
Master Concept Plan
Site Plan - 03-054-1-3
Subject to conditions in Resolution 2003-054
Case - 03-054-00027

03-2003-00027
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AUG 11 2005
PROJECT NUMBER

EXHIBIT IV-A

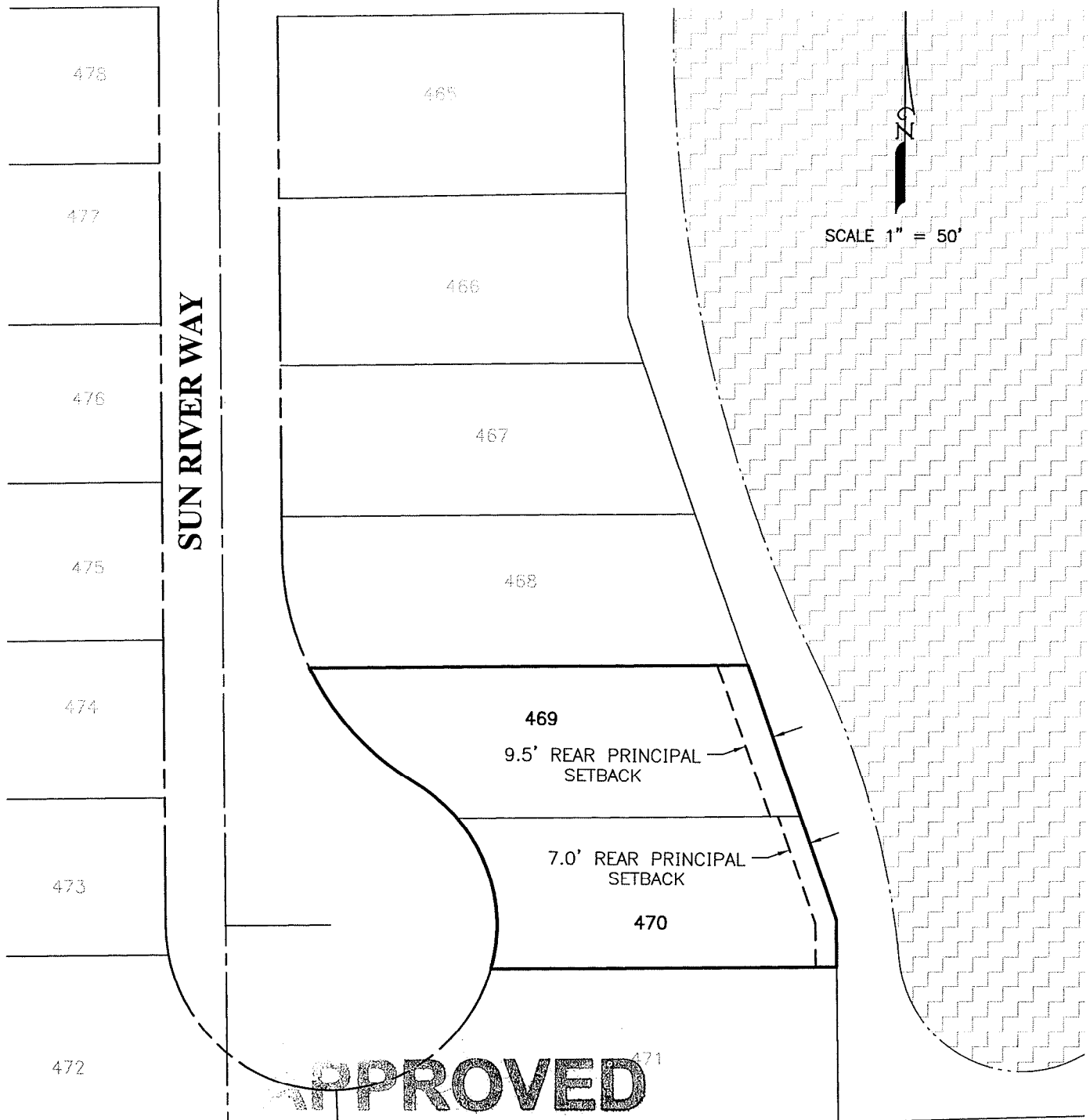
DESIGNED BY R. BEACH	ENGINEERED BY R. MCCORMICK	APPROVED BY T. HAMES
DATE 12/2/02	DATE 12/2/02	DATE 12/2/02
FILE CV	FILE CV	FILE CV

SHEET 1 OF 3



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 2005-00168

EXHIBIT "C"



Subject to Case # ADD2005-00168

Date 8/24/05

ADD 2005-00168

PROPOSED REAR SETBACK PLAN
LOTS 469 & 470
PARCEL G
CASCADES AT ESTERO

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