

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00154

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, CL Ventures, LLC., filed an application for administrative approval to a Residential Planned Development (RPD) on a project known as Crane Landing RPD (Z-04-19) for an administrative amendment on property located at Del Prado Blvd. Extension, North Fort Myers, FL. described more particularly as:

LEGAL DESCRIPTION: In Section 23, Township 43 South, Range 24 East, Lee County, Florida:

See Exhibit "A".

WHEREAS, the property was originally rezoned in case number DCI2003-00023, Zoning Resolution Number Z-04-19 (with subsequent amendments in case numbers ZAB-86-63; Z-86-193; Z-89-026); 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, Banks Engineering submitted an application on behalf of CL Ventures LLC. for an administrative amendment to the Crane Landing RPD; and

WHEREAS, Condition #7 of Z-04-19 requires an administrative amendment for the location of the golf maintenance facility; and

WHEREAS, the request includes an updated Master Concept Plan (MCP), including the location of the golf maintenance facility; and

WHEREAS, the golf maintenance facility's location is in compliance with Condition #7, with no interconnection to Sabal Springs Residential Planned Development (RPD) to the west; and

WHEREAS the revisions to the MCP include some changes to the location of lakes, golf areas, residential tracts and other features; and

WHEREAS, these revisions to the MCP are consistent with Z-04-19 and do not create any negative external impacts to neighbors; and

WHEREAS, the request includes a revised set of property development regulations (See Exhibit B); and

WHEREAS, these property development regulations, as conditioned below, are consistent with Z-04-19 and are acceptable to staff; and

WHEREAS, the general configuration of the access points, internal roads and dwelling units is consistent with Z-04-19 and acceptable to staff; 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 JULY 26, 2005. The Master Concept Plan for ADD2005-00154 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
- 2. The site development regulations table for Crane Landing RPD found in condition 2. b. are replaced by the 3-page "Crane Landing RPD Property Development Regulations" attached. (Exhibit B)**
- 3. The Minimum Open Space requirement is 154.48 acres.**
- 4. Property Development Regulations for the Recreation Area include any golf maintenance facilities, clubhouses, amenities, etc. (including maximum building height 35 feet/2 stories, 50 percent maximum lot coverage).**
- 5. Condition #6 is amended to read: "All accessory structures must be set back a minimum of 10 feet from the boundary of the "Preserve" areas as shown on the Master Concept Plan, and other structures must comply with the setback requirements set out in the Crane Landing RPD Property Development Regulations (Exhibit B) herein."**
- 6. The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 1st day of August, A.D., 2005.

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

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTIONS 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

(CRANE LANDING)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S.00°12'52"E. FOR 100.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MELLOW DRIVE (100.00 FEET WIDE PER COUNTY RIGHT-OF-WAY MAP FOR COUNTY PROJECT #4013) AND THE **POINT OF BEGINNING**; THENCE N.89°59'56"E. (100.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 23) FOR 2671.79 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE N.89°55'22"E. ALONG SAID PARALLEL FOR 185.94 FEET; THENCE S.11°11'14"E. FOR 5333.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE N.88°39'48"W. ALONG SAID SOUTH LINE FOR 1226.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S.89°50'59"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR 634.36 FEET; THENCE N.00°02'44"E. FOR 567.97 FEET; THENCE S.89°50'59"W. FOR 505.06 FEET; THENCE S.00°02'44"W. FOR 567.97 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE; THENCE S.89°50'59"W. ALONG SAID SOUTH LINE FOR 1519.93 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N.00°02'44"E. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR 2649.76 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AND TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1174.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'01" FOR 122.02 FEET; THENCE N.05°59'45"E. FOR 435.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1024.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°12'37" FOR 111.09 FEET; THENCE N.00°12'52"W. FOR 882.68 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1024.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'42" FOR 222.33 FEET; THENCE N.12°38'34"W. FOR 387.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1174.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'42" FOR 254.86 FEET; THENCE N.00°12'52"W. FOR 110.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'43" FOR 78.32 FEET; THENCE S.89°57'35"E. FOR 124.78 FEET TO THE **POINT OF BEGINNING**.

ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEARING N.89°59'56"E.

PARCEL CONTAINS 394.82 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED: 08-02-05


ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559

RECEIVED
AUG 03 2005

PERMIT COUNTER

ADD 2005-00154

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 22 AND 23,
TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA
(CRANE LANDING)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°12'52" E	100.00'
L2	N 89°55'22" E	185.94'
L3	N 05°59'45" E	435.43'
L4	N 12°38'34" W	387.74'
L5	N 00°12'52" W	110.54'
L6	S 89°57'35" E	124.78'

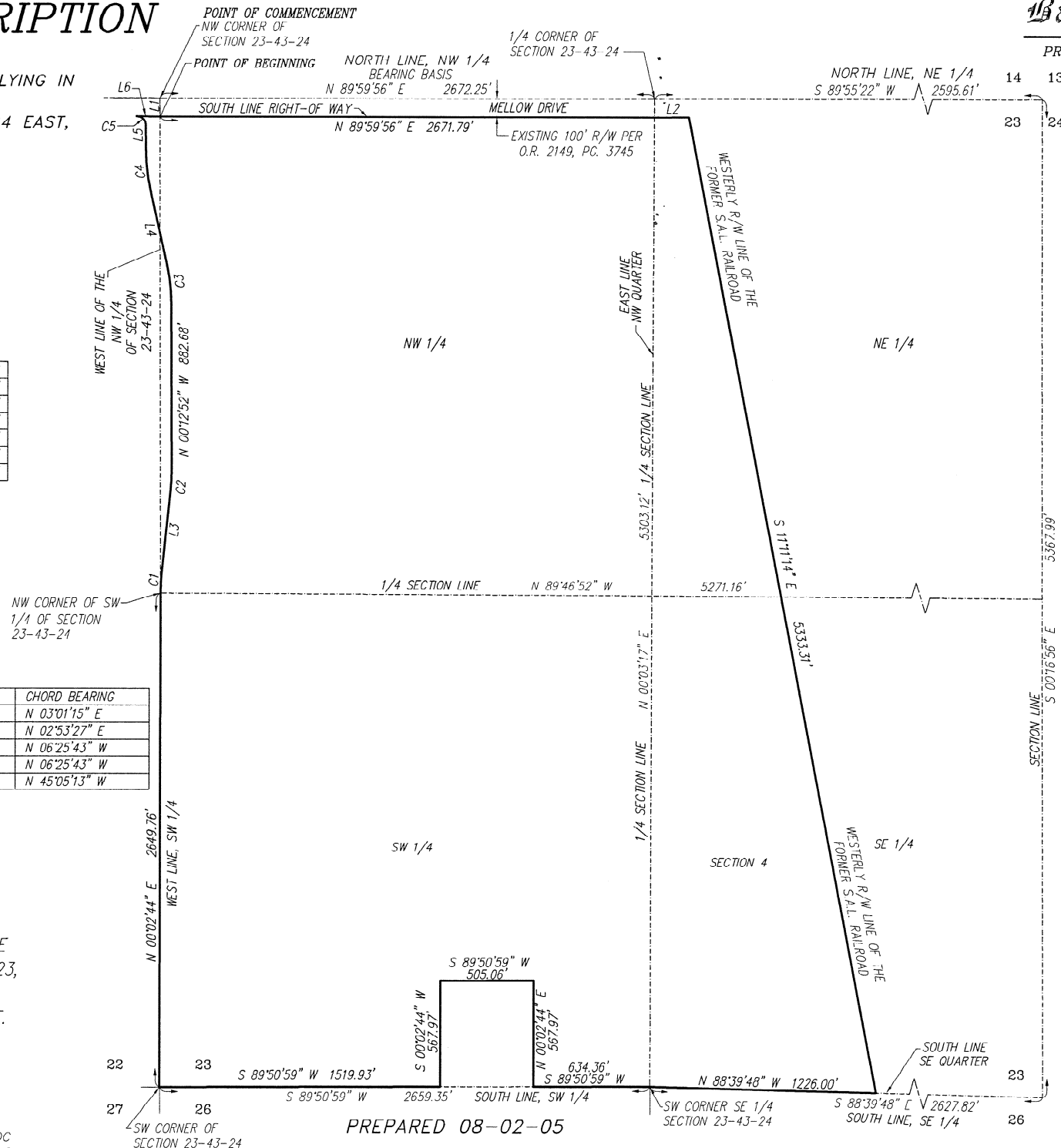
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1174.94'	05°57'01"	122.02'	121.96'	N 03°01'15" E
C2	1024.94'	06°12'37"	111.09'	111.04'	N 02°53'27" E
C3	1024.94'	12°25'42"	222.33'	221.89'	N 06°25'43" W
C4	1174.94'	12°25'42"	254.86'	254.36'	N 06°25'43" W
C5	50.00'	89°44'43"	78.32'	70.55'	N 45°05'13" W

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEARING N.89°59'56"E.

S:\JOBS\19XX\1960\SURVEYING\DESCRIPTIONS\1960_SKT.DWG
S:\JOBS\19XX\1960\SURVEYING\DESCRIPTIONS\1960_SKT.DWG



Banks Engineering, Inc.

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490



1" = 800'

RECEIVED
AUG 03 2005

PERMIT COUNTER

LEGEND:

- PG. INDICATES PAGE
O.R. INDICATES OFFICIAL RECORDS BOOK
C INDICATES CENTER LINE
P.I. INDICATES POINT OF INTERSECTION
L1 INDICATES LINE 1 OF LINE TABLE
C1 INDICATES CURVE 1 OF CURVE TABLE

SEE SHEET 1 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.
THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

Robert Tad Simpson
ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559

- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADD 2005-00154

Revised 8/10/85

Crane Landing RPD Property Development Regulations

Single-Family

Minimum lot size	9,750 square feet
Minimum lot width	75 feet
Minimum lot depth	130 feet

RECEIVED

AUG 11 2005

ZONING

Minimum Setbacks:

Private Street	20 feet (35 feet for corner lots)
Public Streets	20 feet
Side	7.5 feet
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	45 percent

Duplex

Minimum lot size	9,750 square feet
Minimum lot width	75 feet
Minimum lot depth	130 feet

Minimum Setbacks:

Private Street	20 feet
Public Streets	20 feet
Side	7.5 feet (0 feet for common wall unit)
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Minimum Building Separation	15 feet
Maximum Building Height	35 feet or 3 stories
Maximum Lot Coverage	45 percent

EXHIBIT B

Two-family Attached and Townhouse

Minimum lot size	5,200 square feet
Minimum lot width	40 feet
Minimum lot depth	130 feet

RECEIVED

AUG 11 2005

ZONING

Minimum Setbacks:

Private Street	20 feet
Public Streets	20 feet
Side	10 feet (0 feet for common wall unit)
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	35 feet or 3 stories
Maximum Lot Coverage	55 percent

Multiple-Family Building

Minimum lot size	6,500 square feet
Minimum lot width	65 feet
Minimum lot depth	100 feet

Minimum Setbacks:

Private Street	20 feet (0 feet for free standing garages)
Public Streets	25 feet
Side	25 feet (0 feet for common wall unit)
Rear	25 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Minimum Building Separation	25 feet
Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	50 percent

EXHIBIT B

Recreation Area

RECEIVED

Minimum lot size	N/A
Minimum lot width	N/A
Minimum lot depth	N/A

AUG 11 2005

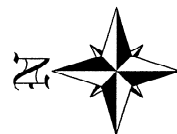
ZONING

Minimum Setbacks:

Private Street	20 feet
Public Streets	20 feet
Side	5 feet
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	50 percent

EXHIBIT B



0 200' 400' 600'

GRAPHIC SCALE 1" = 200'

ZONED AG-2
(VACANT)
SUBURBAN

ZONED AG-2
VACANT/POND
PUBLIC FACILITIES

ZONED AG-2
SCHOOL
PUBLIC FACILITIES

ZONED TFC-2
MIXED USE RESIDENTIAL
CENTRAL URBAN

ZONED TFC-2
MIXED USE RESIDENTIAL
CENTRAL URBAN

ZONED TFC-2
MIXED USE RESIDENTIAL
CENTRAL URBAN

LANDSCAPE BUFFER

EXISTING UTILITY EASEMENT
 N. SECOND ST. (LOCAL)
 EMERGENCY ACCESS

ZONED TFC-2
MIXED USE RESIDENTIAL
CENTRAL URBAN

ZONED MH-1
(LAKE ARROWHEAD)
CENTRAL URBAN

APPROVED

Appendant to

Master Concept Plan
Subject to Case #ADD2005-00154

4DD 2005-00154

RECEIVED
JUL 26 2005
ZONED TFC-2
MIXED USE RESIDENTIAL
CENTRAL URBAN
14' EXISTING PUE
WATER DRIVE
ME OF DEVELOPMENT
ZONED MH-1
(LAKE ARROWHEAD)
CENTRAL URBAN
PERMIT COUNTER

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors

10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN
CRANE LANDING
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
07/08/05	1960	MCP	SCM	SEH	GH/SCM	1"=200'	1	1	(23-43-24-00)

[illegible]

CL VENTURES LLC

13100 WESTLINKS TERRACE
FORT MYERS, FLORIDA 33913