

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, Stephanie Miller, Trustee, filed an application for administrative approval to a Commercial Planned Development on a project known as Carissa CPD for changes to the Master Concept Plan on property located at 12110 & 12150 Six Mile Cypress Parkway and 12151, and 12211 JV Parker Lane, described more particularly as:

LEGAL DESCRIPTION: In Section 17, Township 45 South, Range 25 East, Lee County, Florida:

Exhibit "A"

WHEREAS, the property was originally rezoned in case number 96-12-014.03Z01.01 with a Master Concept Plan Extension in case number DCI2003-00044; and

WHEREAS, The applicant has requested the following changes to the Master Concept Plan: 1- Relocation of a major portion of the frontage road further to the west, 2- creation of four (4) development areas (including three outparcels), 3- reconfiguration of the wetland creation area, 4- increasing the wetland preserve area, 5- reducing the setback from Six Mile Cypress Parkway from 65 feet to 25 feet in the portion of the property where the frontage road is no longer adjacent to Six Mile Cypress Parkway, 6- relocation of one of the 2 freestanding signs depicted by Deviation #5 due to relocation of the frontage road, 7- removal of the proposed schedule of uses from the Master Concept Plan; 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, the Lee County Environmental Sciences Division has reviewed and conditionally approved the proposed changes to the wetland creation and wetland preserve areas; 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 Commercial 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 05/05 and stamped received June 10, 2005 by the Permit Counter. Master Concept Plan for ADD2005-00126 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 landscape plans must include a detailed wetland creation planting plan for the wetland creation/detention area delineated on the Master Concept Plan for review and approval by the Division of Environmental Sciences staff. A minimum of six species of native wetland plants must be included. Groundcover plants must be a minimum 1-gallon container size. Trees must be a mixture of sizes with a minimum 3-gallon container size for the smaller trees and a minimum 10-foot height 2-inch caliper for larger trees. The 10-foot trees may be used to meet buffer or general tree requirements; and*
4. *The landscape plans must include appropriate native trees meeting the Land Development Code general tree requirements must be incorporated into the design and placed with Lake Tract #1 both within the littoral zone and in the surrounding upland areas in such a manner as to create a forested wetland and hammock area. The trees may be used toward the general tree requirement for the overall site; and*
5. *The property must be surveyed specifically for Big Cypress fox squirrels and their nests. If squirrel nests or day beds are observed, then the structure must be observed for five consecutive days in the early morning and early evening to determine if they are active fox squirrel nests. If fox squirrel use is verified, then a 125-foot buffer must be maintained around any active nest until it is deemed inactive and written authorization is obtained from the Florida Fish and Wildlife Conservation Commission to remove the tree and nest structure. (This condition is to replace condition 7 of Z-97-029)*

DULY SIGNED this 27<sup>th</sup> day of June, 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 ♦ PORT CHARLOTTE

DESCRIPTION  
OF A  
PARCEL OF LAND  
LYING IN SECTION 17,  
TOWNSHIP 45 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA

ADD 2005-00126  
RECEIVED

JUN 10 2005

ZONING

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

## PARCEL I

BEGINNING AT A CONCRETE MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE N.88°29'12"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 FOR 576.42 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SIX MILE CYPRESS PARKWAY; THENCE S.20°01'31"W., ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 1389.14 FEET TO A POINT ON THE NORTHERLY LINE OF A 60 FOOT WIDE ROAD RIGHT OF WAY AS RECORDED IN COUNTY COMMISSION MINUTE BOOK 5, PAGE 669 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.88°52'35"W., ALONG SAID NORTH LINE FOR 98.08 FEET TO A POINT ON THE NORTH SOUTH QUARTER SECTION LINE OF SAID SECTION 17 AND BEING A POINT ON THE EAST LINE OF LOT 28, OF THE UNRECORDED PLAT OF SUBURBAN RANCHETTES, AS RECORDED IN OFFICIAL RECORDS BOOK 273, PAGES 94 THROUGH 96, SAID PUBLIC RECORDS; THENCE S.88°48'50"W. ALONG A LINE 30 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 28 AND ALONG THE NORTH LINE OF SAID ROAD RIGHT OF WAY FOR 621.82 FEET TO A POINT LYING 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 28; THENCE N.00°22'36"W. ALONG SAID LINE LYING 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 28 AND LOT 27, SAID UNRECORDED PLAT OF SUBURBAN RANCHETTES FOR 634.53 FEET TO THE NORTH LINE OF SAID LOT 27; THENCE N.88°56'52"E., ALONG SAID NORTH LINE OF SAID LOT 27 FOR 624.75 FEET TO THE NORTHEAST CORNER OF SAID LOT 27, ALSO BEING A POINT ON THE NORTH SOUTH QUARTER SECTION LINE OF SAID SECTION 17; THENCE N.00°06'35"W., ALONG SAID NORTH SOUTH SECTION LINE FOR 658.74 FEET TO THE POINT OF BEGINNING OF PARCEL 1.

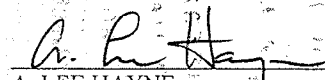
PARCEL I CONTAINS 830,753.57 SQUARE FEET OR 19.07 ACRES, MORE OR LESS.

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

BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF SIX MILE CYPRESS PARKWAY AS BEARING OF N.20°01'31"E.

DESCRIPTION PREPARED JUNE 2, 2005

Applicant's Legal Checked  
by                      15 JUNE 05

  
A. LEE HAYNE  
REGISTERED SURVEYOR AND MAPPER  
FLORIDA CERTIFICATION NO. 6338

## EXHIBIT "A"

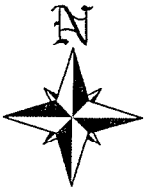
SHEET 1 OF 2

# 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

## SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



1" = 200'

### NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) ASSUMED NORTH BASED ON THE WESTERLY RIGHT OF WAY LINE OF SIX MILE CYPRESS PARKWAY AS BEARING N.20°01'31"E.

### LEGEND:

O.R. INDICATES OFFICIAL RECORDS BOOK  
PG. INDICATES PAGE

### P.O.B. - PARCEL 1

N. 1/4 CORNER  
SECTION 17

O.R. 2700, PG. 927

N.88°29'12"E. 576.42'

EAST-WEST QUARTER SECTION LINE

LOT 25  
SUBURBAN RANCHETTES  
O.R. 541, PG. 220

O.R. 2508, PG. 3443

ADD 2005-00126

RECEIVED

JUN 10 2005

ZONING

LOT 26  
SUBURBAN RANCHETTES  
O.R. 2168, PG. 4642

658.74'  
N.00°06'35"W.  
NORTH-SOUTH QUARTER SECTION LINE

PARCEL 1

N.88°56'52"E. 624.75'

LOT 27  
SUBURBAN RANCHETTES  
O.R. 2307, PG. 4555

O.R. 2456, PG. 111

PARCEL 1

LOT 28  
SUBURBAN RANCHETTES  
O.R. 4028, PG. 3938

S.88°52'35"W.  
98.08'

ROAD RIGHT OF WAY  
SOUTH 30' LOT 28  
(C.C.M.B. 5, PG. 669)

S.88°48'50"W. 621.82'

60' WIDE INGRESS  
AND EGRESS EASEMENT  
(O.R. 4609, PG. 4248)

O.R. 4131, PG. 4232

LOT 19  
SUBURBAN  
RANCHETTES

LOT 20  
SUBURBAN  
RANCHETTES

JV PARKER LANE  
16± WIDE DIRT ROAD

60' WIDE INGRESS  
AND EGRESS EASEMENT  
(O.R. 4609, PG. 4248)

LOT 21  
SUBURBAN  
RANCHETTES  
O.R. 3321,  
PG. 3940

60' WIDE ROAD RIGHT-OF-WAY  
C.C.M.B. 5, PG. 669  
(NOT IMPROVED AS ROADWAY)

LOT 29  
SUBURBAN RANCHETTES  
O.R. 2172, PG. 2339

EXCEPTING NORTHERLY  
30' LOT 29  
(O.R. 4609, PG. 4248)

O.R. 1117,  
PG. 1102

SEE SHEET 1 FOR COMPLETE  
METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION  
IS NOT A BOUNDARY SURVEY

Applicant's Legal Checked

by [Signature] 15 JUNE 05

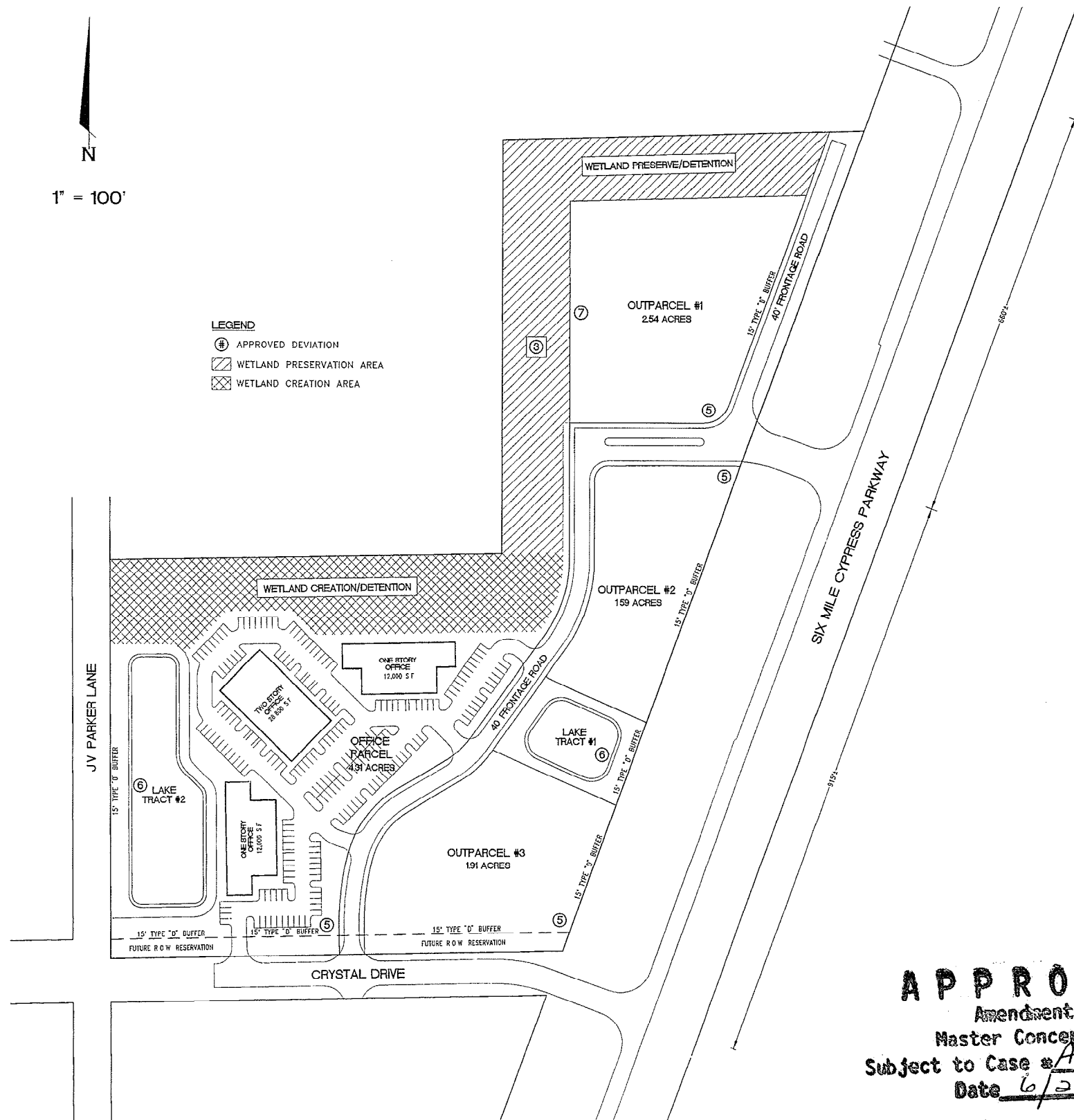
A. LEE HAYNE  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 6338

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

PREPARED 06-02-05  
SHEET 2 OF 2

N  
1" = 100'

LEGEND  
⑤ APPROVED DEVIATION  
WETLAND PRESERVATION AREA  
WETLAND CREATION AREA



RECEIVED  
JUN 10 2005  
PERMIT COUNTER

PROJECT SUMMARY  
TOTAL SITE AREA 19.07 ACRES  
MAXIMUM BUILDING AREA 150,000 S.F.<sup>1</sup>  
LAND USE CLASSIFICATION CENTRAL URBAN  
EXISTING ZONING CPD  
WATER & SEWER LEE COUNTY UTILITIES  
FIRE DISTRICT SOUTH TRAIL  
FLOOD ELEVATION 8 FEET  
<sup>1</sup>SEE ZONING RESOLUTION FOR DETAILS

SITE DEVELOPMENT STANDARDS  
MINIMUM LOT AREA AND DIMENSIONS  
MINIMUM LOT AREA 10,000 S.F.  
MINIMUM LOT WIDTH 100 FEET  
MINIMUM LOT DEPTH 100 FEET  
MINIMUM BUILDING SETBACKS  
SIX MILE CYPRESS PARKWAY 25 FEET  
CRYSTAL DRIVE 25 FEET  
INTERNAL FRONTAGE ROAD 25 FEET  
SIDE YARD 15 FEET  
REAR YARD 20 FEET  
WATER BODY 20 FEET  
MAXIMUM BUILDING HEIGHT 35 FEET  
MAXIMUM LOT COVERAGE 40%  
MINIMUM OPEN SPACE REQUIRED 30%<sup>2</sup>  
<sup>2</sup>SEE OPEN SPACE CALCULATIONS BELOW

OPEN SPACE CALCULATIONS  
OPEN SPACE REQUIRED  
(19.07 ACRES X 30%) 5.72 ACRES  
OPEN SPACE PROVIDED  
OUTPARCEL #1 (2.54 ACRES X 20%) 0.51 ACRES  
OUTPARCEL #2 (1.59 ACRES X 20%) 0.32 ACRES  
OUTPARCEL #3 (1.91 ACRES X 20%) 0.38 ACRES  
OFFICE PARCEL (4.06 ACRES X 30%) 1.22 ACRES  
WETLAND PRESERVE AREA 2.46 ACRES  
WETLAND CREATION AREA 1.96 ACRES  
LAKE TRACT #1 1.47 ACRES  
LAKE TRACT #2 0.63 ACRES  
TOTAL 8.95 ACRES

SCHEDULE OF DEVIATIONS  
DEVIATION #1 - WITHDRAWN BY APPLICANT  
DEVIATION #2 - DENIED PER ZONING RESOLUTION  
DEVIATION #3 - APPROVED PER ZONING RESOLUTION  
DEVIATION #4 - DENIED PER ZONING RESOLUTION  
DEVIATION #5 - APPROVED PER ZONING RESOLUTION  
DEVIATION #6 - APPROVED PER ZONING RESOLUTION  
DEVIATION #7 - APPROVED PER ZONING RESOLUTION  
DEVIATION #8 - WITHDRAWN BY APPLICANT

APPROVED  
Amendment to  
Master Concept Plan  
Subject to Case # ADD 2005-00126  
Date 6/27/05

ADD 2005-00126