

ADMINISTRATIVE AMENDMENT (PD) ADD2003-00134

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, US Home filed an application for administrative approval to a Residential Planned Development on a project known as Stoneybrook Gateway for an increase in lot coverage within Tract D from 40% to 46% on property located at 12800 & 12951 SR 82, described more particularly as:

LEGAL DESCRIPTION: In Section 06&31, Township 44&45 South, Range 26 East, Lee County, Florida:

See Exhibit A

WHEREAS, the property was originally rezoned in case number DRI2000-00018 & DCI2000-00074(with subsequent amendments in case numbers DCI2003-00029 & ADD2002-00118 & DOS 2002-00254); 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.

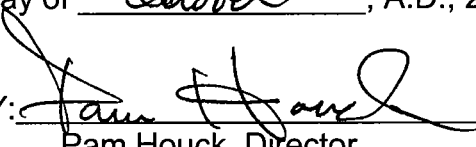
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development is **APPROVED**.

Approval is subject to the following conditions:

- 1. The Development must be in compliance with the amended Master Concept Plan, dated August 20, 2002. Master Concept Plan for ADD2003-00134 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. **Increased allowances in lot coverage are granted only for the construction of two-family attached units within Tract D as indicated by the Master Concept Plan.**

DULY SIGNED this 16th day of October, A.D., 2003.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development



1" = 800'

SKETCH AND DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 31, TOWNSHIP 44 SOUTH, RANGE 26 EAST
AND
SECTION 6, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA
(OVERALL LESS PROPOSED C.P.D. PARCEL)

Applicant's Legal Checked
by 24SEP03

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA,
COUNTY OF LEE, LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 26
EAST AND SECTION 6, TOWNSHIP 45 SOUTH, RANGE 26 EAST, BEING
FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER
OF SAID SECTION 31; THENCE N.00°35'02"W. ALONG THE WEST LINE OF
THE NORTHWEST 1/4 OF SAID SECTION 31 FOR 1705.47 FEET TO AN
INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF
IMMOKALEE ROAD (STATE ROAD NO. 82) (200' WIDE); THENCE
S.46°07'29"E. ALONG SAID RIGHT-OF-WAY LINE FOR 1275.03 FEET;
THENCE S.43°35'54"W. FOR 350.00 FEET; THENCE S.46°07'29"E. FOR
600.00 FEET; THENCE N.43°35'54"E. FOR 350.00 FEET TO AN
INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY OF IMMOKALEE
ROAD; THENCE S.46°07'29"E. ALONG SAID RIGHT-OF-WAY FOR 4293.27
FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF LANDS
DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2509 AT PAGE
656 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE
S.43°52'31"W. ALONG SAID NORTHWESTERLY LINE FOR 3552.69 FEET TO
AN INTERSECTION WITH THE NORTHEASTERLY LINE OF LANDS DESCRIBED
IN DEED RECORDED IN OFFICIAL RECORD BOOK 2472 AT PAGE 1361, SAID
PUBLIC RECORDS; THENCE N.33°59'00"W. ALONG SAID NORTHEASTERLY
LINE FOR 833.70 FEET; THENCE N.37°57'04"W. ALONG SAID
NORTHEASTERLY LINE FOR 2370.90 FEET; TO AN INTERSECTION WITH THE
WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE N
00° 57' 01" W ALONG SAID WEST LINE FOR 2570.28 FEET TO THE POINT
OF BEGINNING.

PARCEL CONTAINS 338.13 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

BEARINGS HEREIN ABOVE MENTIONED ARE BASED ON THE WEST LINE OF
THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 44 SOUTH, RANGE
26 EAST TO BEAR N 00° 57' 01" W WHICH BEARING IS DERIVED FROM
PLANE COORDINATE FOR THE FLORIDA WEST ZONE (1979 ADJUSTMENT).

PREPARED 01-15-03

THIS SKETCH AND DESCRIPTION
IS NOT A BOUNDARY SURVEY

ADD 2003-00134
RECEIVED
SEP 24 2003

Richard M. Ritz
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4008

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

Banks Engineering, Inc.

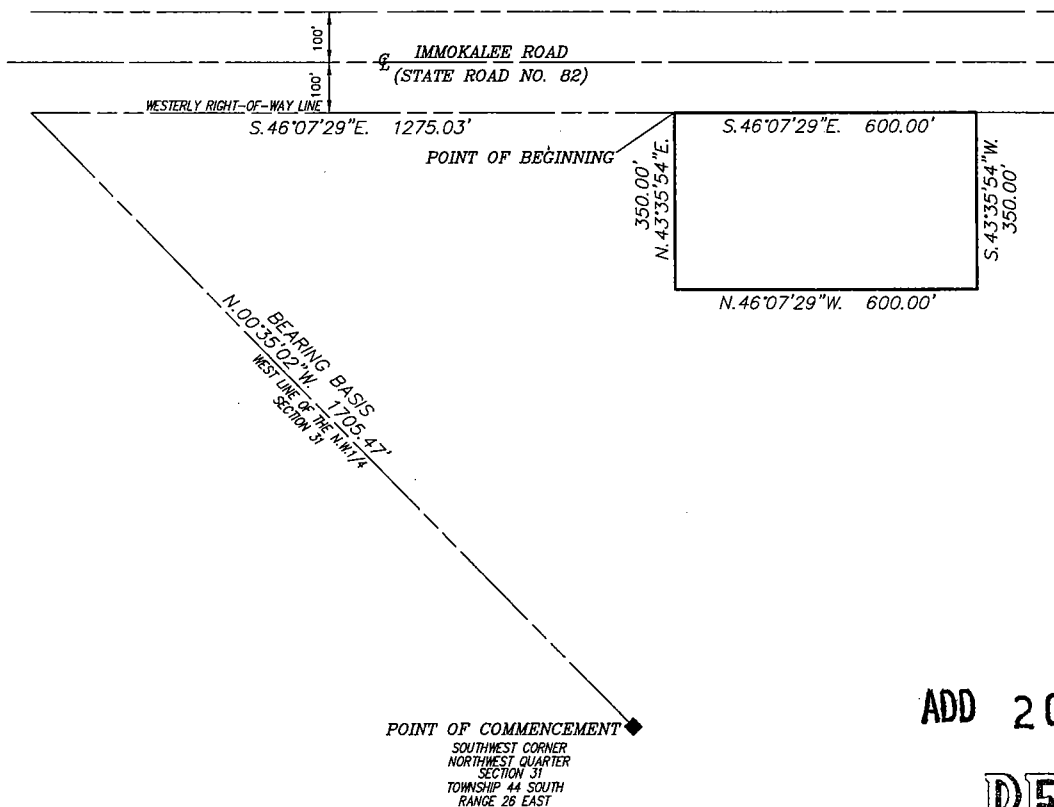
PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912

PREPARED 01-15-03
SHEET 1 OF 1

ZONING COUNTER



1" = 300'



SKETCH AND DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 31, TOWNSHIP 44 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA
(PROPOSED C.P.D. PARCEL)

Applicant's Legal Checked

by AMJ 24 SEP 03

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 31, TOWNSHIP 44 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE N.00°35'02"W. ALONG THE WEST LINE OF SAID FRACTION FOR 1705.47 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF IMMOKALEE ROAD (S.R. 82) (200 FEET WIDE); THENCE S.46°07'29"E. ALONG SAID WESTERLY LINE FOR 1275.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.46°07'29"E. ALONG SAID WESTERLY LINE FOR 600.00 FEET; THENCE S.43°35'54"W. FOR 350.00 FEET; THENCE N.46°07'29"W. FOR 600.00 FEET; THENCE N.43°35'54"E. FOR 350.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 4.82 ACRES, MORE OR LESS.

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

ASSUMED NORTH BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 45 SOUTH, RANGE 25 EAST AS BEARING N.00°35'02"W.

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

POINT OF COMMENCEMENT
SOUTHWEST CORNER
NORTHWEST QUARTER
SECTION 31
TOWNSHIP 44 SOUTH
RANGE 26 EAST

ADD 2003-00134

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SEP 24 2003

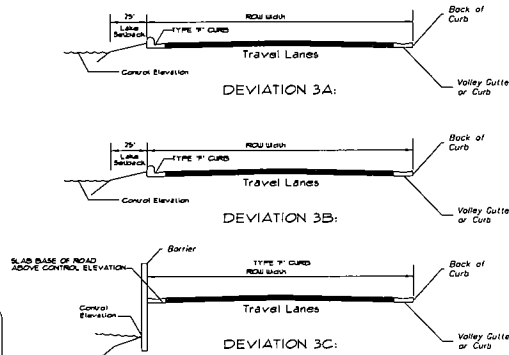
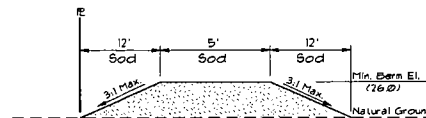
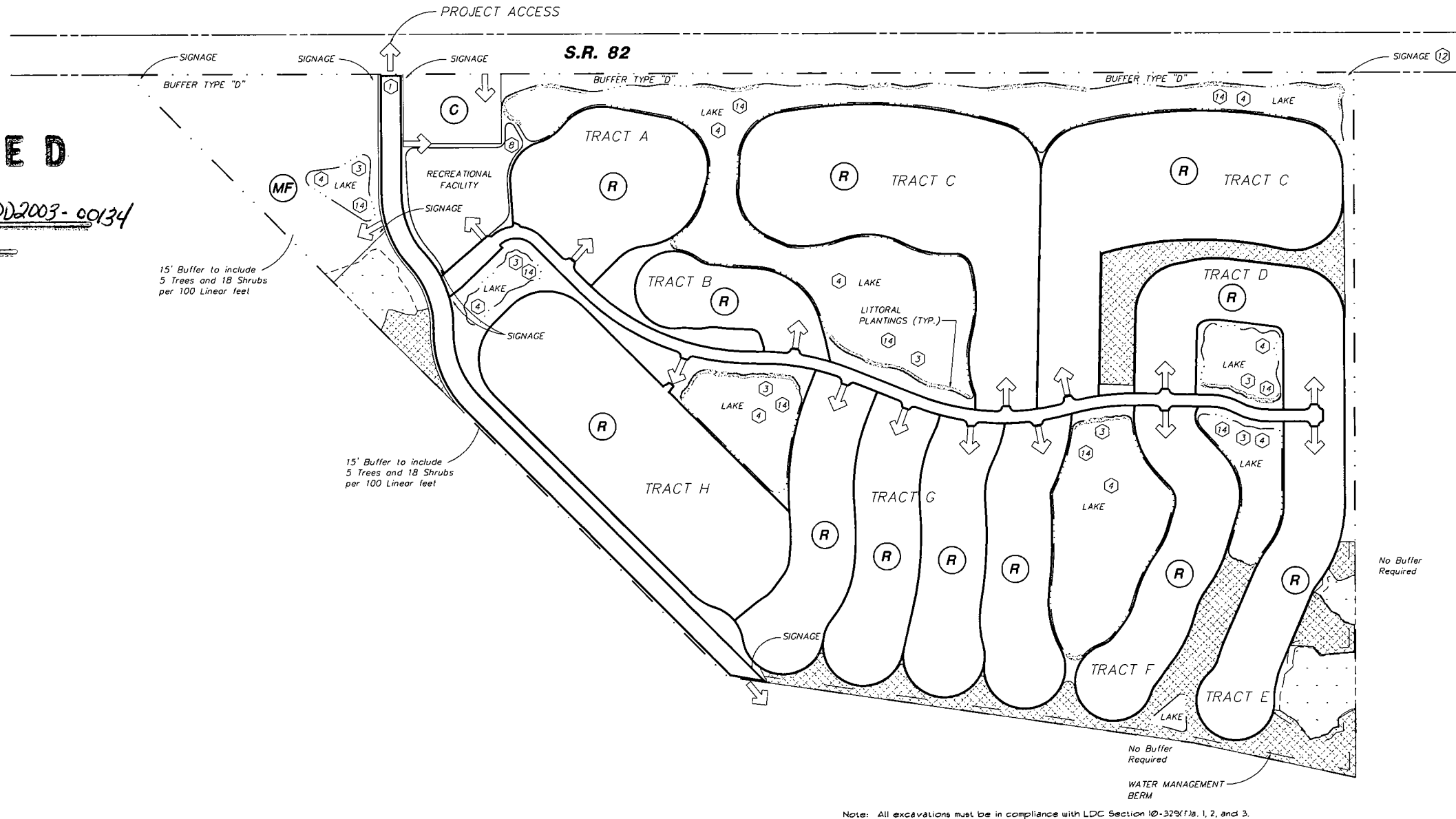
ZONING COUNTER

THIS SKETCH AND DESCRIPTION
IS NOT A BOUNDARY SURVEY

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERT. NO. 4009

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

APPROVED
Amended Plan
Subject to Case #ADD2003-00134
Date Oct. 6, 2003



SITE PLAN
PREPARED BY:

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS • NAPLES • SARASOTA
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (941) 939-5400 FAX: (941) 939-2525
ENGINEERING LICENSE # 03 6468
SURVEY LICENSE # LB 6660

LEGEND

- (C) COMMERCIAL
- (MF) MULTI-FAMILY RESIDENTIAL
- (R) RESIDENTIAL (SINGLE FAMILY, TWO FAMILY ATTACHED, ZERO LOT LINE)
- ROADWAYS INTO PARCELS
- WETLAND PRESERVE 6.4 Ac.
- SELECTED CLEARING ONLY 19.55 Ac.
- LITTORAL PLANTING AREA 2.19 Ac.

LAND USE SUMMARY / OPEN SPACE REQUIREMENTS

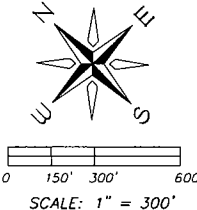
LANDUSE	PERMITTED INTENSITY	EST. ACRES	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED W/IN TRACT	REQUIRED INDIGENOUS
RESIDENTIAL	1500 Dwelling Units	1/- 208.6 Ac.	40% - 83.44 Ac.	10%	NONE
SR 82 COMMERCIAL	10,000 SF/AC Not to exceed a total of 50,000 SF	1/- 4.0 Ac.	30% - 1.44 Ac.	10%	NONE
ROW / EASEMENTS	N/A	1/- 41.3 Ac.	40% - 16.52 Ac.	0%	NONE
WETLANDS	N/A	1/- 6.4 Ac.	40% - 2.56 Ac.	100%	6.4 Ac.
LAKE	N/A	1/- 51.9 Ac.	40% - 23.16 Ac.	100%	NONE
PARK/OPEN AREA	N/A	1/- 23.9 Ac.	40% - 9.56 Ac.	100%	NONE
TOTAL:		1/- 342.9 Ac.	136.68 Sec. 10-4(b)	Min. 10%	6.4 Ac.

Note: Other than the wetlands, no areas that meet the definition of indigenous exist on site. Therefore there is only 6.4 acres of indigenous required.

STRAP NUMBERS
31-44-26-00-0000000000
06-45-26-00-0001000000

RECEIVED
SEP 24 2003

ZONING COUNTER
ADD 2003-00134



PROJECT NO. 80642
ACB NO. 80642-MCP05

PROJECT TITLE
Stoneybrook Gateway Administrative Amendment
Master Concept Plan - ADD2003-00134

PREPARED FOR
U.S. Home Corporation
10495 Six Mile Cypress Pkwy
Fort Myers, FL 33912

PREPARED BY
Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Engineering
3001 Tupper Ln
Fort Myers, FL 33906
Phone: (941) 939-5400
Fax: (941) 939-2525
Email: info@bankseng.com

PROJECT LOCATION
Lee County, FL

REVISIONS

NO.	DATE	BY	REVISION
1	08-20-02	WAS	Initial Design
2	08-20-02	JRJ	Revised Design
3	08-20-02	JRJ	Final Design

PROJECT NO. 80642
ACB NO. 80642-MCP05

PROJECT TITLE
Stoneybrook Gateway Administrative Amendment
Master Concept Plan - ADD2003-00134

PREPARED FOR
U.S. Home Corporation
10495 Six Mile Cypress Pkwy
Fort Myers, FL 33912

PREPARED BY
Urban Planning
Landscape Architecture
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3001 Tupper Ln
Fort Myers, FL 33906
Phone: (941) 939-5400
Fax: (941) 939-2525
Email: info@bankseng.com

PROJECT LOCATION
Lee County, FL

REVISIONS

NO.	DATE	BY	REVISION
1	08-20-02	WAS	Initial Design
2	08-20-02	JRJ	Revised Design
3	08-20-02	JRJ	Final Design