ACCO

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Rottlund Homes of FL, Inc. filed an application for administrative approval of the property development regulations for 6 lots in "Development Area C" in a Residential Planned Development on a project known as Marsh Landing (formerly Pelican Pointe) for request on property located at 23001 - 23023 Grassy Pine Dr., Estero, described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 47 South, Range 25 East, Lee County, Florida:

> Lots 25 thru 30, Block E, MARSH LANDING SUBDIVISION, as recorded in Plat Book 58, Pages 42-49, Public Records, Lee County, Florida.

WHEREAS, the property was originally rezoned in case number 95-01-329.03Z 01.01 [with subsequent amendments in case numbers 95-01-329.13A 01.01 and 95-01-329.13A 02.01]; 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 administrative amendment approved in PD-96-051 (Case #95-01-329.13A) for Development area "C" reduced lot depth, lot area, rear setback and increased lot coverage for those properties abutting the 1.86 acre wetland; and

WHEREAS, the subject six lots abut a 20 foot drainage easement running along the south property line of Marsh Landing; and

WHEREAS, the plat for Area "C" changed the lot lines so that they no longer extend across the drainage easement, decreasing the lot depth and area; and

WHEREAS, requested is a reduction in lot depth, lot area, rear setback and increased lot coverage, congruous with the reduction previously approved for the lots in Development Area "C", abutting the wetland; 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 amendment to the Residential Planned Development to allow a reduction in lot depth, lot area, rear setback and increased lot coverage, congruous with the reduction previously approved for the lots abutting the wetland in Development Area "C"is **APPROVED.**

Approval is subject to the following conditions:

1. **The development of the six lots must be in compliance with the property development regulations set forth for Development Area "C" on the amended Master Concept Plan, dated received, April 17, 1998, Ink Engineering, Inc., Master Concept Plan, Pelican Point, date last revised 4/98.**

2. **In addition to the properties previously approved in Administrative Amendment PD-96-051, the reduced lot depth, rear lot setback, lot square footage and increased maximum lot coverage shall apply to the 6 lots abutting the 20 foot drainage easement located along the south property line in Development Area "C" and identified by the letter "Z".**

3. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

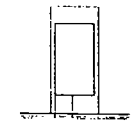
3. **Site Plan PD-98-040 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

DULY SIGNED this 5th day of June, A.D., 1998.

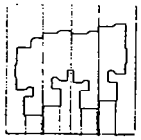
BY: Mary Gibbs

Mary Gibbs, Director
Department of Community Development

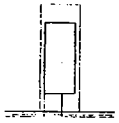
DEVELOPMENT AREA "A"
TYPICAL LOT
SCALE 1" = 60'



DEVELOPMENT AREA "C"
TYPICAL LOT



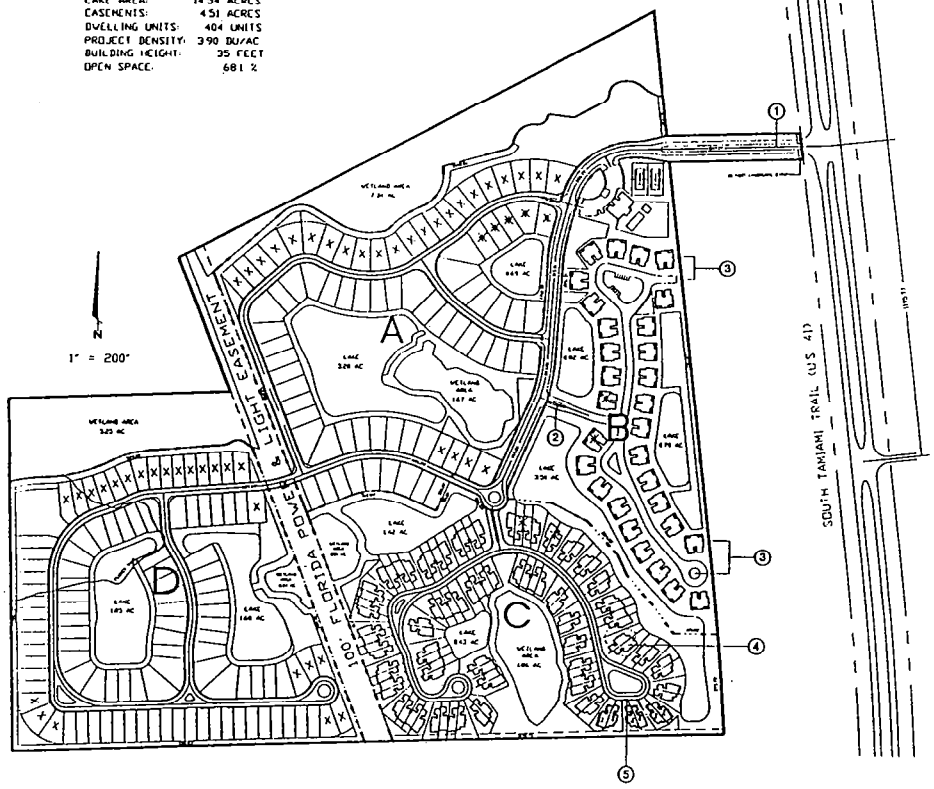
DEVELOPMENT AREA "B"
TYPICAL LOT
SCALE 1" = 60'



DEVELOPMENT AREA	ACREAGE	DWELLING UNITS	UNIT TYPE	OPEN SPACE	BUILDING HEIGHT
A	29.52 AC.	80	SINGLE FAMILY	61.7 %	35 FEET
B	18.83 AC	120	MULTIPLE FAMILY	67.2 %	35 FEET
C	24.49 AC.	64	FOUR-FAMILY ATTACHED	67.3 %	35 FEET
		34	TWO-FAMILY ATTACHED		35 FEET
D	27.56 AC.	106	SINGLE FAMILY	57.1 %	35 FEET

SITE DATA

PROJECT AREA:	120.69 ACRES
WETLAND AREA:	16.97 ACRES
LAKE AREA:	14.54 ACRES
EASEMENTS:	4.51 ACRES
DWELLING UNITS:	404 UNITS
PROJECT DENSITY:	3.90 DU/AC
BUILDING HEIGHT:	35 FEET
OPEN SPACE:	68.1 %



PROPOSED SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
DWELLING UNIT: SINGLE FAMILY
TWO-FAMILY ATTACHED
FOUR-FAMILY ATTACHED
MULTIPLE-FAMILY BUILDING
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
EXCAVATION: WATER RETENTION
FENCES, WALLS
HOME OCCUPATION
MODEL HOME, UNIT, DISPLAY CENTER
RECREATIONAL FACILITIES: PERSONAL
PRIVATE
RESIDENTIAL ACCESSORY USES
SIGNS (IN ACCORDANCE WITH CHAPTER 30)

PROPOSED SCHEDULE OF DEVIATIONS

1) DEVIATION FROM THE REQUIREMENT THAT WHERE PRACTICAL, ANY RESIDENTIAL DEVELOPMENT OF MORE THAN FIVE ACRES SHALL PROVIDE TWO OR MORE MEANS OF INGRESS OR EGRESS FOR THE DEVELOPMENT PER SECTION 10-291(3) OF THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW ONLY ONE ACCESS TO THE DEVELOPMENT OFF OF U.S. 41
2) DEVIATION FROM THE REQUIREMENT THAT PARKING LOT ACCESSES WHICH PROVIDE VEHICLE ACCESS TO MORE THAN 50 RESIDENTIAL UNITS AND TO MORE THAN 100 PARKING SPACES MEET THE MINIMUM ROADWAY RIGHT-OF-WAY WIDTH OF 35 FEET FOR A PRIVATELY MAINTAINED ROADWAY WITH CLOSED DRAINAGE PER SECTION 10-296(K)(4) OF THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW A PARKING LOT ACCESS WHICH WILL PROVIDE VEHICLE ACCESS TO 120 UNITS IN DEVELOPMENT AREA "B".
3) DEVIATION FROM THE REQUIRED MINIMUM BUILDING SETBACK OF 25 FEET FROM THE DEVELOPMENT PERIMETER TO VACANT ADJACENT LAND WHICH IS NOT ZONED FOR USES THAT ARE COMPATIBLE WITH THOSE USES PROPOSED FOR THE PLANNED UNIT DEVELOPMENT PER SECTION 34-935(b)(2)a. OF THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW A MINIMUM BUILDING AND PAVEMENT SETBACK OF 20 FEET.
4) DEVIATION FROM THE REQUIREMENT THAT PROHIBITS CONSTRUCTION IN RESOURCE PROTECTION AREAS AND TRANSITION ZONES PER SECTION 14-298(b)(2) OF THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW THE FILLING OF AN ISOLATED 0.2 ACRE RESOURCE PROTECTION AREA FOR DEVELOPMENT.
5) DEVIATION FROM THE REQUIRED MINIMUM RIGHT-OF-WAY WIDTH OF 35 FEET FOR A TWO-WAY PRIVATELY MAINTAINED STREET WITH CLOSED DRAINAGE PER SECTION 10-296 (TABLE 3) OF THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW A MINIMUM RIGHT-OF-WAY WIDTH OF 28 FEET FOR DEVELOPMENT AREA "C"

OPEN SPACE REQUIREMENTS
120.69 ACRES X 40 % = 48.27 ACRES

INDIGENOUS VEGETATION REQUIREMENTS
48.27 ACRES X 50 % = 24.14 ACRES

INDIGENOUS VEGETATION PROVIDED
WETLAND PRESERVE AREAS 16.97 ACRES
UPLAND PRESERVE AREAS 8.92 ACRES

*INDICATED ON SITE PLAN BY: [ ]
(ALSO SEE NOTE #5)

RECEIVED
APR 17 1998
PERMIT COUNTER
APPROVED
Amendment to Master Concept Plan
Subject to conditions in Resolution Z-98-046
Zoning Case: 98-01-329.13A.01.01

NOTES

1) THE ENTRANCE ROAD FROM U.S. 41 TO PORTION OF PROPERTY PRESENTLY ZONED RM-2 IS EXISTING (D.O. # 9-4-86).
2) THE LOCATION OF MODEL HOMES AND MODEL UNITS IS INDICATED BY AN ASTERISK
3) ALL ENTRANCE GATES AND GATEHOUSES WILL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 34-1749 OF THE LEE COUNTY LAND DEVELOPMENT CODE
4) PARKING WILL MEET THE REQUIREMENTS OF SECTIONS 34-2014 THRU 34-2020 OF THE LEE COUNTY LAND DEVELOPMENT CODE. STACKING WILL BE UTILIZED FOR ALL UNITS WITH DRIVEWAYS.
5) ALL OPEN SPACE, LANDSCAPING, AND BUFFERING WILL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED IN SECTION 10 OF THE LEE COUNTY LAND DEVELOPMENT CODE. THE 15 FOOT LANDSCAPE STRIP ALONG U.S. 41 WILL CONSIST OF A MINIMUM OF 5 TREES AND 18 SHRUBS PER 100 LINEAL FEET. AT LEAST 50 PERCENT OF THE REQUIRED OPEN SPACE AREA WILL BE DESIGNED TO PRESERVE EXISTING INDIGENOUS VEGETATION. HOWEVER, SPECIFIC AREAS SHOWN ON SITE PLAN MAY VARY SLIGHTLY BASED ON FINAL WETLAND MITIGATION PLAN APPROVAL BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
6) PROPERTY DEVELOPMENT REGULATIONS FOR DEVELOPMENT AREA "A", DEVELOPMENT AREA "C", AND DEVELOPMENT AREA "B" ARE INDICATED BY TYPICAL LOT DETAILS. PROPERTY DEVELOPMENT REGULATIONS FOR DEVELOPMENT AREA "B" WILL MEET THE MINIMUM REQUIREMENTS OF THE RM-2 ZONING DISTRICT PER SECTION 34-715 OF THE LEE COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE NOTED
7) PUBLIC TRANSIT IS NOT PRESENTLY AVAILABLE TO THE SUBJECT PROPERTY

PROJECT # 95-01-329.13A.01.01
PROJECT TYPE DO

DATE	11/94	3/95	11/95	11/95	11/95	1/98
SCALE	NOTED	NOTED	NOTED	NOTED	NOTED	NOTED
DESIGN	CPM	CPM	CPM	CPM	CPM	CPM
DRAWN	CPM	CPM	CPM	CPM	CPM	CPM
CHECK						
APPROVED						

DEVELOPMENT REGULATIONS FOR AREA "C" CPM
DEVELOPMENT REGULATIONS FOR AREA "A" CPM
ROADWAY REGULATIONS FOR AREA "B" CPM
DEVELOPMENT REGULATIONS FOR AREA "B" CPM
ROADWAY REGULATION PER D.O. PLAN CPM
PER APP. REV. FOR 5 LOTS IN AREA "C" CPM

INK ENGINEERING, INC.
ENGINEERS * SURVEYORS * PLANNERS
TEL. (813) 995-1556 * FAX (813) 995-3993
6391 ROU DRIVE * N. FT. MYERS, FLORIDA 33903

MASTER CONCEPT PLAN
PELICAN POINTE
SEC. 4 & 9, TWP. 47 S., RGE. 25 E.
LEE COUNTY, FLORIDA

FILE : 9434MPR3
DWG NO
9434
EXHIBIT IV-F