

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00038

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Coastal Living Homes LLC, filed an application for administrative approval to a Residential Planned Development on a project known as Estero River Estates on property located at 9010 Estero River Circle, described more particularly as:

LEGAL DESCRIPTION: In Section 34, Township 46 South, Range 25 East, Lee County, Florida:

See attached Exhibit "A"

WHEREAS, the property was originally rezoned in case number 98-08-067.03Z (Resolution # Z-98-93) with subsequent amendment in case number DCI2000-00026 (Resolution # Z-00-077); 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 approved RPD limits the lot coverage for residential lots in Tract "A" to a maximum of 40 percent ; and

WHEREAS, the applicant has requested to increase the lot coverage for the single-family lots in Tract "A" to 45 percent; 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 to increase the lot coverage for single-family lots in Tract "A" from 40 percent to 45 percent is **APPROVED.**

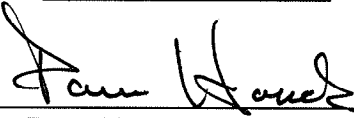
Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated April 18, 2000 (with revision #5 added on March 01, 2005), and received by**

Permit Counter on March, 04, 2005. Master Concept Plan for ADD2005-00038 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.

DULY SIGNED this 15th day of March, A.D., 2005.

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

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA
HOLMES BEACH ♦ PORT CHARLOTTE

DESCRIPTION OF A PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(KRISTEN WOODS RPD - TRACTS "A" AND "F")

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE S89°50'12"E ALONG THE NORTH LINE OF THE NORTHWEST ONE QUARTER (NW1/4) OF SAID SECTION 34 FOR 30.01 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S89°50'12"E ALONG SAID NORTH LINE FOR 1960.49 FEET TO THE EAST LINE OF THE WEST HALF (W1/2) OF THE NORTHEAST ONE QUARTER (NE1/4) OF THE NORTHWEST ONE QUARTER (NW1/4) OF SAID SECTION 34; THENCE S01°07'24"E ALONG SAID EAST LINE OF SAID FRACTION FOR 691.12 FEET; THENCE N89°50'12"W FOR 329.56 FEET; THENCE S01°07'24"E FOR 225.34 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1053.20 FEET, AND TO WHICH POINT A RADIAL LINE BEARS N04°49'56"E; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°58'34" FOR 403.96 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 1319.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°14'19" FOR 673.10 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 2548.71 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°28'26" FOR 65.57 FEET; THENCE N01°10'40"W, NON-RADIALLY, FOR 288.05 FEET; THENCE N89°50'12"W FOR 500.14 FEET TO THE EAST RIGHT-OF-WAY LINE OF SANDY LANE; THENCE N01°10'40"W ALONG SAID EAST LINE, SAID EAST LINE BEING PARALLEL WITH AND LYING 30.00 FEET EASTERLY OF (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF THE NORTHWEST ONE QUARTER (NW1/4) OF SAID SECTION 34, FOR 691.14 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT ALL THAT LAND LYING NORTHERLY OF THE CENTERLINE OF THE ESTERO CREEK IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS BEARING S01°10'40"E.

DESCRIPTION PREPARED OCTOBER 6, 1998.
REVISED MARCH 4, 2005.

Applicant's Legal Checked
by AM DBMAROS


THOMAS R. LEHNERT, JR.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5541

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SHEET 1 OF 2

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EXHIBIT "A"

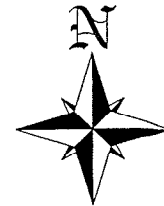
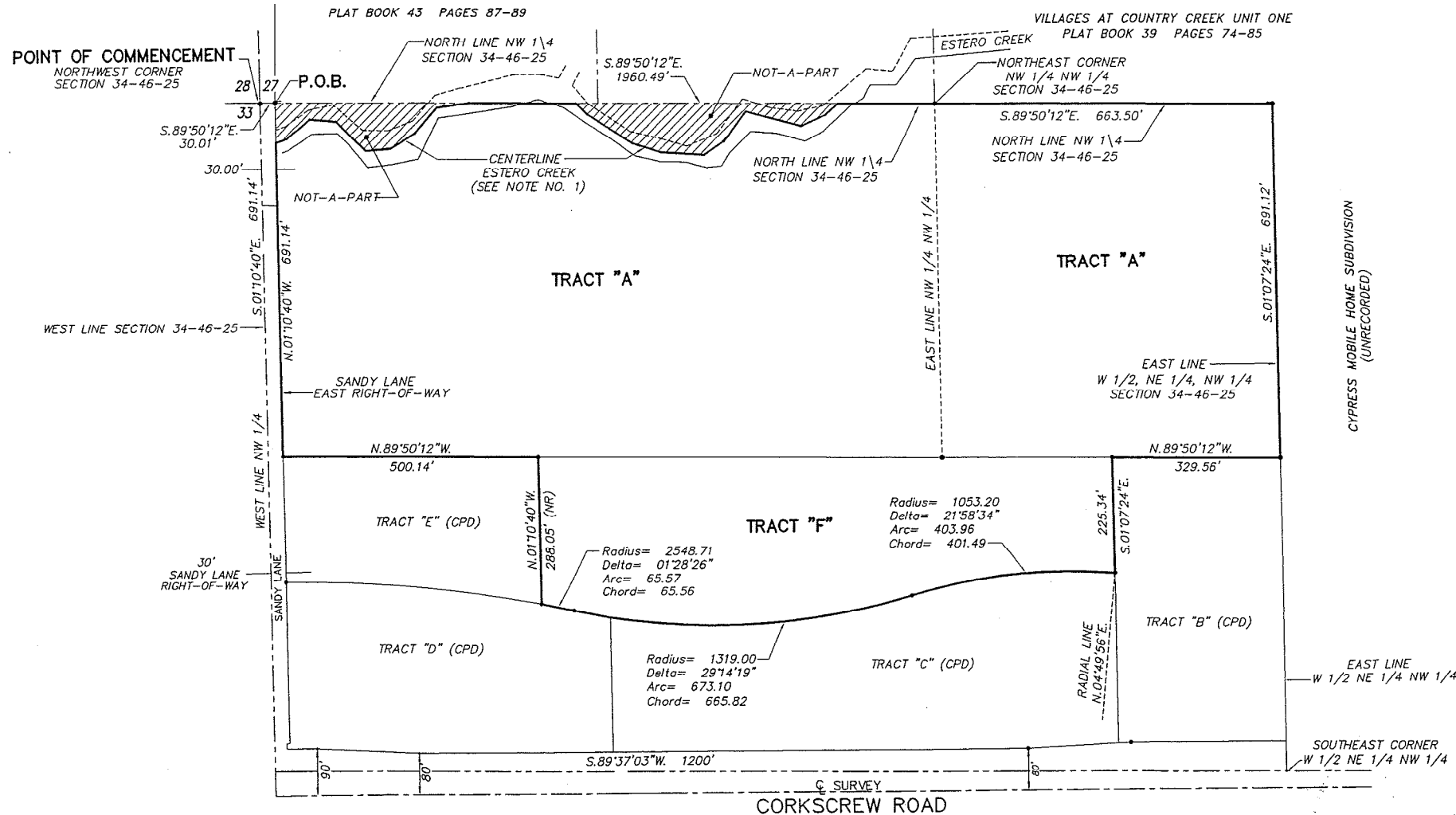
ADD 2005-00038

SKETCH OF DESCRIPTION

OF
A PARCEL OF LAND LYING IN
SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA
(KRISTEN WOODS RPD - TRACTS "A" & "F")

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" = 300'

NOTES:

1. THE CENTERLINE OF ESTERO CREEK, AS SHOWN, IS APPROXIMATE, AND IS BASED ON A BOUNDARY SURVEY PREPARED BY THIS FIRM.
2. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
3. ASSUMED NORTH BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEARING S 01°10'40" E.

LEGEND:

- ⊙ = INDICATES CENTERLINE
- (NR) = INDICATES NON-RADIAL LEE COUNTY PUBLIC RECORDS
- P.O.B. = INDICATES POINT OF BEGINNING
- (CPD) = INDICATES COMMERCIAL PLAN DEVELOPMENT

Applicant's Legal Checked

by THY OMAROS

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

THOMAS B. LEHNERT, JR.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5546

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

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PROJECT SUMMARY DATA

SITE AREA
CORKSCREW PALMS BLVD. R/W
NET SITE AREA
LAND USE CLASSIFICATION
EXISTING ZONING
PROPOSED ZONING
WATER & SEWER UTILITIES
FIRE DISTRICT
FLOOD ZONE

55.60 ACS. (+ OR -)
0.90 ACS.
54.70 ACS.
SUBURBAN
AG-2
R.P.D./C.P.D.
OUT UTILITY COMPANY
ESTERO
B

DEVELOPMENT PROGRAM

RESIDENTIAL
TRACT "A"
• SITE AREA
• 1105 D.U.S.
TRACT "F"
• SITE AREA
• ADULT LIVING FACILITY UNITS
CONSISTENT WITH L.D.C. 34-1494
- 40 MF UNITS TO 160 MF UNITS W/GROUP DINING

30.0 ACS. (+ OR -)
12.0 ACS.
1.3 ACS. (A)
12.0 ACS.
3.0 ACS.
0.4 ACS.
1.3 ACS.
1.3 ACS.
1.3 ACS.
1.3 ACS.
2.6 ACS.
4.50 ACS.

PROFESSIONAL OFFICE
TRACT "B"
• SITE AREA
• 30,000 S.F.
TRACT "C", "D" & "E"
• SITE AREA
• 140,000 S.F.

4.2 ACS. (+ OR -)
14.0 ACS. (+ OR -)

OPEN SPACE TABLE TRACT A RESIDENTIAL (1)

SITE AREA
TOTAL OPEN SPACE REQUIRED (940X)
TOTAL NATIVE SPACE PROVIDED
TOTAL OPEN SPACE PROVIDED
LAND AREA
OTHER INTERNAL LANDSCAPE/BUFFER
ESTERO CREEK BUFFER 427 HAVING OAK
ESTERO CREEK BUFFER 221 ORANGE GROVE
(A) ESTERO RIVER BUFFER & DEVIATION FOUR
510 STREAM
427 NATIVE OAK
221 ORANGE GROVE
TOTAL WITHOUT 510 STREAM
TOTAL WITH 510 STREAM

30.0 ACS.
12.0 ACS.
1.3 ACS. (A)
12.0 ACS.
3.0 ACS.
0.4 ACS.
1.3 ACS.
1.3 ACS.
1.3 ACS.
2.6 ACS.
4.50 ACS.

OPEN SPACE TABLE TRACT "B" OFFICE (1)

SITE AREA
RIGHT-OF-WAY
NET SITE AREA
TOTAL OPEN SPACE REQUIRED
TOTAL OPEN SPACE PROVIDED
• LANDSCAPE BUFFER AREAS
• OTHER INTERNAL LANDSCAPE AREAS

4.2 ACS.
0.45 ACS.
3.75 ACS.
1.13 ACS.
0.72 ACS.
0.41 ACS.

OPEN SPACE TABLE TRACTS "C", "D" & "E" OFFICE (1)

SITE AREA
RIGHT-OF-WAY
NET SITE AREA
TOTAL OPEN SPACE REQUIRED
TOTAL OPEN SPACE PROVIDED
• LANDSCAPE BUFFER AREAS
• OTHER INTERNAL LANDSCAPE AREAS

14.7 ACS.
0.27 ACS.
14.43 ACS.
4.3 ACS.
1.3 ACS.
3.0 ACS.

OPEN SPACE TABLE TRACT "F" RESIDENTIAL (1)

SITE AREA
RIGHT-OF-WAY
NET SITE AREA
TOTAL OPEN SPACE REQUIRED
TOTAL OPEN SPACE PROVIDED
• LANDSCAPE BUFFER AREAS
• OTHER INTERNAL LANDSCAPE AREAS

6.7 ACS.
0.16 ACS.
6.5 ACS.
2.0 ACS.
0.65 ACS.
1.95 ACS.

PROJECT NOTES AND GENERAL CONDITIONS - TRACT "A" & "B" OPTION 2 TRACTS "C", "D", "E" & "F" OPTION 1

1. THE MASTER CONCEPT PLAN DEPICTS THE PROJECT'S GENERAL CONFIGURATION AND AS SUCH, IS FOR CONCEPTUAL REVIEW AND ZONING PURPOSES ONLY. THE PLAN'S FINAL SITE AREA, INTERNAL ROW, PARKING AND CIRCULATION AREAS, BUILDING FOOTPRINTS, SURFACE WATER MANAGEMENT SYSTEM AND OTHER FUNCTIONAL ELEMENTS, WILL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT ORDER PERMITTING.
2. UNLESS OTHERWISE NOTED, PROJECT PARKING AND CIRCULATION SHALL CONFORM WITH LDC 34-2013 - 2020. LANDSCAPING, OPEN SPACE AND BUILDINGS SHALL CONFORM WITH LDC 10-41 - 416. UNLESS NOTED THE PROJECT WILL CONFORM WITH ALL OTHER LDC REGULATIONS AND STANDARDS.
3. THE PROJECT'S SURFACE WATER MANAGEMENT SYSTEM WILL COMPLY AND BE MAINTAINED IN ACCORDANCE WITH ALL RELEVANT LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. THE PROJECT MAY HAVE THE LAND COMPLETELY ENCLOSED AND WILL BE DEEMED CONSISTENT WITH THE PLANNED DEVELOPMENT MASTER CONCEPT PLAN.
4. PHASE ONE MAY CONSIST OF ROADS, UTILITIES AND THE STORM WATER MANAGEMENT SYSTEM FOR ANY IDENTIFIED TRACTS. LOTS AND TRACTS SHALL OBTAIN INDIVIDUAL DEVELOPMENT ORDERS AND FURTHER SUBDIVISION MAY BE PERMITTED AT THE TIME OF FINAL DEVELOPMENT ORDER PERMITTING.
5. THE PROPERTY IS NOT LOCATED ON A LEE TRAN ROUTE.
6. PROJECT SIGN LOCATIONS ARE TO BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT ORDER PERMITTING.
7. PARCELS B, C, D & E MAY BE SUBDIVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE AND OTHER APPROPRIATE LAND DEVELOPMENT RULES AND REGULATIONS.
8. THE CORKSCREW ROAD 30 FOOT LANDSCAPE BUFFER AREA IS SUBJECT TO COUNTY DRAINAGE PLAN ACCOMMODATION.

SCHEDULE OF USES - RPD - TRACTS "A" & "F"

ADMINISTRATIVE OFFICES
AGRICULTURAL USES, EXISTING ONLY, SUBJECT TO CONDITION 12
DWELLING UNIT:
TOWNHOUSE
MULTIPLE FAMILY BUILDING
TWO-FAMILY ATTACHED
DUPLEX
SINGLE FAMILY
ENTRANCE GATES & GATE HOUSE, IN COMPLIANCE WITH LDC SECTION 34-1749
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION
FENCES, WALLS
HOME OCCUPATION, WITH NO OUTSIDE HELP
MODEL UNIT
MODEL HOME
PARKING LOT, ACCESSORY
RECREATION FACILITIES, PRIVATE ON-SITE, PERSONAL
RECREATION FACILITIES, INCLUDING BUT NOT LIMITED TO:
BOARDWALK/OVERLOOK - EXCEPT WITHIN PRESERVE AREA LOCATED ALONG BANKS OF ESTERO RIVER
SWIMMING POOLS
TENNIS COURTS
SHUFFLEBOARD COURTS
HORSESHOE PITS
VITA COURSE, PING PONG AREA - EXCEPT WITHIN PRESERVE AREA LOCATED ALONG BANKS OF ESTERO RIVER
BOOCIE COURT
RESIDENTIAL ACCESSORY USES
SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
TEMPORARY SALES CENTER
TEMPORARY USES (LDC SECTION 34-3041)

SCHEDULE OF USES - PROFESSIONAL OFFICE & PERSONAL SERVICES - TRACTS "B" & "C"

ADMINISTRATIVE OFFICES
AGRICULTURAL USES, EXISTING ONLY, SUBJECT TO CONDITION 12
ATM, LIMITED TO ONE IN SOUTHWEST CORNER OF TRACT "B"
BANKS AND FINANCIAL ESTABLISHMENTS, GROUPS I & II
BUSINESS SERVICES, GROUP I
CULTURAL FACILITIES, LIMITED TO ART GALLERIES & MUSEUMS
DAY CARE CENTER, ADULT
DAY CARE CENTER, CHILD, LIMITED TO TRACT "C" ONLY
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION
FENCES, WALLS
HEALTH CARE FACILITY, GROUP II, INCLUDING PHARMACY
INSURANCE COMPANY
MEDICAL OFFICE, INCLUDING PHARMACY
PARKING LOT, ACCESSORY
PERSONAL SERVICES, ALL GROUPS, EXCLUDING MASSAGE PARLORS
RESEARCH AND DEVELOPMENT LABORATORIES, GROUPS II AND IV
SIGNS, IN ACCORDANCE WITH LDC CHAPTER 30
SOCIAL SERVICES, GROUP I
STUDIOS
LAUNDRY, DRY CLEANING, GROUP I

SCHEDULE OF USES - PROFESSIONAL OFFICE & PERSONAL SERVICES - TRACT "D"

ALL USES PERMITTED ON TRACTS "B" & "C", AND INCLUDING THE FOLLOWING:
DAY CARE CENTER, CHILD & ADULT
DRIVE-THRU FACILITY FOR BANK
PCT 910P
SCHOOLS, COMMERCIAL

SCHEDULE OF USES - PROFESSIONAL OFFICE TRACT "E"

ADMINISTRATIVE OFFICES
AGRICULTURAL USES, EXISTING ONLY, SUBJECT TO CONDITION 12
BUSINESS SERVICES, GROUP I
CULTURAL FACILITIES, LIMITED TO ART GALLERIES & MUSEUMS
DAY CARE CENTER, CHILD, ADULT
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION
FENCES, WALLS
HEALTH CARE FACILITY, GROUP II
INSURANCE COMPANY
MEDICAL OFFICE
PARKING LOT, ACCESSORY
PERSONAL SERVICES, ALL GROUPS
RESEARCH AND DEVELOPMENT LABORATORIES, GROUPS II AND IV
SIGNS, IN ACCORDANCE WITH LDC CHAPTER 30
STUDIOS

SCHEDULE OF USES - GROUP RESIDENTIAL TRACT "F"

ADMINISTRATIVE OFFICE
ADULT LIVING FACILITY
AGRICULTURAL USES, EXISTING ONLY, SUBJECT TO CONDITION 12
DWELLING UNIT:
TOWNHOUSE
MULTIPLE FAMILY BUILDING
ENTRANCE GATES & GATE HOUSE, IN COMPLIANCE WITH LDC SECTION 34-1749
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION
FENCES, WALLS
HEALTH CARE FACILITY, GROUP I & II INCLUDING PHARMACY
HOME OCCUPATION, WITH NO OUTSIDE HELP
MODEL UNIT
PARKING LOT, ACCESSORY
RECREATION FACILITIES, PRIVATE ON-SITE, PERSONAL
RECREATION FACILITIES, INCLUDING BUT NOT LIMITED TO:
BOARDWALK/OVERLOOK
SWIMMING POOLS
TENNIS COURTS
SHUFFLEBOARD COURTS
RESIDENTIAL ACCESSORY USES
SIGNS, IN COMPLIANCE WITH LDC CHAPTER 30
TEMPORARY SALES CENTER
TEMPORARY USES (LDC SECTION 34-3041)

PREPARED FOR:

LEXINGTON ASSOCIATES, LLP

9371 CYPRESS LAKE DRIVE SUITE NO. 17
FORT MYERS, FLORIDA 33919

Banks Engineering, Inc.

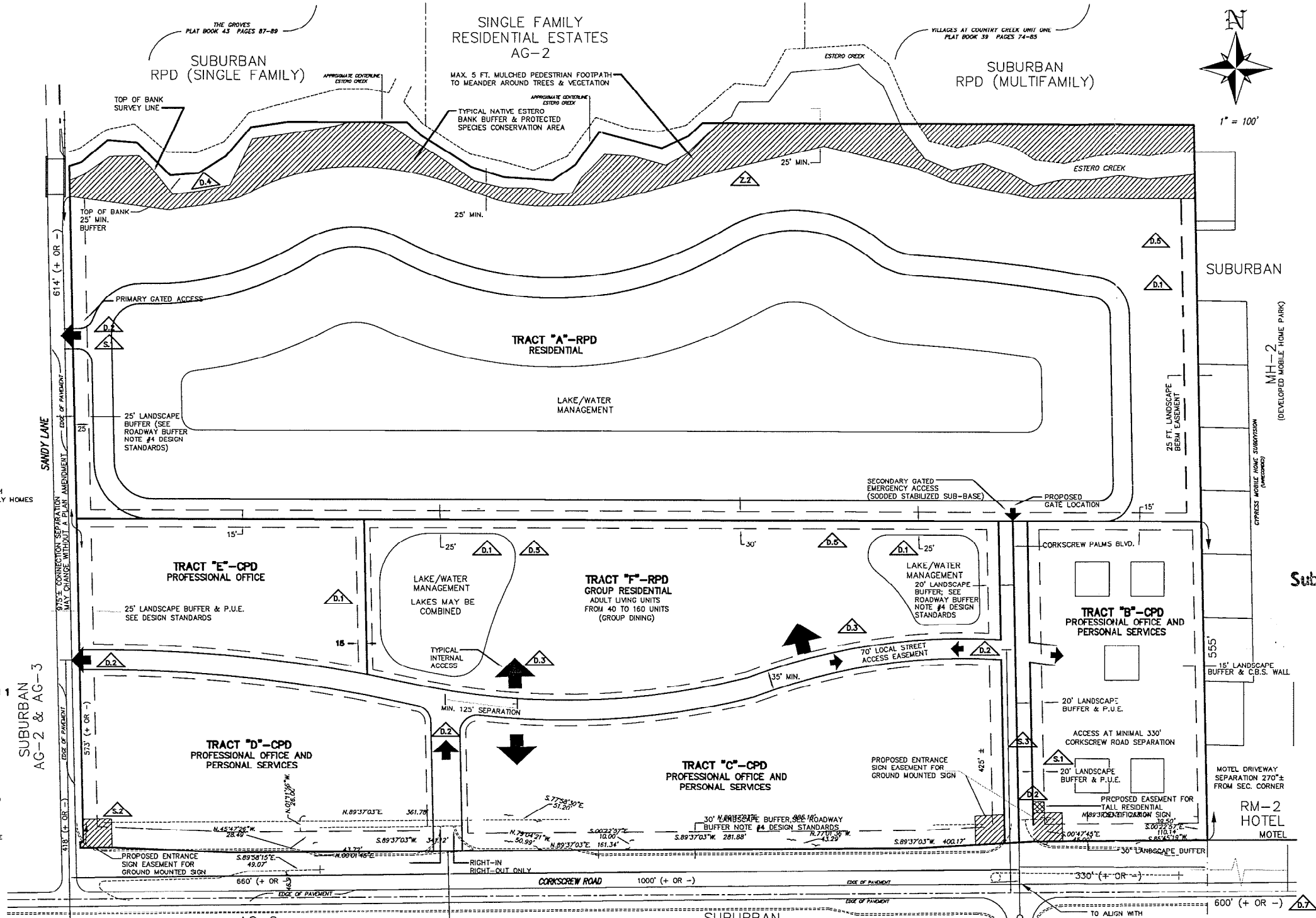
Professional Engineers, Planners & Land Surveyors

10501 SX MILE CYPRESS PARKWAY - SUITE 104 FORT MYERS, FLORIDA 33912
PHONE: (941)939-5490 FAX: (941)939-2523

2150 GOODLETTE-FRANK ROAD - SUITE 701 NAPLES, FLORIDA 34102
PHONE: (941)403-8866 FAX: (941)403-8868

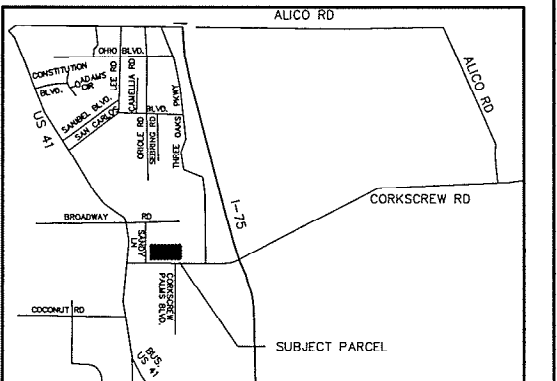


1" = 100'



APPROVED
Amendment to
Master Concept Plan
Subject to Case #ADD2005-00038
Date 3/15/05

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SITE LOCATION MAP
N.T.S.

MASTER CONCEPT PLAN-OPTION NO. 1
KRISTEN WOODS-2000 AMENDMENT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
4-18-00	1216	RPD-MCP	TRL	TRL	TRL	100	1	2	34-46-25

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SITE DEVELOPMENT REGULATIONS – TRACTS "A" & "F" (PER RESOLUTION #Z-98-093)

MINIMUM LOT SIZE:	TOWNHOUSE
LOT WIDTH PER UNIT	37.5 FEET
LOT DEPTH	100.0 FEET
LOT AREA PER UNIT	3,750 SQUARE FEET
MINIMUM LOT SIZE:	MULTIPLE FAMILY AND ALF
LOT WIDTH	100 FEET
LOT DEPTH	100 FEET
LOT AREA	10,000 SQUARE FEET
MINIMUM SETBACKS	
FRONT (STREET)	20 FEET
SIDE (EXTERIOR)	10 FEET
SIDE (INTERIOR)	0 FEET
REAR	20 FEET
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT	2 STORIES/30 FEET ADJACENT TO ESTERO RIVER 3 STORIES/40 FEET INTERNAL TO THE SITE
MINIMUM SETBACKS	MULTIPLE FAMILY AND ALF
FRONT (STREET)	20 FEET – CARPORT/GARAGE 15 FEET – MULTIPLE FAMILY BUILDING 20 FEET – ALF
SIDE (STREET)	10 FEET
SIDE (EXTERIOR)	10 FEET
REAR	20 FEET
WATER BODY	20 FEET
ACCESSORY STRUCTURES	5 FEET FROM REAR PROPERTY LINE
MINIMUM BUILDING SEPARATION	1/2 THE SUM OF THE BUILDING HEIGHTS, BUT NOT LESS THAN 20 FEET
MAXIMUM BUILDING HEIGHT	2 STORIES/30 FEET ADJACENT TO ESTERO RIVER 3 STORIES/40 FEET FOR ALL BUILDINGS INTERNAL TO TRACT "A" 3 STORIES/40 FEET – TRACT "F"
MINIMUM SEPARATION	10 FEET (BETWEEN MULTIPLE FAMILY UNITS AND GARAGES/CARPORT LOCATED ON THE SAME PARCEL)
MINIMUM SETBACKS	RECREATIONAL FACILITY, PRIVATE ON-SITE
FRONT (STREET)	20 FEET
SIDE	10 FEET
REAR (EAST PROP. LINE TRACT "A" ONLY)	200 FEET
WATER BODY	20 FEET
NOTE: THE ABOVE DEVELOPMENT REGULATIONS ARE SUBJECT TO A MINIMUM 75 FOOT DEVELOPMENT SETBACK FROM THE ESTERO RIVER TOP OF BANK AND OTHER CONDITIONS AS SET FORTH IN RESOLUTION Z-98-093.	

SITE DEVELOPMENT REGULATIONS – TRACT "A" (PER 2000 AMENDMENT)

SINGLE FAMILY DETACHED	
MINIMUM LOT SIZE:	5,000 SQUARE FEET
MINIMUM LOT WIDTH:	50 FEET
MINIMUM LOT DEPTH:	100 FEET
MINIMUM SETBACKS:	
FRONT	20 FEET
SIDE	5 FEET
REAR	20 FEET (5 FEET FOR ACCESSORY STRUCTURE)
WATERBODY	25 FEET (10 FEET FOR ACCESSORY STRUCTURE)
MINIMUM BUILDING SEPARATION:	10 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM LOT COVERAGE:	45 PERCENT
ZERO LOT LINE & TWO-FAMILY:	
MINIMUM LOT SIZE:	7,500 SQUARE FEET
MINIMUM LOT AREA PER UNIT:	3,750 SQUARE FEET
MINIMUM LOT WIDTH PER UNIT:	37.5 FEET
MINIMUM LOT DEPTH:	100 FEET
MINIMUM SETBACKS:	
FRONT	20 FEET
SIDE	5 FEET (10 FEET FOR CORNER SIDE & 0 FEET FOR COMMON WALL UNIT)
REAR	20 FEET (5 FEET FOR ACCESSORY STRUCTURE)
WATERBODY	25 FEET
MINIMUM BUILDING SEPARATION:	10 FEET (25 FEET FOR RECREATION HALL)
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM LOT COVERAGE:	40 PERCENT
DUPLEX:	
MINIMUM LOT AREA:	5,000 SQUARE FEET
MINIMUM LOT WIDTH:	50 FEET
MINIMUM LOT DEPTH:	100 FEET
MINIMUM SETBACKS:	
FRONT	20 FEET
SIDE	5 FEET (10 FEET FOR CORNER SIDE & 0 FEET FOR COMMON WALL UNIT)
REAR	20 FEET (5 FEET FOR ACCESSORY STRUCTURE)
WATERBODY	25 FEET
MINIMUM BUILDING SEPARATION:	10 FEET (25 FEET FOR RECREATION HALL)
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM LOT COVERAGE:	40 PERCENT

TRACTS B, C, D & E PROFESSIONAL OFFICE DEVELOPMENT STANDARDS

MIN. AREA DIMENSIONS:	
MIN. LOT AREA	20,000 SQ. FT.
MIN. LOT WIDTH	100 FT.
MIN. LOT DEPTH	100 FT.
MIN. BUILDING SETBACKS:	
STREET SETBACK	20 FT.
CORKSCREW ROAD SETBACK	30 FT.
SIDE SETBACKS	15 FT.
REAR SETBACKS	20 FT.
REAR SETBACK FROM WATER	20 FT.
MAX. BUILDING HEIGHT	30 FT./2 STORIES
MAX. LOT COVERAGE	50%

KRISTEN WOODS RPD/CPD ZONING DEVIATIONS (PER RESOLUTION #Z-98-093)

- Z.1. A REQUEST TO DEVATE FROM THE LDC 34-2194(c)(1), **WITHDRAWN**
- D.1. SEEKS RELIEF FROM LDC SECTION 10-329(e)(1)(a)(3) WHICH REQUIRES A MINIMUM SETBACK OF 50 FEET FROM PRIVATE PROPERTY LINES UNDER SEPARATE OWNERSHIP, TO ALLOW A SETBACK OF 25 FEET. THIS DEVIATION IS APPROVED.
- D.2. SEEKS RELIEF FROM LDC SECTION 10-296(d) TABLE 4(7)(c)(1) WHICH REQUIRES THAT STREET WEARING SURFACES MEET FOOT STANDARD SPECIFICATIONS, TO ALLOW THE USE OF CEMENT CONCRETE PAVERS OR SIMILAR DECORATIVE PAVING MATERIALS FOR LOCAL STREETS WITHIN THE PROJECT'S RIGHT-OF-WAY. THIS DEVIATION IS APPROVED FOR THE PRIVATELY MAINTAINED ROADS ONLY AND **SUBJECT** TO THE PROVISIONS OF CONDITION 3 HEREIN ABOVE.
- D.3. A REQUEST TO DEVATE FROM LDC SECTION 10-296(m)(4)(c) HAS BEEN **WITHDRAWN**.
- D.4. SEEKS RELIEF FROM LDC SECTION 10-413(c)(1) WHICH REQUIRES THAT 50 PERCENT OF A PROJECT'S OPEN SPACE CONSIST OF NATIVE INDIGENOUS VEGETATION, TO PERMIT THE PRESERVATION OF ONLY 1.3 ACRES OF EXISTING NATIVE VEGETATION. THIS DEVIATION IS APPROVED.
- D.5. SEEKS RELIEF FROM LDC SECTION 10-329(e)(5) WHICH MAY REQUIRE, A THE DESCRETION OF THE DIRECTOR, A 4-FOOT HIGH FENCE AROUND AN EXCAVATION FOR WATER RETENTION WHEN LOCATED LESS THAN 100 FEET FROM ANY PROPERTY UNDER SEPARATE OWNERSHIP, TO WAIVE THAT REQUIREMENT. THIS DEVIATION IS APPROVED, FOR ALL BOUNDARIES EXCEPT THE EASTERN BOUNDARY OF THE LAKE LOCATED ON THE EASTERN PORTION OF TRACT "A", AND **SUBJECT** TO THE PROVISIONS OF CONDTION 4 HEREIN ABOVE.
- D.6. A REQUEST TO DEVATE FROM LDC SECTION 10-414 HAS BEEN **WITHDRAWN**.
- D.7. SEEKS RELIEF FROM LDC SECTION 10-285(c) WHICH REQUIRES THAT INTERSECTIONS ON ARTERIAL STREETS BE SPACED AT A MINIMUM DISTANCE OF 660 FEET, TO ALLOW A MINIMUM INTERSECTION SEPARATION OF 600 FEET BETWEEN THIS PROPERTY'S EASTERMOST ACCESS ONTO CORKSCREW ROAD AND THE TWO ACCESS POINTS FOR CORKSCREW PALMS BOULEVARD AND THE MOTEL TO THE EAST. THIS DEVIATION IS APPROVED.
- D.8. SEEKS RELIEF FROM LDC SECTION 10-416(d)(9) REQUIREMENT TO MAINTAIN THE EXISTING VEGETATION WITHIN A 25 FOOT WDE VEGETATIVE BUFFER LANDWARD OF THE MEAN HIGH WATER LINE ALONG NATURAL WATERWAYS, TO ALLOW A BOARDWALK STRUCTURE TO BE CONSTRUCTED WITHIN THE SINGLE CONTROLLED ACCESS AREA IDENTIFIED IN CONDITION 10. THIS DEVIATION IS APPROVED.
- S.1. SEEKS RELIEF FROM LDC SECTION 30-151(1)(a) WHICH LIMITS ANNOUNCEMENT SIGNS TO ONE GROUND-MOUNTED, 32 SQUARE FOOT SIGN PER STREET FRONTAGE AND FOR A PERIOD OF UP TO 180 DAYS DURATION, TO ALLOW ONE GROUND-MOUNTED, 64 SQUARE FOOT SIGNS FOR 360 DAYS. THIS DEVIATION HAS BEEN APPROVED.
- S.2. SEEKS RELIEF FROM LDC SECTION 30-152(2)(b) WHICH PERMITS ONE ADDITIONAL PERMANENT RESIDENTIAL IDENTIFICATION SIGN ALONG EACH BOUNDARY OF THE DEVELOPMENT WHICH EXCEEDS 2,000 FEET IN LENGTH, TO PERMIT ONE ADDITIONAL PERMANENT ENTRANCE SIGN ALONG THE PROJECT'S MAIN CORKSCREW ROAD/CORKSCREW PALMS BOULEVARD ENTRANCE. THIS DEVIATION HAS BEEN APPROVED.
- S.3. SEEKS RELIEF FROM LDC SECTION 30-153(2)(a)(4) WHICH REQUIRES SIGNS TO BE SET BACK A MINIMUM OF 15 FEET FROM ANY STREET RIGHT-OF-WAY, TO ALLOW A PROJECT IDENTIFICATION SIGN WITHIN THE MEDIAN OF THE PROJECT'S INTERNAL ROAD RIGHT-OF-WAY. THIS DEVIATION IS APPROVED **SUBJECT** TO CONDITION 5 HEREIN ABOVE.
- S.4. SEEKS RELIEF FROM LDC SECTION 30-152(4)(c)(4) WHICH REQUIRES ON-SITE DIRECTIONAL SIGNS TO BE SET BACK A MINIMUM OF 15 FEET FROM ANY STREET RIGHT-OF-WAY, TO PERMIT A 5-FOOT SETBACK FROM PRIVATE RIGHTS-OF-WAY. THIS DEVIATION IS APPROVED, **SUBJECT** TO CONDITION 6 HEREIN ABOVE.

SCHEDULE OF ADDITIONAL DEVIATIONS (PER 2000 AMENDMENT)

- A.1. **WITHDRAWN**
- A.2. **WITHDRAWN**

KRISTEN WOODS RPD/CPD DESIGN STANDARDS

- Parking:**
1. Parking lots within 50 ft. of Corkscrew Road are prohibited. Parking lots directly fronting Corkscrew Palms Blvd. will be buffered and screened by a continuous evergreen shrub hedge at 36" high and 4ft. off-center. All other parking lot areas will be landscaped according to the Lee Co. LDC effective at the time of zoning approval.
- Lighting:**
1. Parking lots shall be illuminated with enough intensity to create secure areas, yet without creating an overly intense, commercial image. Parking lot area lamps shall be hooded or globed with light directed downward, and shall not exceed 18 ft. in height.
- Service Function Areas:**
1. All service function areas are to be located away from Corkscrew Road, Sandy Lane and Corkscrew Palms Boulevard and be screened on three sides with a 6 ft. stuccoed CBS, masonry, fence or other similar structural device with solid gate; service function areas are to be fully buffered by shrubs and landscaping or other appropriate structural screening device.
2. All interior project electric, phone and cable utilities must be below grade, subject to service provider ability and approval.
3. All exterior mechanical equipment must be screened from off site views by landscaping, walls, fences or other appropriate screening devices.
4. Roof mounted HVAC and other mechanical equipment must be situated to minimize visibility from Corkscrew Road.
- Building Size, Placement and Architectural Standards:**
1. The design and location of all office park buildings must relate to each other in their massing and scale; special attention should be given to overall composition, fenestration and use of colors and materials so as to create a unified commercial development; building height should transition as appropriate towards residential neighborhoods. All buildings shall have architectural features identified in the Planning Report and subsequent resolution.
- Roadway Buffering:**
1. The project will feature a minimum 30 ft. Corkscrew Road landscaped buffer, with five native trees and a double staggered 36 inch Type "D" Hedge. New landscaping will be planted in a well designed and clustered manner. If the County purchases or condemns a select portion of Tracts C & D, Corkscrew Road frontage for Water Management, then a 15 ft. Type "D" hedge will be required.
2. The project will feature a minimum 25 ft. Sandy Lane buffer, with 5 native trees and a double staggered 36 inch Type "D" Hedge. New landscaping will be planted in a well designed and clustered manner.
3. The project will feature a minimum 20 ft. Corkscrew Palms Blvd. buffer with 5 native trees and 12 native shrubs per 100 linear feet. New landscaping will be planted in a well designed and clustered manner.
4. All buffers may include a public utility easement.
- Signage:**
1. Permanent site identification signs, building identification signs, and directory signs must be architecturally integrated and compatible with the project's building design and color; unless stated otherwise, all signs shall comply with the Lee County's LDC effective at the time of zoning approval.
2. Tracts A & B will share one "Entrance Project Identification" low profile, ground mounted sign at a maximum 8 ft. height with sign copy area not to exceed 150 s.f. Tracts C,D,E & F will share one "Entrance Project Identification" low profile, ground mounted sign at a maximum 8 ft. height with sign copy area not to exceed 150 s.f. at the west side of the Corkscrew Palms Blvd. entrance and at the Sandy Lane Intersection. Ground mounted signs are to be landscaped with a minimum of 30 small shrubs planted around the base of the sign.
3. Tracts B, C, D & E are permitted to have one 18 ft. tall "Permanent Site Identification" sign with copy area not to exceed 150 s.f. If Tracts B, C & D are subdivided, each subdivided parcel will have the right to erect an 18 ft. tall, 150 s.f. area, "Permanent Site Identification" sign. All "Permanent Site Identification" signs will be landscaped with a minimum of 30 small shrubs or ground cover and 10 large shrubs planted around the base of the sign.
4. Residential Tract A will have one 12 ft. "Residential Identification Entrance" sign at the Corkscrew Road/Corkscrew Palms Boulevard, one ground mounted "Residential Identification Entrance" sign at the Tract A entrance, and one optional "Residential Identification Entrance" sign at the Sandy Lane entrance. All signs must be landscaped with a minimum of 30 small shrubs, ground cover and 10 large shrubs planted around the sign back.

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PERMIT COUNTER

ADD 2005-00038

PREPARED FOR:

LEXINGTON ASSOCIATES, LLP

9371 CYPRESS LAKE DRIVE SUITE NO. 17
FORT MYERS, FLORIDA 33919

5	03-01-2005	INCREASE S.F. LOT COVERAGE TO 45%	TRL	
4	02-09-2001	PER B.O.C.C. & H&N	TRL	
3	10-31-2000	PER COUNTY COMMENTS (NORMAL)	TRL	
2	10-16-2000	SECOND SUFFICIENCY RESPONSE	TRL	
1	08-15-2000	FIRST SUFFICIENCY RESPONSE	TRL	
NO.	DATE	REVISION DESCRIPTION	BY	

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors

10501 SIX MILE CYPRESS PARKWAY – SUITE 104 FORT MYERS, FLORIDA 33912
PHONE: (941)939-5490 FAX: (941)939-2523

2150 GOODLETTE-FRANK ROAD – SUITE 701 NAPLES, FLORIDA 34102
PHONE: (941)403-8866 FAX: (941)403-8868

MASTER CONCEPT PLAN–OPTION NO. 1

KRISTEN WOODS–2000 AMENDMENT

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S–T–R)
4-18-00	1216	RPD-MCP	TRL	TRL	TRL	100	2	2	34-46-25