

QCCO

ADMINISTRATIVE AMENDMENT (PD) ADD2000-00119

**ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA**

WHEREAS, Neese & Associates filed an application for administrative approval to a Residential Planned Development on a project known as Harbor Villas to adjust the phasing lines on property located at Matecumbe Key Road, described more particularly as:

LEGAL DESCRIPTION: In Section 06, Township 43 South, Range 23 East, Lee County, Florida:

See Legal Description (attached as Exhibit A)

**WHEREAS, the property was originally rezoned in case number 97-08-081.02Z 01.01;
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 applicant has requested an adjustment to the phasing lines approved as part of the Residential Planned Development (Z-98-005); and

WHEREAS, an adjustment to the phasing lines will result in a reassignment of six lots (lots 34 through 39) from Phase I to Phase II; and

WHEREAS, an adjustment to the phasing lines will result in a reassignment of six lots (lots 53 through 58) from Phase II to Phase I; and

~~WHEREAS, this interchange results in 18 lots remaining in Phase II, consisting of lots 34 through 39 and lots 59 through 70; 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 7/97, last revised 7/00, and stamped received by the permit counter on July 18, 2000. Master Concept Plan for ADD2000-00119 is hereby **APPROVED** and adopted. A reduced copy is attached hereto.
2. Before Phase II can be developed, an administrative amendment must be filed and approved following an approval of a small scale Lee Plan Amendment to the Outlying Suburban Land Use Category (See Zoning Resolution Z-98-005, Condition #3).
3. Prior to the issuance of a Final Certificate of Compliance, the applicant must provide evidence of compliance with the Zoning Resolution Z-98-005, Condition 10, pertaining to an Emergency Preparedness Plan.
4. Prior to the issuance of a Final Certificate of Compliance for the development, the applicant must provide evidence that the Declaration of Covenants and the Articles of Incorporation have been properly executed, recorded in the records of Lee County and accepted and recorded at the Florida Division of Land Sales and Condominiums.
3. The terms and conditions of the original zoning resolutions remain in full force and effect, except as may be amended herein.

DULY SIGNED this 25th day of July, A.D., 2000.

BY: _____

Mary Gibbs
Mary Gibbs, Director
Department of Community Development

LEE COUNTY
RECEIVED

00 JUL 26 AM 11:33

COMM. DEV/
PUB. WORKS. CNTR.
SECOND FLOOR

LEGAL DESCRIPTION

A parcel of land lying in Section 6, Township 43 South, Range 23 East, Lee County, Florida, comprised of three parcels as follows:

Parcel A-2

The North 415.00 feet of the East 565.71 feet of the West 1697.13 feet of the North 830.00 feet of the South 1660.00 feet of Section 6, Township 43 South, Range 23 East, Lee County, Florida.

Parcel A-3

The North 415.00 feet of the East 565.71 feet of the West 2262.84 feet of the North 830.00 feet of the South 1660.00 feet of Section 6, Township 43 South, Range 23 East, Lee County, Florida.

Parcel L

The North 830.00 feet of the West 1131.43 feet of the South 1660.00 feet of Section 6, Township 43 South, Range 23 East, Lee County, Florida.

More particularly described as follows:

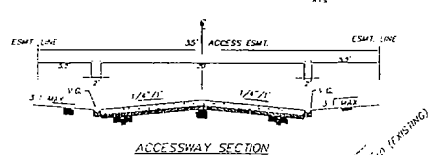
Commencing at the Southwest corner of Section 6, Township 43 South, Range 23 East, thence run along the West line of aforesaid Section 6, N 00°33'37" E a distance of 830.60 feet to the Southwest corner of the aforementioned Parcel L also being the Point of Beginning; thence continue along the West line of aforesaid Section 6, N 00°33'37" E a distance of 830.60 feet also being the West line of Parcel L to the North line of the South 1660 feet of the aforesaid Section 6; thence run N 88°22'02" E a distance of 2264.49 feet along the North line of the South 1660 feet of the aforesaid Section 6, also being the North line of the aforementioned Parcels L, A-2 and A-3 to the Northeast corner of Parcel A-3; thence run S 00°33'37" W a distance of 415.30 feet along the East line of Parcel A-3 to the Southeast corner of Parcel A-3; thence run S 88°22'02" W for a distance of 1132.24 feet to the Southwest corner of Parcel A-2 also being on the East line of Parcel L; thence run S 00°33'37" W for a distance of 415.30 feet along the East line of Parcel L to the Southeast corner of Parcel L; thence run S 88°22'02" W for a distance of 1132.25 feet along the South line of Parcel L to the Point of Beginning.

Applicant's Legal Checked
by Jm 7/26/00

EXHIBIT A

11111111-20119

DIVIDED ENTRANCE CROSS SECTION



TENNIS AREA PARKING CALC.:
8 TENNIS COURTS + 3 SPACES/COURT = 40 SPACES
PROVIDED PARKING SPACES = 40 SPACES (2 H/C SPACES)

PROPOSED TENNIS FAULION
W/ RESTROOMS

EXISTING TENNIS COURTS -
(TO REMAIN)

ACCESS P

EXISTING PARKING
(TO BE REMOVED)

PROPOSED 15' STREET ———
LANDSCAPE STRIP PER
LSC CHAPTER 10-15(d)(2)
10' LANDSCAPE MEDIAN ———

EXIST. BOAT
RY STORAGE

INTERLOCKING
PAVER BRICKS (TOP COURSE)

1" SAND BED

6" STABILIZED SUBGRADE (TOP
SOIL COMPACTION NOT)

PAVER BRICK SECTION

PAYMENT NOTE:
THE INDICATED PAPER BACK SLABAGED MAT MEETS OR EXCEEDS THE STRUCTURAL STRENGTH OF THE MEDIAN STANDARD ASHRAE FOR CONCRETE SLABAGED ROAD CROSS SECTION PER AEC CHAPTER 10-24(D)TABLE 4, (7)(c)(v)

FREE TONED
KAPPE CORAL
(VACANT)

PUBLIC TRANSIT NOTE

PARKING NOTE

1. PARKING IS PROVIDED FOR THE ADJACENT MULTI-FAMILY SPACE (SHELTER UNIT, DETACHED PORCH/SCREENED PORCHES) OF EACH UNIT HAVING A 2 CAR GARAGE. FIRST PARKING WILL BE PROVIDED IN THE RECREATION UNIT DRIVEWAYS.

2. THE TERMS AFTER PARKING SHALL BE DETERMINED AND CONSIDERED IN ACCORDANCE WITH THE RESIDENTS' AGREEMENT.

© PROPERTY DEVELOPMENT REGULATIONS

[illegible]

OPEN SPACE CALCULATION

OPEN SPACE REQUIRED: 474 (400) + 31.3 AC = 123 AC
 NON-INDIGENOUS OPEN SPACE PROVIDED: 30% x 172 AC = 52 AC
 OPEN SPACE DEFICIT: 458 (400) + 31.3 AC = 127 AC
 NON-INDIGENOUS OPEN SPACE REQUIRED: 474 AC + 127 AC = 601 AC
 NOTE: INCENTIVE TO PRESERVE LARGE INDIGENOUS UPLAND TRACT
 ALLOWING 150% CREDIT FOR TRACT LARGER THAN 3 ACRES. THE
 PROPOSED UPLAND PRESERVE AREA OF 4.83 AC OF WHICH 0.61 AC
 IS PRESERVED WETLAND LEAVING A REMAINING TRACT OF 4.22 AC
 OF UPLANDS PRESERVE.

SCHEDULE OF USES

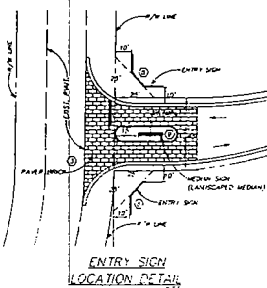
ACCESSION LINES AND STRUCTURES - SECTION 3A-177 ET SEQ.
3A-244 ET SEQ. 3A-141 3A-241 ET SEQ
ACCESSION APARTMENT - SECTION 3A-177
MANUFACTURE OF DEVICES OF
DRILLING TOOL, CABLE, SPOUT-FAME, PUMP-1M + TOWER
TENDRHOUSE, WAREHOUSE-FAME BUILDING, ZONE LOT LINE
CONCRETE PILES AND CONCRETE PILES
ESSENTIAL SERVICES - SECTION 3A-181 ET SEQ. 3A-174 ET SEQ
ESSENTIAL SERVICES FACTORY (SECTION 3A-182(X13), CONDO-1
SECTION 3A-182(X13), CONDO-1
ELEVATOR, WATER RETURN - SECTION 3A-183
FENCES WALLS - SECTION 3A-174 ET SEQ
FAME CONSTRUCTION - SECTION 3A-177 ET SEQ
HOME, UOOL, UOOL CENTER - SECTION 3A-183 ET SEQ
PARKING LOT, ACCESSION
RECONSTRUCTION - SECTION 3A-177 ET SEQ
RECONSTRUCTION - SECTION 3A-177 ET SEQ
RECONSTRUCTION - SECTION 3A-177 ET SEQ

DEVELOPMENT SCHEDULE

STEP 1 (PHASE 1)

1. LAND USE CHANGE OF 30% TO 12 ACRES
2. REMOVE ENTIRE 32 ACRES TO BMD = /CONTINGENT = FOR SECOND LAND USE CHANGE
3. PERMIT AND BUILD 32 UNITS (3/ AC FOR 30% 10 AC = 1/AC FOR REMAINING 22 AC)

1. LAND USE CHANGE OF NORTHWESTERN TO ADPS
2. ADMINISTRATIVE AMENDMENT TO RETURN TO A/C ADDITIONAL UNITS (10 NEW FOR TOTAL OF 20)
3. AMEND PERMITTING FOR ADDITIONAL UNITS AND CONSTRUCT 10 UNITS



APPROVED
Amendment to
Master Concept Plan
Subject to Case #1007246-100-1
Date 1/2/84

ADD 2000-00119

SCHEDULE OF DEVIATIONS

[illegible]

date 7/97
design JV
checked KLL
drawn

[illegible]

LEE COUNTY ENGINEERING, INC.



DATE	NO.	NAME	AMOUNT	TOTAL
1/1/72	1	JOHN DOE	100.00	100.00
2/1/72	2	JANE DOE	200.00	300.00
3/1/72	3	JOHN DOE	100.00	400.00
4/1/72	4	JANE DOE	200.00	600.00
5/1/72	5	JOHN DOE	100.00	700.00
6/1/72	6	JANE DOE	200.00	900.00
7/1/72	7	JOHN DOE	100.00	1000.00
8/1/72	8	JANE DOE	200.00	1200.00
9/1/72	9	JOHN DOE	100.00	1300.00
10/1/72	10	JANE DOE	200.00	1500.00
11/1/72	11	JOHN DOE	100.00	1600.00
12/1/72	12	JANE DOE	200.00	1800.00
1/1/73	13	JOHN DOE	100.00	1900.00
2/1/73	14	JANE DOE	200.00	2100.00
3/1/73	15	JOHN DOE	100.00	2200.00
4/1/73	16	JANE DOE	200.00	2400.00
5/1/73	17	JOHN DOE	100.00	2500.00
6/1/73	18	JANE DOE	200.00	2700.00
7/1/73	19	JOHN DOE	100.00	2800.00
8/1/73	20	JANE DOE	200.00	3000.00
9/1/73	21	JOHN DOE	100.00	3100.00
10/1/73	22	JANE DOE	200.00	3300.00
11/1/73	23	JOHN DOE	100.00	3400.00
12/1/73	24	JANE DOE	200.00	3600.00
1/1/74	25	JOHN DOE	100.00	3700.00
2/1/74	26	JANE DOE	200.00	3900.00
3/1/74	27	JOHN DOE	100.00	4000.00
4/1/74	28	JANE DOE	200.00	4200.00
5/1/74	29	JOHN DOE	100.00	4300.00
6/1/74	30	JANE DOE	200.00	4500.00
7/1/74	31	JOHN DOE	100.00	4600.00
8/1/74	32	JANE DOE	200.00	4800.00
9/1/74	33	JOHN DOE	100.00	4900.00
10/1/74	34	JANE DOE	200.00	5100.00
11/1/74	35	JOHN DOE	100.00	5200.00
12/1/74	36	JANE DOE	200.00	5400.00
1/1/75	37	JOHN DOE	100.00	5500.00
2/1/75	38	JANE DOE	200.00	5700.00
3/1/75	39	JOHN DOE	100.00	5800.00
4/1/75	40	JANE DOE	200.00	6000.00
5/1/75	41	JOHN DOE	100.00	6100.00
6/1/75	42	JANE DOE	200.00	6300.00
7/1/75	43	JOHN DOE	100.00	6400.00
8/1/75	44	JANE DOE	200.00	6600.00
9/1/75	45	JOHN DOE	100.00	6700.00
10/1/75	46	JANE DOE	200.00	6900.00
11/1/75	47	JOHN DOE	100.00	7000.00
12/1/75	48	JANE DOE	200.00	7200.00
1/1/76	49	JOHN DOE	100.00	7300.00
2/1/76	50	JANE DOE	200.00	7500.00
3/1/76	51	JOHN DOE	100.00	7600.00
4/1/76	52	JANE DOE	200.00	7800.00
5/1/76	53	JOHN DOE	100.00	7900.00
6/1/76	54	JANE DOE	200.00	8100.00
7/1/76	55	JOHN DOE	100.00	8200.00
8/1/76	56	JANE DOE	200.00	8400.00
9/1/76	57	JOHN DOE	100.00	8500.00
10/1/76	58	JANE DOE	200.00	8700.00
11/1/76	59	JOHN DOE	100.00	8800.00
12/1/76	60	JANE DOE	200.00	9000.00
1/1/77	61	JOHN DOE	100.00	9100.00
2/1/77	62	JANE DOE	200.00	9300.00
3/1/77	63	JOHN DOE	100.00	9400.00
4/1/77	64	JANE DOE	200.00	9600.00
5/1/77	65	JOHN DOE	100.00	9700.00
6/1/77	66	JANE DOE	200.00	9900.00
7/1/77	67	JOHN DOE	100.00	

MASTER CONCEPT PLAN
HARBOR VILLAS AT BURNT STORE

job number 972019.00
 dcd name 97190210MG
 scale horiz: 1" = 100'
 vert
 sheet