ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Estero Fire Rescue filed an application for administrative approval to a Residential Planned Development on a project known as Cascades at Estero to establish an emergency road access from Broadway to Cascades at Estero on property located along the 40 foot utility easement fronting Broadway, described more particularly as:

LEGAL DESCRIPTION: In Section 27, Township 46 South, Range 25 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the property was originally rezoned in resolution number Z-01-031 (with subsequent amendments in case numbers Z-01-031a, Z-03-054, ADD2002-00169, ADD2002-00041, DOS2001-00184, DOS2001-00205; DOS2001-00223, DOS2002-00058, DOS2002-00161, DOS2002-00207; DOS2002-00255, DOS2004-00080, and DOS2004-00097); and

WHEREAS, the approved resolution Z-01-031 provided access from Broadway to Cascades at Estero by way of a ingress/egress easement; and

WHEREAS, this access provided important emergency access to Cascades at Estero; and

WHEREAS, the approved resolution Z-03-054 removed access from Broadway to Cascades at Estero; and

WHEREAS, the removal of this access increases emergency response times to unacceptable levels; and

WHEREAS, the Estero Fire Rescue seeks an alternate access to Cascades at Estero as stated in Exhibit "B"; and

WHEREAS, an a new location has been approved by both the developer and the applicant at POD "D" with a gate restricting access to emergency vehicles only; and

WHEREAS, the 40 foot utility easement fronting Broadway has been recorded as parcel D2 of Cascades at Estero in Plat Book 80, Page 3 Tract D; and

WHEREAS, the proposed access has been verified and approved by Lee County Development Services as stated in Exhibit "C" from Kim Hoskins; and

WHEREAS, this request has been reviewed by the Estero Community Planning Panel at a meeting held December 13, 2004; 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 January 3, 2005 and stamped received January 21, 2005 by the Permit Counter. Master Concept Plan for ADD2005-00013 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 23rd day of March, A.D., 2005.

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

DESCRIPTION SKETCH

(Not a Boundary Survey)

LEGAL DESCRIPTION
CASCADES AT ESTERO ZONING

A parcel of land lying in Section 27 and Section 28, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 28; run thence S.89°14'28"E., along the North line of said Northeast 1/4, 18.92 feet; thence along the South Right-of-Way line (150 feet wide) of Koreshan Boulevard as recorded in Official Records Book 2183, Page 3484 of the Public Records of Lee County, Florida for the following four courses: 1) S.86°13'11"E., 739.30 feet to a point on a curve; 2) Easterly, 1244.23 feet along the arc of a curve to the left having a radius of 11,575.00 feet and a central angle of 06°09'32" (chord bearing S.89°17'23"E., 1243.63 feet) to a point of tangency; 3) N.87°37'51"E., 1825.31 feet to a point of curvature; 4) Easterly, 148.25 feet along the arc of said curve to the right having a radius of 16,925.00 feet and a central angle of 00°30'07" (chord bearing N.87°52'55"E., 148.24 feet) to a point on the East line of the North 1/2 of the Northwest 1/4 of said Section 27; thence S.00°38'50"E., along said East line, 1235.47 feet; thence S.00°40'19"E., 1281.66 feet along the East line of the South 1/2 of the Northwest 1/4 of said Section 27; thence S.89°12'05"W., 826.08 feet, along the North line of the South 30 feet of the Southeast 1/4 of the Northwest 1/4 of said Section 27; thence N.00°43'42"W., 18.05 feet, along the East line of the West 1/2 of the East 1/2 of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 27 to a point on the proposed North Right-of-Way line of Broadway East; thence along said proposed North Right-of-Way line for the following two (2) courses: 1) S.87°48'27"W., 741.88 feet; 2) S.89°12'05"W., 580.09 feet to a point on the West line of the East 1/2 of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence N.00°49'15"W., along said West line, 610.95 feet to a point on the South line of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence S.89°01'30"W., along said South line, 165.34 feet; thence S.00°49'57"E., 625.44 feet along the West line of the South 1/2 of the West 1/2 of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27; thence S.89°12'05"W., 165.21 feet along the North right-of-way line of said Broadway East; thence N.00°50'40"W., 609.93 feet, along the West line of the South 1/2 of the East 1/2 of the West 1/2 of the West 1/2 of the Southwest 1/4, of the Northwest 1/4; thence S.88°21'53"W., 165.36 feet, along the South line of the Northerly 637.34 feet of the West 1/2 of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 27, 165.36 feet; thence N.89°56'55"W., along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 28, 597.20 feet to a point on the East Right-of-Way line (130-foot Right-of-Way) of Seaboard Coast Line Railway as recorded in Deed Book 66, Page 374 of the Public Records of Lee County, Florida and to a point on a curve; thence along said East Right-of-Way line for the following two courses: 1) Northerly, 1030.23 feet along the arc of said curve to the left having a radius of 2929.90 feet and a central angle of 20°08'48" (chord bearing N.22°28'25"W., 1024.93 feet) to a point of tangency; 2) N.32°32'49"W., 658.87 feet to a point on the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence N.00°42'39"W., along said West line, 426.84 feet to the POINT OF BEGINNING.

Containing 188.923 acres, more or less.

Applicant's Legal Checked
by 09 FEB05

SURVEYOR'S NOTES

1. *This sketch does not represent a Boundary Survey.*
2. *Subject to easements, reservations, and restrictions of record.*
3. *Bearings shown hereon are based upon fixing the North Line of the Northwest 1/4 of Section 27, Township 46 South, Range 25 East, Lee County, Florida, as N.87°37'51"E.*

RECEIVED
8:31 AM
FEB 09 2005
PERMIT

SEE SHEET 2 OF 2 FOR DESCRIPTION SKETCH.

NOT A SURVEY

RANDALL L. MENDRA PSM 6091
FLORIDA PROFESSIONAL SURVEYOR & MAPPER

CERTIFICATE OF AUTHORIZATION NO. LB 148

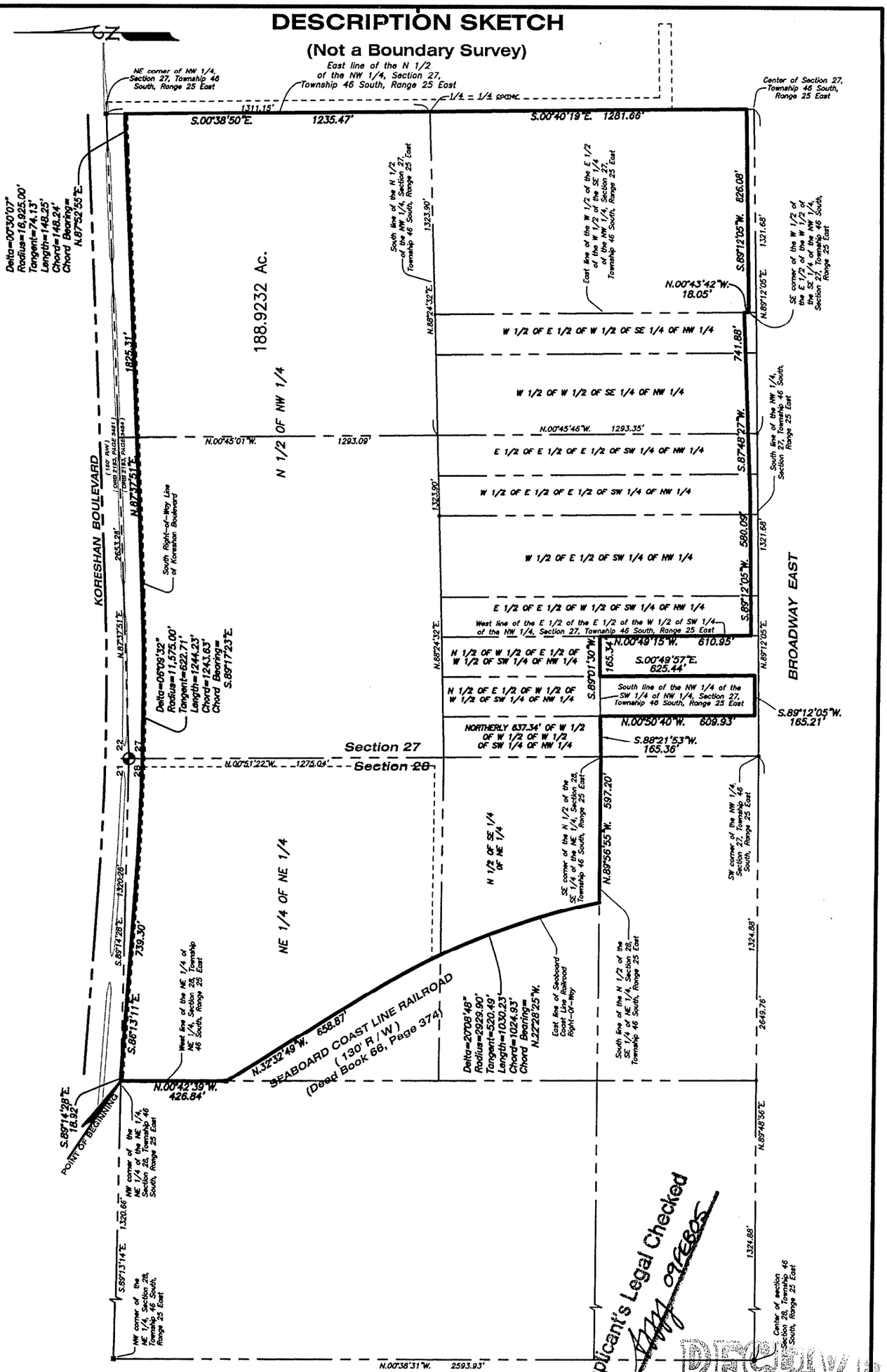
PREPARED BY: HEIDT & ASSOCIATES, Inc.
Tampa ◆ Fort Myers
CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE
Fort Myers Office
3800 Colonial Boulevard, #200
Fort Myers, Florida 33912
Phone: 239-482-7275
FAX: 239-482-2103

CASCADES AT ESTERO - ZONING		
Revised:		
Prepared For: Levitt and Sons, Inc.		
SHEET 1 OF 2	Dwn. JHM / Ck.	DWG: CAS_ALL_SKETCH_REV.DWG
	Date: 11-5-02	Order No.: LEV-II-058
	SECTIONS 27 & 28, TOWNSHIP 46S, RANGE 25E LEE COUNTY, FLORIDA	

ADD 2005-00013

DESCRIPTION SKETCH

(Not a Boundary Survey)



CERTIFICATE OF AUTHORIZATION NO. LB 148

PREPARED BY: **HEIDT & ASSOCIATES, Inc.**
Tampa ◆ Fort Myers

CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

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3800 Colonial Boulevard, #200
Fort Myers, Florida 33912
Phone: 239-482-7275
FAX: 239-482-2103

CASCADES AT ESTERO - ZONING

Revised:

Prepared For: **Levitt and Sons, Inc.**

SHEET 2 OF 2

Dwn. JHM	Ck.	DWG: CAS_ALL_SKETCH_REV.DWG
Date: 11-5-02		Order No.: LEV-II-058

SECTIONS 27 & 28, TOWNSHIP 46S, RANGE 25E
LEE COUNTY, FLORIDA

ADD 2005-00013

EXHIBIT B

Estero FIRE RESCUE

19850 Breckenridge Drive, Suite A
Estero, Florida 33928

Phone: (239) 947-FIRE (3473) Fax: (239) 947-9538

web site: www.esterofire.org

ADD 2005 00013

RECEIVED
JAN 21 2005
PERMIT COUNTER

ADMINISTRATIVE ACTION REQUEST

Emergency Access from Broadway to Cascades at Estero

Estero Fire Rescue conducted a review of the original development order of Indigo Isles, which showed an ingress/egress from Broadway to the site at Pod "E". Subsequent revisions and the latest re-zoning approval eliminated any access from Broadway, without our knowledge. The developer is agreeable to provide an emergency access along the utility easement at Pod "D" with a gate restricting said access to emergency vehicles only. An access from Broadway will save several minutes in emergency response to portions of the Cascades development.

Michael D. Cato, Fire Marshal

EXHIBIT C

MEMORANDUM

FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT
DIVISION OF PLANNING

DATE: March 16, 2005

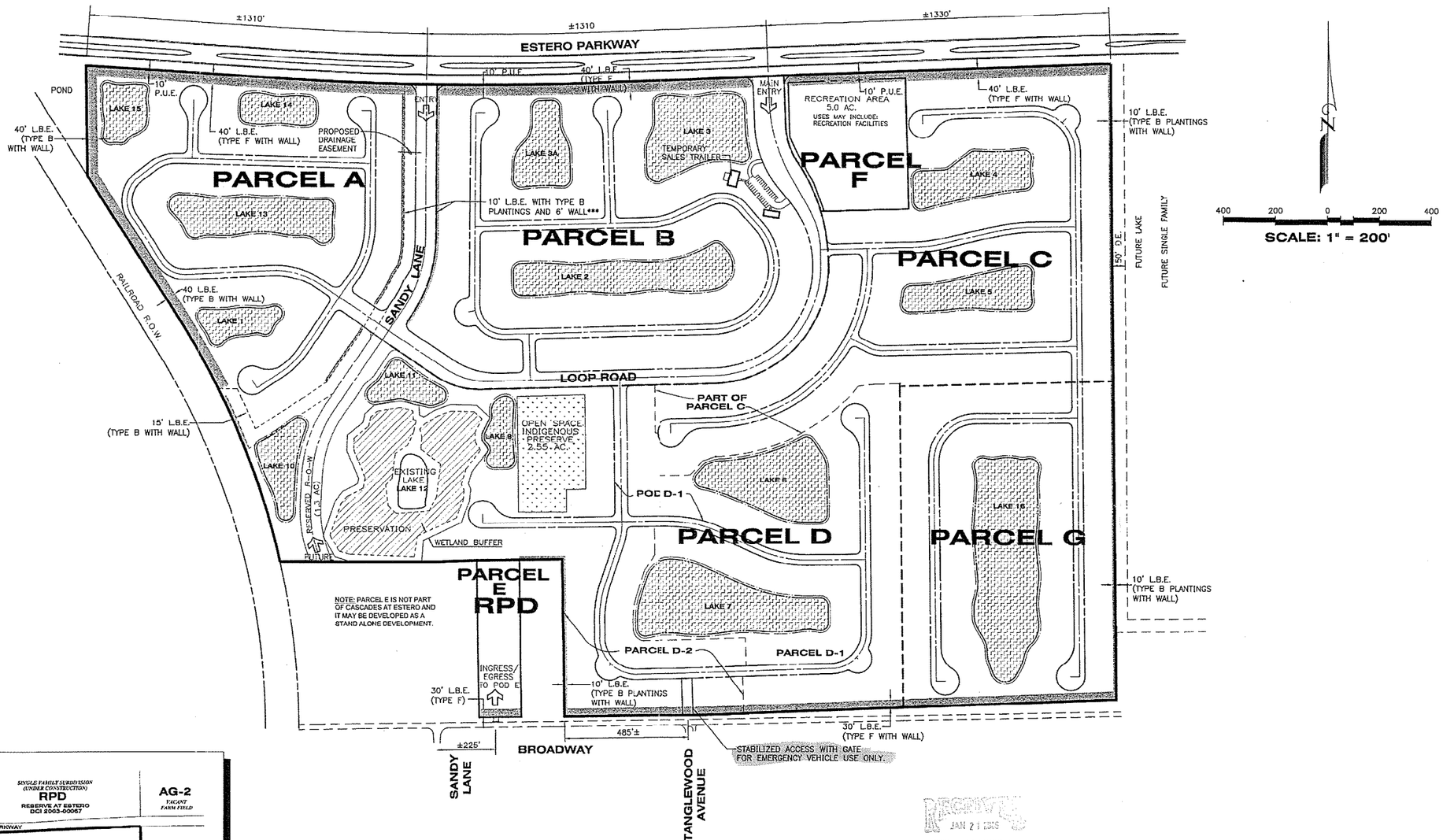
TO: Kim Hoskins,
Development Services

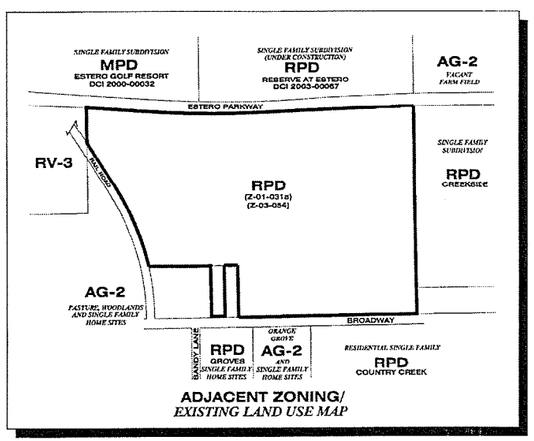
FROM: Shawn Lamey,
Planner

RE: ADD2005-00013 / Cascades at Estero Emergency Entrance

Do you object to this entrance location?

No objection





RECEIVED
JAN 21 2005
PERMIT COUNTER

ADD 2005 00013

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2005-00013
Date 3/23/05

Engineering Business Certificate of Authorization No.: 148
HEIDT & ASSOCIATES, Inc.
Tampa • Fort Myers
Fort Myers Office
5800 Corporate Boulevard, #200
Fort Myers, Florida 33912
Phone: 239-482-7275
FAX: 239-482-2103

RPD- MASTER CONCEPT PLAN

JOB NO.	LEV-II-098
DESIGN	RI
DRAWN	CADD
DATE	1/03/05
FILE	RCD-MCP-R2

CASCADES AT ESTERO
S27 & S28, T46S, R25E
LEE COUNTY, FLORIDA

PREPARED FOR: LEVITT & SONS INC.

SHEET 1 OF 1 SHEETS

P:\Cascades\Master Plan\MCP 12-4-02\RCD-MCP-R2.dwg, 1/4/2005 3:26:10 PM

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