

**ADMINISTRATIVE AMENDMENT (PD) ADD2007-00023**

**ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA**

WHEREAS, CL Ventures, LLC filed an application for an administrative approval to a Residential Planned Development (RPD) on a project known as Palermo (fka Crane Landing, Zoning Resolution #Z-04-19) for an administrative amendment to revise the tracts, the property development regulations, and make other minor changes to the master concept plan on property located at Del Prado Boulevard Extension,, described more particularly as:

LEGAL DESCRIPTION: In Section 23, Township 43 South, Range 24 East, Lee County, Florida:

See Exhibit "A";

WHEREAS, the property was originally rezoned in case number DCI2003-00023 (with subsequent administrative amendments ADD2005-00154 and ADD2006-00122); and

WHEREAS, the subject property is located in the Suburban Future Land Use Category as designated by the Lee Plan; and

WHEREAS Banks Engineering submitted an application on behalf of CL Ventures LLC for an administrative amendment to the Crane Landing RPD; and

WHEREAS, Condition #7 of Zoning Resolution #Z-04-19 requires an administrative amendment for the location of a golf maintenance facility; and

WHEREAS, this request made changes to the master concept plan, including the location of a golf maintenance facility; and

WHEREAS, the golf maintenance facility's location is in compliance with Condition #7 with no interconnection to Sabal Spring Residential Planned Development (RPD) to the west; and

WHEREAS, the revisions to the MCP for this administrative amendment include some changes to the location of the lakes, golf areas, residential tracts and other facilities; and

WHEREAS, these revisions to the MCP are consistent with Zoning Resolution #Z-04-019 and do not create any negative external impacts to neighbors; and

WHEREAS, Condition #9 of Zoning Resolution #Z-04-019 limits the number of model units to nine (9); and

WHEREAS, this request includes 9 additional model units for a total of 18 model homes or units at any one time; and

WHEREAS, the amended MCP shows the general location for all potential locations for model homes and model units; and

WHEREAS, this is an appropriate number of model homes and units for a development of this size (1,229 dwelling units); and

WHEREAS, the request includes a revised set of property development regulations (See Exhibit B) consistent with those approved under Zoning Resolution #Z-04-19, ADD2005-00154, and ADD2006-00122 and

WHEREAS, Zoning Resolution #Z-04-019 includes building heights with a maximum of 45 feet/3 stories; and

WHEREAS, the attached property development regulations are consistent with Zoning Resolution #Z-04-019, will create no external impacts, and are acceptable to staff; 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 a 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 FEB. 8, 2007. The Master Concept Plan for ADD2006-00122 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
- 2. Administrative Amendment ADD2005-00154 and ADD2006-00122 are both null and void, and both superseded by this amendment.**
- 3. The site development regulations table for Crane Landing RPD found in condition 2.b. of Zoning Resolution #Z-04-019 is replaced by the 2-page**

"Palermo (fka Crane Landing) Property Development Regulations", attached Exhibit B.

4. The Minimum Open Space requirement is 154.48 acres.
5. Condition #6 is amended to read: "All accessory structures must be set back a minimum of 10 feet from the boundary of the "Preserve" areas as shown on the Master Concept Plan, and other structures must comply with the setback requirements set out in the Palermo (fka Crane Landing) Property Development Regulations (Exhibit B) herein."
6. Condition #2.A. of Deviation 2 is eliminated. Condition #2.B. of Deviation 2 is unchanged.

~~A. Prior to the Board of County Commissioner zoning hearing, the Master Concept Plan must be revised to delineate the native tree preservation and replanting areas as shown on the exhibits prepared by Source, Inc. stamped received October 29, 2003 and entitled "Native Tree Planting Typical Areas" and "Potential Native Tree Preservation", and Lake No. 17 must be shown as dry detention/created marsh.~~

7. Condition #9 is amended to read:

"Model homes and real estate sales:

- a. The number of model homes or model units will be limited to no more than nine eighteen within the development, at any point in time.
- b. Any model homes or units or real estate sales may be developed only within any of the 9 properties areas identified as "General Model Home Locations" "Models & Sales Office" "Clubhouse/Amenity Tract" and "Amenity Area" on the approved Master Concept Plan."

Condition #9 c. and d. are unchanged.






8. Otherwise, the terms and conditions of the original zoning resolution (#Z-04-019) remain in full force and effect.

DULY SIGNED this 2nd day of March, A.D., 2007.

BY: \_\_\_\_\_

Pam Houck

Pam Houck, Director  
Division of Zoning  
Department of Community Development

 = EXISTING DRAINAGE EASEMENT  
 = PRESERVE  
 = FILTER MARSH  
 = LAKE  
 = TREE PRESERVATION AREA



0 200' 400' 600'

GRAPHIC SCALE 1" = 200'

ZONED AG-2  
(VACANT)  
SUBURBAN

ZONED AG-2  
VACANT/POND  
PUBLIC FACILITIES

— SITE BOUNDARY

RECEIVED

FEB 08 2007

COMMUNITY DEVELOPMENT

ZONED TFC-2  
MIXED USE RESIDENTIAL  
CENTRAL URBAN

APPROVED

# Amendment to Master Concept Plan

ACCESS  
ED 46-2  
T LIVING/  
Date 3/2/2007

ZONED TFC-2  
MIXED USE RESIDENTIAL  
CENTRAL URBAN

ZONED TFC-2  
MIXED USE RESIDENTIAL  
CENTRAL URBAN

LANDSCAPE BUFFER

EXISTING UTILITY EASEMENT

EMERGENCY ACCESS

ZONED TFC-2  
MIXED USE RESIDENTIAL  
— 14' EXISTING PUE CENTRAL URBAN

ZONED MH-1  
(LAKE ARROWHEAD)  
CENTRAL URBAN

MASTER CONCEPT PLAN  
PALERMO (fka CRANE LANDING)  
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
FEB 2007	1960	_MCP	SCM	SEH	GH/SCM	1"=200'	1	2	(23-43-24-00)

ADD 2007-00023

S:\jobs\19XX\1960\ZONING\1960\_MCP\_01-29-07.dwg, 2/8/2007 7:59:23 AM, Steven Feidler

**CL VENTURES LLC**

13100 WESTLINKS TERRACE  
FORT MYERS, FLORIDA 33913

## Banks Engineering

Professional Engineers, Planners &amp; Land Surveyors

10511 SIX MILE CYPRESS PARKWAY - SUITE 101  
FORT MYERS, FLORIDA 33912  
PHONE: (239) 939-5490 FAX: (239) 939-2523  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690

NO.	DATE	REVISION DESCRIPTION	R
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# **Banks Engineering**

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

**RECEIVED**  
FEB 08 2007

COMMUNITY DEVELOPMENT

## **Palermo (fka Crane Landing) Property Development Regulations**

(Revised January 24, 2007)

### **Single-Family**

Minimum lot size	9,750 square feet
Minimum lot width	75 feet
Minimum lot depth	130 feet

#### **Minimum Setbacks:**

Private Street	20 feet (35 feet for corner lots)
Public Streets	20 feet
Side	7.5 feet
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	45 percent

### **Two-family Attached and Townhouse**

Minimum lot size	4,875 square feet
Minimum lot width	37.5 feet
Minimum lot depth	130 feet

#### **Minimum Setbacks:**

Private Street	20 feet
Public Streets	20 feet
Side	5 feet (0 feet for common wall unit)
Rear	10 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	55 percent

**Multiple-Family Building**

Minimum lot size	6,500 square feet
Minimum lot width	65 feet
Minimum lot depth	100 feet

**Minimum Setbacks:**

Private Street	20 feet (0 feet for free standing garages)
Public Streets	25 feet
Side	25 feet (0 feet for common wall unit)
Rear	25 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Minimum Building Separation	25 feet
Maximum Building Height	45 feet or 3 stories
Maximum Lot Coverage	50 percent

**Recreation Area**

Minimum lot size	N/A
Minimum lot width	N/A
Minimum lot depth	N/A

**Minimum Setbacks:**

Private Street	20 feet
Public Streets	20 feet
Side	5 feet
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	45 feet or 3 stories
Maximum Lot Coverage	50 percent

# EXHIBIT B