

ADMINISTRATIVE AMENDMENT (PD) ADD2006-00035

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, Bonrac Development LLC, filed an application for administrative approval to a Commercial Planned Development on a project known as Concordia Suites **to increase the number of floors from three (3) to four (4) and move the location of the east driveway** for property located at 11261 Summerlin Square Drive, described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 46 South, Range 24 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number Z-96-040 (with subsequent amendments in case numbers ADD1999-00027; ADD1999-00027(a)); and

WHEREAS, the subject property is located in the Future Land Use Category as designated by the ; 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, the applicant seeks to increase the number of floors permitted as part of a hotel from 3 to 4 floors, while continuing to maintain the maximum height at 50 feet; and

WHEREAS, the applicant wants to move the location of the east driveway, while continuing to maintain the minimum connection separation of 125 feet; and


WHEREAS, it is found that the proposed amendments do not increase density or intensity within the development; do not decrease buffers or open space required by the LDC; do not underutilize public resources or infrastructure; do not reduce total open space, buffering, landscaping or preservation areas; and do not otherwise adversely impact on surrounding land uses.

NOW; THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Commercial Planned Development **to increase the number of floors from three (3) to four (4) and move the location of the east driveway** is **APPROVED** subject to the following conditions:

1. The only changes approved as part of this administrative amendment are to increase the number of floors from three (3) to four (4) and move the location of the east driveway. The maximum permitted building height in feet within this planned development remains at 50 feet. No other changes have been authorized as part of this amendment and development must remain in compliance with Resolution Z-96-040, (and amended by ADD1999-00027 and ADD1999-00027(a)). The terms and conditions of the original zoning resolution (as amended) remains in full force and effect.
2. Development must be substantially consistent with the revised approved one-page Master Concept Plan, entitled Summerlin-Pine Ridge Motel, project number 05-9001, stamped received on February 15, 2006, except as amended herein. A reduced copy of this plan is attached to this action.
3. A minimum of 1.23 acres of open space must be provided within the east parcel. The stabilized fire access area and areas less than 10-foot in width do not count toward the open space requirement.

DULY SIGNED this 9th day of March, A.D., 2006.

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

  
Pam Houck, Director  
Division of Zoning  
Department of Community Development

LEGAL AND SKETCH LYING IN  
SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST,  
LEE COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 7, TOWNSHIP 46 SOUTH,  
RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 46  
SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THE EAST OF  
SAID SECTION 7, SOUTH 01 DEGREES 13 MINUTES 02 SECONDS EAST FOR A  
DISTANCE OF 491.87 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 7,  
ALONG THE CENTERLINE OF A 40' WIDE INGRESS & EGRESS EASEMENT,  
RECORDED IN ORB 4606, PG 3913, PUBLIC RECORDS OF LEE COUNTY, FLORIDA,  
SOUTH 89 DEGREES 01 MINUTES 59 SECONDS WEST FOR A DISTANCE OF  
632.11 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 00 DEGREES 58  
MINUTES 01 SECONDS EAST FOR A DISTANCE OF 20.00 FEET TO THE  
INTERSECTION OF THE SOUTH LINE OF THE 40' WIDE INGRESS & EGRESS  
EASEMENT AND THE EAST RIGHT-OF-WAY LINE OF GULF WATERS BOULEVARD;  
THENCE LEAVING SAID INTERSECTION, SOUTH 89 DEGREES 01 MINUTES 59  
SECONDS WEST FOR A DISTANCE OF 50.00 FEET AT THE INTERSECTION OF THE  
SOUTH LINE OF THE 40' WIDE INGRESS & EGRESS EASEMENT AND THE WEST  
RIGHT-OF-WAY LINE OF GULF WATERS BOULEVARD AND BEING THE POINT OF  
BEGINNING OF THE HEREIN DESCRIBED PARCEL:

THENCE SOUTH 01 DEGREES 14 MINUTES 16 SECONDS, ALONG THE WEST  
RIGHT- LINE OF GULF WATER BOULEVARD FOR A DISTANCE OF 542.96 FEET;  
THENCE SOUTH 89 DEGREES 01 MINUTES 59 SECONDS WEST FOR A DISTANCE  
OF 660.00 FEET; THENCE NORTH 01°13'38" WEST FOR A DISTANCE OF 542.96  
FEET TO THE SOUTH LINE OF THE 40' WIDE INGRESSES & EGRESS EASEMENT;  
THENCE NORTH 89 DEGREES 01 MINUTES 59 SECONDS ALONGTHE SOUTH LINE  
OF THE 40' WIDE INGRESS & EGRESS EASEMENT FOR A DISTANCE OF 659.90  
FEET TO THE POINT OF BEGINNING.

CONTAINING 8.22 ACRES, MORE OR LESS

Applicant's Legal Checked  
by mmg 02mar06

ADD 2006-00035

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MAR 01 2006

COMMUNITY DEVELOPMENT

EXHIBIT A

PREPARED BY:  
AIM ENGINEERING & SURVEYING, INC.

BOB L. POTTER, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5688

3/01/06  
DATE

AIM Engineering & Surveying, Inc. LB 3114



5300 LEE BLVD.  
P.O. BOX 1235  
LEHIGH ACRES  
FLORIDA 33970  
(239) 332-4569  
FX: (239) 332-8734

PROJECT NUMBER: 05-9001	DESCRIPTION: LEGAL AND SKETCH LYING IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST		
DRAWN BY: RGM	CLIENT: RINGLAND CONSTRUCION, INC.		
DATE: 02-28-06	SEC-TWP-RGE 07-46S24E	FILE: COMBINED PARCELS.DWG	COUNTY: LEE COUNTY

SHEET 1 OF 2

LEGAL AND SKETCH LYING IN  
SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST,  
LEE COUNTY, FLORIDA

LINE TABLE		
LINE	LENGTH	BEARING
L1(C)	20.00	S00°58'01"E
L2(P)	50.00	S89°01'59"W

S LINE OF THE NE 1/4 OF  
SECTION 7 & NORTH R.O.W.  
LINE OF PINE RIDGE ROAD  
PINE RIDGE ROAD (P & F)

SW CORNER OF THE E 1/2 OF  
THE NE 1/4 OF SECTION 7

40.0'

SUMMERLIN RIDGE ROAD (F)

N89°01'59"E 659.90'(F)

N89°02'39"E 660.00'(D)

STAP# 07-46-24-00-00006.1020

SUMMERLIN ASSOCIATES

RIGHT-OF-WAY

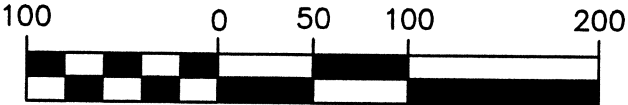
40' ACCESS EASEMENT

S89°01'59"W 632.11'(D)

R.O.W. LINE

NE CORNER OF  
SECTION 7, TOWNSHIP 46  
SOUTH, RANGE 24 EAST,  
LEE COUNTY, FLORIDA

P.O.C.



SCALE IN FEET

STRAP# 07-46-24-00-00005.0010  
N/F SUMMERLIN GATEWAY, LLC  
ORB 3232, PG 663  
11281 SUMMERLIN SQUARE DR  
FORT MYERS BEACH, FL 33931  
HOTELS, MOTELS  
4.11 ACRES M.O.L.

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COMMUNITY DEVELOPMENT

S01°14'16"E 543.06'(D)  
S01°13'57"E 542.96'(F)

8.22 ACRES M.O.L.

STRAP# 07-46-24-00-00005.0020  
N/F LOIS CASSAVELL  
ORB 2856, PG 2980  
11261 SUMMERLIN SQUARE DR  
FORT MYERS BEACH, FL 33931  
VACANT COMMERCIAL  
4.11 ACRES M.O.L.

ADD 2006-00035

BASIS OF BEARINGS

← S01°14'16"E(D,P,&F) 542.96'

P.O.B.

GULF WATERS BOULEVARD (P&F)

(PRIVATE STREET P.U.E. & D.E.)

S01°14'16"E(P)

543.06'(P)

TRACT 1  
GULF WATERS RV RESORT  
PB 76, PG 53-57

LOT 134

LOT 132

LEGEND

- (P) = PLAT DATA
- (C) = CALCULATED DATA
- (D) = LEGAL DESCRIPTION DATA
- (F) = FIELD DATA
- C L = CENTERLINE
- M.O.L. = MORE OR LESS
- N/F = NOW OR FORMERLY
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY

NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED UPON THE WEST RIGHT- OF-WAY LINE OF GULF WATERS BOULEVARD, AS DEDICATED BY GULF WATERS RV RESORT; A SUBDIVISION OF RECORD IN PLAT BOOK 76, PAGE 53 IN THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA.

AIM Engineering & Surveying, Inc. LB 3114

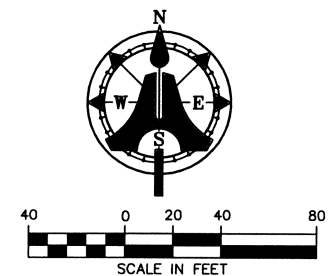
THIS IS NOT A SURVEY

SHEET 2 OF 2



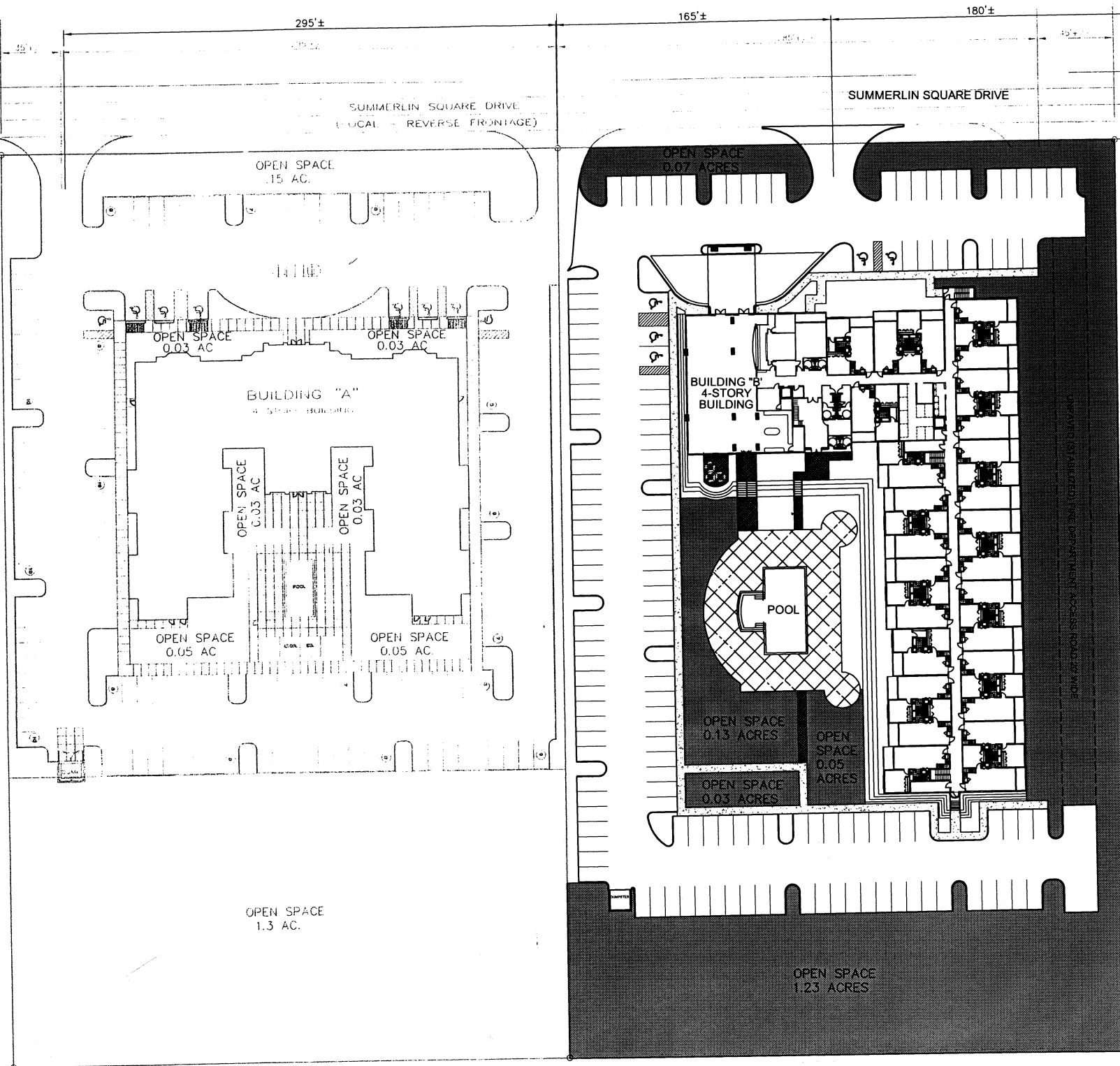
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PROJECT NUMBER: 05-9001	DESCRIPTION: LEGAL AND SKETCH LYING IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 24 EAST		
DRAWN BY: RGM	CLIENT: RINGLAND CONSTRCUTION, INC.		
DATE: 02-28-06	SEC-TWP-RGE 07-46S-24E	FILE: COMBINED PARCELS.DWG	COUNTY: LEE COUNTY



#### SCHEDULE OF USES - WEST PARCEL

1. REQUEST: REZONE FROM CC TO CPD
2. PARCEL SIZE: 4.11 ACRES
3. PRINCIPAL PERMITTED USE: HOTEL/MOTEL, ANCILLARY OR SUBORDINATE USES: ACCESSORY USES AND STRUCTURES; ADMINISTRATIVE OFFICES, ATM (AUTOMATIC TELLER MACHINE); CONSUMPTION ON PREMISES; ENTRANCE GATES AND GATEHOUSE; ESSENTIAL SERVICES; ESSENTIAL SERVICE FACILITIES, GROUP 1 PARKING LOT, ACCESSORY; RECREATIONAL FACILITIES - PRIVATE, INDOOR OR OUTDOOR; SIGNS IN ACCORDANCE WITH LAND DEVELOPMENT CODE; AND TEMPORARY USES.
4. INTENSITY OF USES: THE PRIMARY USE PROPOSED FOR THIS DEVELOPMENT IS 120 HOTEL/MOTEL UNITS. THE OTHER USES LISTED IN THE SCHEDULE OF USES ABOVE ARE INTENDED TO BE SUBORDINATE OR ANCILLARY TO THE PRIMARY MOTEL/HOTEL USE. THE OTHER SUBORDINATE OR ANCILLARY USES WILL BE LIMITED TO A TOTAL OF 15,000 S.F.
5. OPEN SPACE SUMMARY IS AS FOLLOWS:  
OPEN SPACE REQUIRED @ 30% = 1.24 ACRES  
OPEN SPACE PROVIDED = 1.67 ACRES (SHOWN SHADED)
6. MAXIMUM BUILDING HEIGHT WILL BE 50 FEET HIGH (4 STORIES), AS MEASURED IN ACCORDANCE WITH LDC SEC. 34-2171.
7. PARKING REQUIREMENTS WILL BE THOSE IN EFFECT, EXCEPT THAT SUBSEQUENT, LESS STRINGENT PARKING REQUIREMENTS APPROVED COUNTY-WIDE MAY REPLACE THE INITIAL PARKING REQUIREMENTS BY ADMINISTRATIVE APPROVAL BY THE DIRECTOR OF DCD.



#### SCHEDULE OF USES - EAST PARCEL

1. REQUEST: REZONE FROM CC TO CPD
2. PARCEL SIZE: 4.11 ACRES
3. PRINCIPAL PERMITTED USE: HOTEL/MOTEL, ANCILLARY OR SUBORDINATE USES: ACCESSORY USES AND STRUCTURES; ADMINISTRATIVE OFFICES, ATM (AUTOMATIC TELLER MACHINE); CONSUMPTION ON PREMISES; ENTRANCE GATES AND GATEHOUSE; ESSENTIAL SERVICES; ESSENTIAL SERVICE FACILITIES, GROUP 1 PARKING LOT, ACCESSORY; RECREATIONAL FACILITIES - PRIVATE, INDOOR OR OUTDOOR; SIGNS IN ACCORDANCE WITH LAND DEVELOPMENT CODE; AND TEMPORARY USES.
4. INTENSITY OF USES: THE PRIMARY USE PROPOSED FOR THIS DEVELOPMENT IS 120 HOTEL/MOTEL UNITS. THE OTHER USES LISTED IN THE SCHEDULE OF USES ABOVE ARE INTENDED TO BE SUBORDINATE OR ANCILLARY TO THE PRIMARY MOTEL/HOTEL USE. THE OTHER SUBORDINATE OR ANCILLARY USES WILL BE LIMITED TO A TOTAL OF 15,000 S.F.
5. OPEN SPACE SUMMARY IS AS FOLLOWS:  
OPEN SPACE REQUIRED @ 30% = 1.23 ACRES  
OPEN SPACE PROVIDED = 1.51 ACRES (SHOWN SHADED)
6. MAXIMUM BUILDING HEIGHT WILL BE 50 FEET HIGH (4 STORIES), AS MEASURED IN ACCORDANCE WITH LDC SEC. 34-2171.
7. PARKING REQUIREMENTS WILL BE THOSE IN EFFECT, EXCEPT THAT SUBSEQUENT, LESS STRINGENT PARKING REQUIREMENTS APPROVED COUNTY-WIDE MAY REPLACE THE INITIAL PARKING REQUIREMENTS BY ADMINISTRATIVE APPROVAL BY THE DIRECTOR OF DCD.

RECEIVED  
FEB 15 2006

COMMUNITY DEVELOPMENT

ADD 2006-00035

**APPROVED**  
Amendment to  
Master Concept Plan  
Subject to Case # **ADD2006-00035**  
Date **3-9-06**

EXHIBIT IV-F MASTER CONCEPT PLAN  
EXHIBIT IV-G SCHEDULE OF USES

REVISION DESCRIPTION				DESIGN BY: M.S.C.				DATE: 2-2006				CLIENT: RINGLAND CONSTRUCTION			
1	DATE	BY		DESIGN BY:	M.S.C.	DATE:	2-2006	CLIENT:	RINGLAND CONSTRUCTION						
2				DRAWN:	F.D.W.	DATE:	2-2006	PROJECT:	CONCORDIA SUITES						
3				CHECKED:	J.K.H.	DATE:	2-2006	COUNTY:	LEE						
4															
5															

<b>AIM Engineering &amp; Surveying, Inc.</b> CIVIL • SANITARY • TRANSPORTATION • DEVELOPMENT • PROJECT MANAGEMENT 5300 LEE BOULEVARD POST OFFICE BOX 1235 LEHIGH ACRES, FLORIDA 33971 E-Mail: engineering@aimengr.com				FORT MYERS, LEHIGH ACRES 239-332-4569 LABELLE 863-675-3696 FAX 239-332-8734 CERTIFICATION OF AUTHORIZATION No. 00003114			
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<b>SUMMERLIN - PINE RIDGE MOTEL</b> CPD - MASTER CONCEPT PLAN				ENGINEER OF RECORD: JERRON K. HULL DATE: 2-15-06 FLORIDA REG. NO.: 59365				PROJECT NUMBER: 05-9001 SECTION: TOWNSHIP: RANGE: 07 46 S 24 E FILE NAME: MCP				SHEET 1 OF 1	
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