

**ADMINISTRATIVE AMENDMENT (PD) ADD2006-00122**

**ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA**

WHEREAS, CL Ventures, LLC filed an application for administrative approval to a Residential Planned Development on a project known as Crane Landing RPD (Zoning Resolution #Z-04-19) for an administrative amendment on property located at Del Prado Blvd. Extension, North Ft. Myers, 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 amendment ADD2005-00154); 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, administrative amendment ADD2005-00154, made changes to the master concept plan, including the location of a golf maintenance facility; and

WHEREAS, this new administrative amendment request includes an updated Master Concept Plan (MCP) including the location of the golf maintenance facility in the same location as found in ADD2005-00154; and

WHEREAS, the golf maintenance facility's location is still 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; and

WHEREAS, the amended MCP shows the general location for all 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 ADD2005-00154; 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 JUNE 21, 2006 The Master Concept Plan for ADD2006-00122 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **Administrative Amendment ADD2005-00154 is null and void, and 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 3-page "Crane Landing RPD 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 Crane Landing RPD 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:

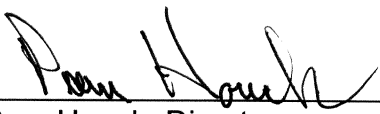
"Model homes and real estate sales:

- a. The number of model homes or model units will be limited to no more than nine eighteen (9 18) 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" 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 resolutions remain in full force and effect.

DULY SIGNED this 29th day of June, A.D., 2006.

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

# **Banks Engineering**

Professional Engineers, Planners & Land Surveyors  
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION  
OF A  
PARCEL OF LAND  
LYING IN  
SECTIONS 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA

(PALERMO)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S.00°12'52"E. FOR 100.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MELLOW DRIVE (100.00 FEET WIDE PER COUNTY RIGHT-OF-WAY MAP FOR COUNTY PROJECT #4013) AND THE **POINT OF BEGINNING**; THENCE N.89°59'56"E. (100.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 23) FOR 2671.79 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE N.89°55'22"E. ALONG SAID PARALLEL FOR 185.94 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE FORMER S.A.L. RAILROAD; THENCE S.11°11'14"E. ALONG SAID FORMER RIGHT-OF-WAY FOR 5333.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE N.88°39'48"W. ALONG SAID SOUTH LINE FOR 1226.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S.89°50'59"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR 634.36 FEET; THENCE N.00°02'44"E. FOR 567.97 FEET; THENCE S.89°50'59"W. FOR 505.06 FEET; THENCE S.00°02'44"W. FOR 567.97 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE; THENCE S.89°50'59"W. ALONG SAID SOUTH LINE FOR 1519.93 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N.00°02'44"E. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR 2649.76 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AND TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1174.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'01" FOR 122.02 FEET; THENCE N.05°59'45"E. FOR 435.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1024.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°12'37" FOR 111.09 FEET; THENCE N.00°12'52"W. FOR 882.68 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1024.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'42" FOR 222.33 FEET; THENCE N.12°38'34"W. FOR 387.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1174.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'42" FOR 254.86 FEET; THENCE N.00°12'52"W. FOR 110.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'43" FOR 78.32 FEET; THENCE S.89°57'35"E. FOR 124.78 FEET TO THE **POINT OF BEGINNING**.

BEARINGS, DISTANCES, AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE WEST LINE OF THE SOUTH WEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS N. 00°02'44" E. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN TOP OF A CONCRETE MONUMENT. THE MARK DESIGNATION IS "A136". THE AVERAGE SCALE FACTOR IS 0.99994291.

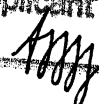
PARCEL CONTAINS 394.82 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED: 04-12-06

  
ROBERT TAD SIMPSON  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 5559

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S:\Jobs\19xx\1960\SURVEYING\DESCRIPTIONS\1960\_PALERMO\_SKT.dwg

Applicant's Legal Checked  
by  29 JUNE 06

ADD 2006-00132  
**RECEIVED**  
JUN 21 2006

COMMUNITY DEVELOPMENT

**EXHIBIT A**

# SKETCH OF DESCRIPTION

OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTIONS 22 AND 23,  
TOWNSHIP 43 SOUTH, RANGE 24 EAST,  
LEE COUNTY, FLORIDA  
(PALERMO)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°12'52" E	100.00'
L2	N 89°55'22" E	185.94'
L3	N 05°59'45" E	435.43'
L4	N 12°58'34" W	387.74'
L5	N 00°12'52" W	110.54'
L6	S 89°57'35" E	124.78'

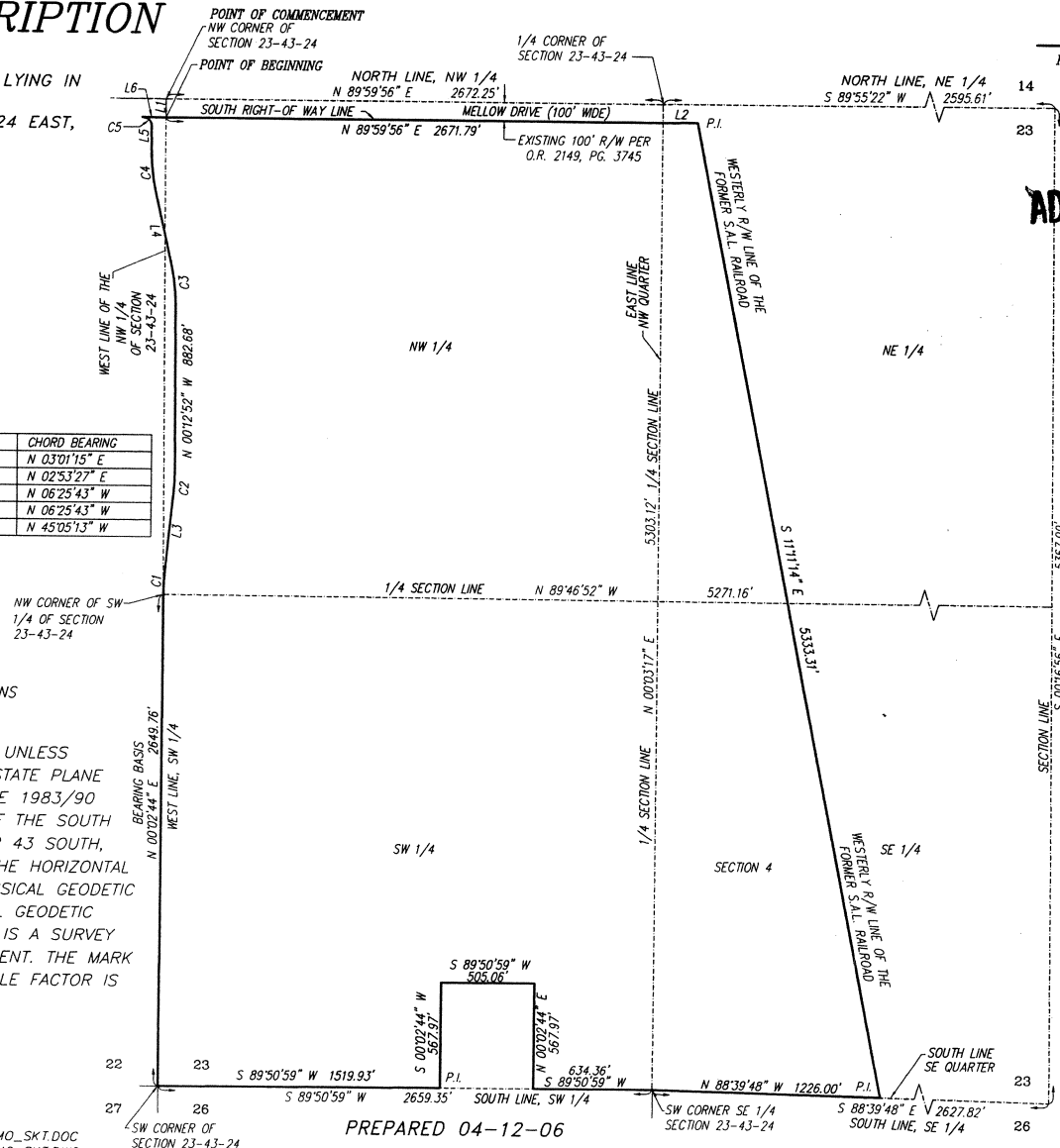
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1174.94'	05°57'01"	122.02'	121.96'	N 03°01'15" E
C2	1024.94'	06°12'37"	111.09'	111.04'	N 02°53'27" E
C3	1024.94'	12°25'42"	222.33'	221.89'	N 06°25'43" W
C4	1174.94'	12°25'42"	254.86'	254.36'	N 06°25'43" W
C5	50.00'	89°44'43"	78.32'	70.55'	N 45°05'13" W

## NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS, DISTANCES, AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE WEST LINE OF THE SOUTH WEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS N. 00°02'44" E. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN TOP OF A CONCRETE MONUMENT. THE MARK DESIGNATION IS "A136". THE AVERAGE SCALE FACTOR IS 0.99994291.

S:\JOBS\19XX\1960\SURVEYING\DESCRIPTIONS\1960\_PALERMO\_SKT.DOC  
S:\JOBS\19XX\1960\SURVEYING\DESCRIPTIONS\1960\_PALERMO\_SKT.DWG



PREPARED 04-12-06

**Banks Engineering**

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS  
13 FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690  
10511 SIX MILE CYPRESS PARKWAY - SUITE 101  
FORT MYERS, FLORIDA 33912  
(239) 839-5490

ADD 2006-00122N

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COMMUNITY DEVELOPMENT

## LEGEND:

- PG. INDICATES PAGE
- O.R. INDICATES OFFICIAL RECORDS BOOK
- C. INDICATES CENTER LINE
- P.I. INDICATES POINT OF INTERSECTION
- L1 INDICATES LINE 1 OF LINE TABLE
- C1 INDICATES CURVE 1 OF CURVE TABLE

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

*Robert T. Simpson*  
ROBERT T. SIMPSON  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 5559

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

# **Banks Engineering**

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

## **Crane Landing RPD Property Development Regulations**

EXHIBIT B

### **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

### **Duplex**

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

#### **Minimum Setbacks:**

Private Street 20 feet  
Public Streets 20 feet  
Side 7.5 feet (0 feet for common wall unit)  
Rear 20 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 15 feet  
Maximum Building Height 35 feet or 2 stories  
Maximum Lot Coverage 45 percent

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**Two-family Attached and Townhouse**

Minimum lot size 5,200 square feet  
Minimum lot width 40 feet  
Minimum lot depth 130 feet

**Minimum Setbacks:**

Private Street 20 feet  
Public Streets 20 feet  
Side 10 feet (0 feet for common wall unit)  
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 55 percent

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**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

# **EXHIBIT B**

### **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

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JUN 21 2006

COMMUNITY DEVELOPMENT

APPROVED

Amendment to  
Master Concept Plan  
Subject to Case # ADD2-006-00122  
Date June 29, 2006

LEGEND:

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

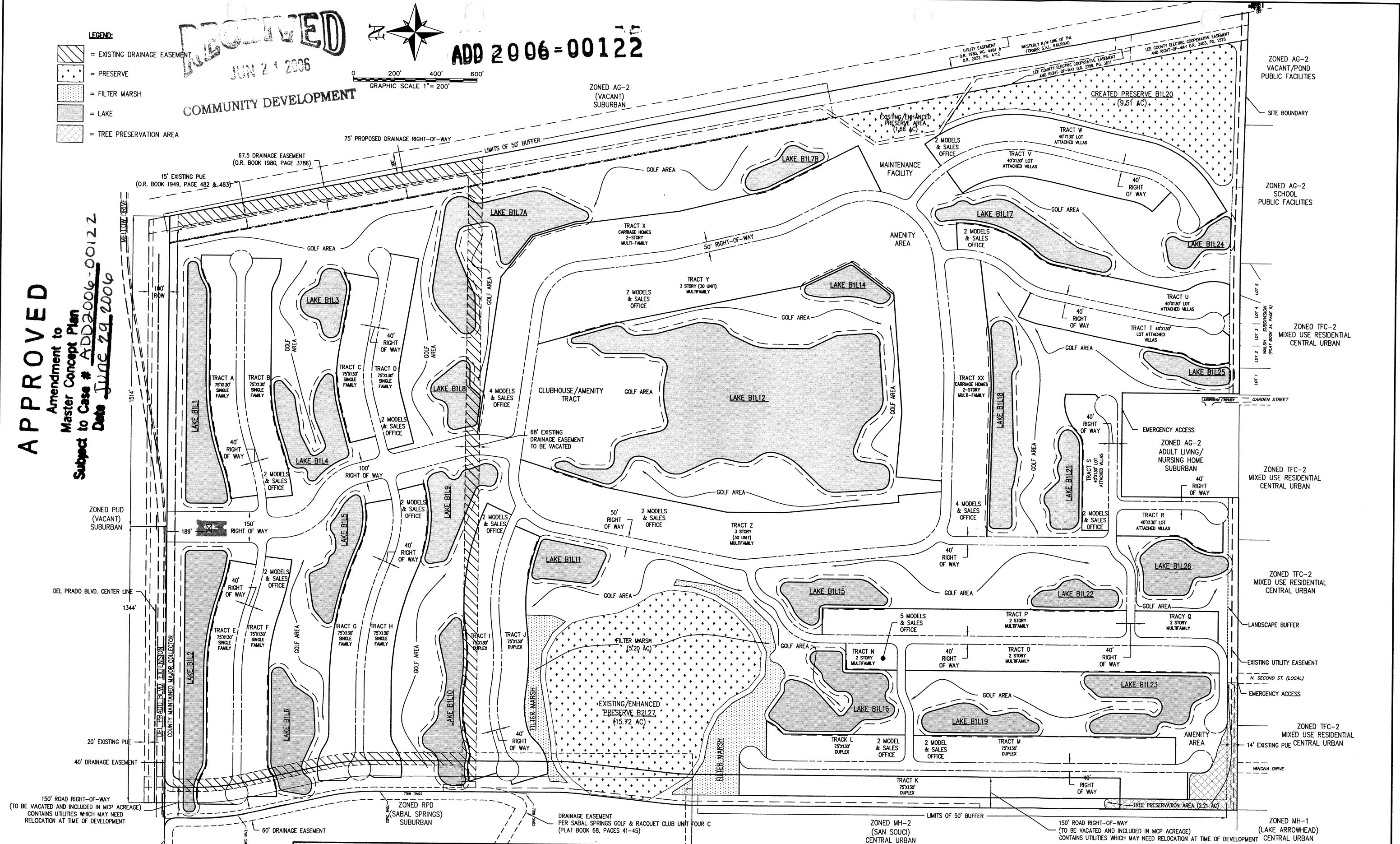
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JUN 21 2006  
COMMUNITY DEVELOPMENT



ADD 2006-00122

0 200' 400' 600'  
GRAPHIC SCALE 1"=200'

ZONED AG-2  
(VACANT)  
SUBURBAN



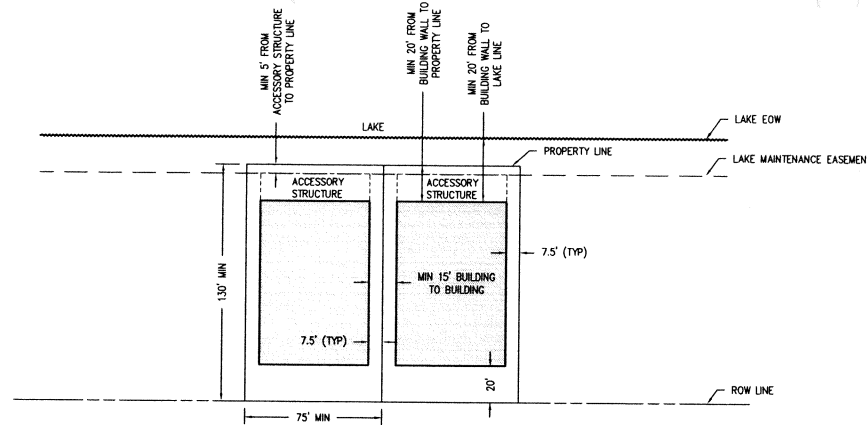
PREPARED FOR:

**CL VENTURES LLC**  
13100 WESTLINKS TERRACE  
FORT MYERS, FLORIDA 33913

**Banks Engineering**  
Professional Engineers, Planners & 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

**MASTER CONCEPT PLAN  
CRANE LANDING  
LEE COUNTY, FLORIDA**

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
07/08/05	1960	_MCP	SCM	SEH	GH/SCM	1"=200'	1	2	(23-43-24-00)

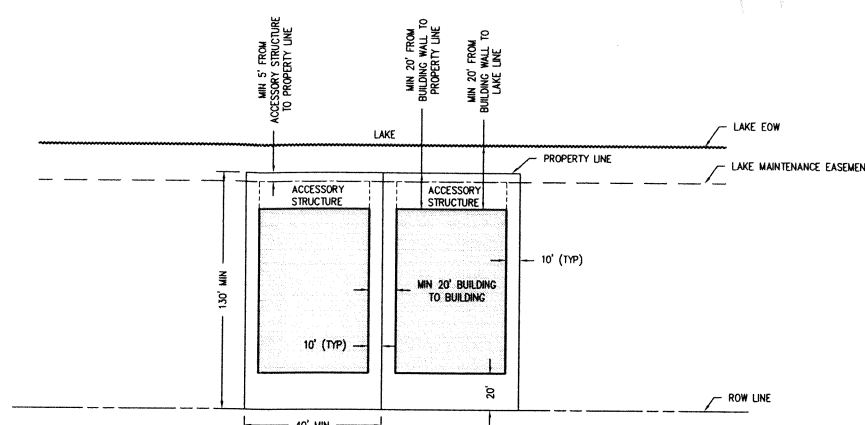


MINIMUM LOT SIZE: 9,750 SF  
 MINIMUM LOT WIDTH: 75'  
 MINIMUM LOT DEPTH: 130'  
 MINIMUM SETBACKS:  
 PRIVATE STREET: 20' (35' FOR CORNER LOTS)  
 PUBLIC STREET: 20'  
 SIDE: 7.5'  
 REAR: 20' (5' FOR ACCESSORY STRUCTURE)  
 WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)  
 PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)  
 MAXIMUM BUILDING HEIGHT: 35' OR 2 STORIES  
 MAXIMUM LOT COVERAGE: 45 PERCENT

TYPICAL SINGLE FAMILY LOT  
 NOT TO SCALE

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 JUN 21 2006

COMMUNITY DEVELOPMENT



MINIMUM LOT SIZE: 5,200 SF  
 MINIMUM LOT WIDTH: 40'  
 MINIMUM LOT DEPTH: 130'  
 MINIMUM SETBACKS:  
 PRIVATE STREET: 20'  
 PUBLIC STREET: 20'  
 SIDE: 10' (0' FOR COMMON WALL UNIT)  
 REAR: 20' (5' FOR ACCESSORY STRUCTURE)  
 WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)  
 PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)  
 MAXIMUM BUILDING HEIGHT: 35' OR 2 STORIES  
 MAXIMUM LOT COVERAGE: 55 PERCENT

TYPICAL TWO-FAMILY ATTACHED AND TOWNHOUSE  
 NOT TO SCALE

OPEN SPACE SUMMARY:

OPEN SPACE REQUIRED @ 40% = 154.28 ACRES

INDIGENOUS VEGETATION: (PER LDC SECTION 10-415 (b), LARGE DEVELOPMENTS MUST PROVIDE 50% OF THEIR REQUIRED OPEN SPACE THROUGH ONSITE PRESERVATIONS OF EXISTING NATIVE VEGETATION. THIS WOULD EQUATE TO 77.14 ACRES OF INDIGENOUS OPEN SPACE TO BE PRESERVED. HOWEVER, THIS SITE IS PREDOMINATELY A "CLEARED PASTURE". THEREFORE, INSUFFICIENT INDIGENOUS VEGETATION IS AVAILABLE ONSITE TO SATISFY THIS REQUIREMENT. THE ONLY PORTION OF THE SITE CLASSIFIED AS "INDIGENOUS VEGETATION" ARE THE PROPOSED WETLAND PRESERVES. THOSE AREAS CONTAIN APPROXIMATELY 17.32 ACRES OF INDIGENOUS WETLAND VEGETATION TO BE PRESERVED AND/OR ENHANCED.

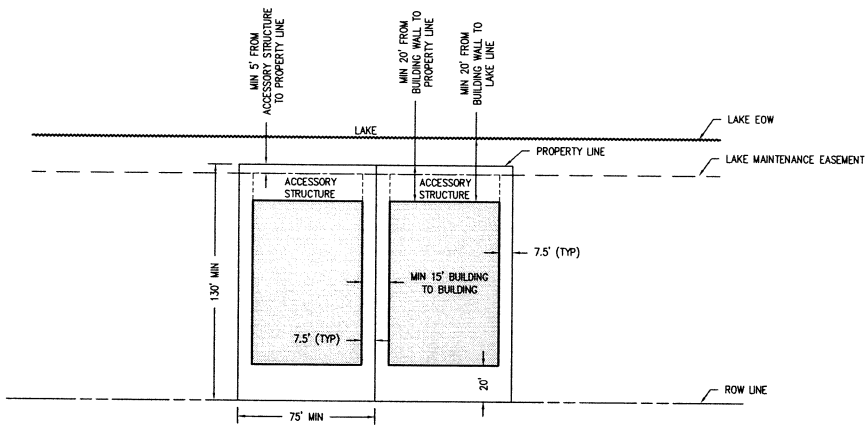
PROVIDED OPEN SPACE SUMMARY:  
 LAKES (SEE BELOW) = 38.57 ACRES  
 WETLAND PRESERVES/FILTER MARSH = 30.43 ACRES  
 GOLF COURSE/OPEN SPACE = 128.08 ACRES  
 TOTAL OPEN SPACE = 197.08 ACRES

WATER BODY OPEN SPACE (PER LDC 10-415(4)(2)): WATER BODIES MAY BE USED TO OFFSET A MAXIMUM OF 25% OF THE REQUIRED OPEN SPACE AREA:

MAXIMUM WATER BODIES THAT MAY OFFSET OPEN SPACE = 38.57 ACRES  
 PROVIDED WATER BODY OPEN SPACE (LAKES) = 61.28 ACRES

TYPICAL UNIT	LOT REQUIREMENTS*		PROPOSED SITE CONDITIONS	
	MIN LOT SIZE	MIN OPEN SPACE	MIN LOT SIZE	MIN OPEN SPACE REQUIRED
SINGLE FAMILY	6,500	NONE	9,750	NONE
DUPLEX	7,500	NONE	9,750	NONE
TWO-FAMILY ATTACHED	3,750/PER UNIT	NONE	5,200/PER UNIT	NONE
MULTI FAMILY	N/A	40%	N/A	40%**

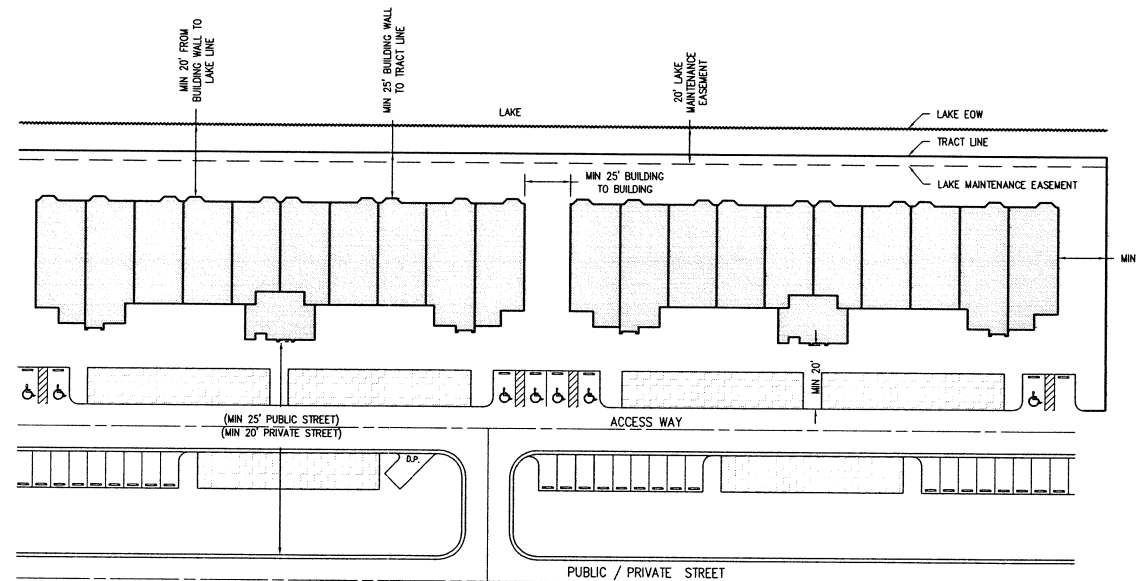
\* PER SEC 10-415 OF LDC FOR LARGE PROJECTS  
 \*\* MIN 40% OPEN SPACE IS PROVIDED FOR ENTIRE PROJECT AREA



MINIMUM LOT SIZE: 9,750 SF  
 MINIMUM LOT WIDTH: 75'  
 MINIMUM LOT DEPTH: 130'  
 MINIMUM SETBACKS:  
 PRIVATE STREET: 20'  
 PUBLIC STREET: 20'  
 SIDE: 7.5' (0' FOR COMMON WALL UNIT)  
 REAR: 20' (5' FOR ACCESSORY STRUCTURE)  
 WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)  
 PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)  
 MINIMUM BUILDING SEPARATION: 15'  
 MAXIMUM BUILDING HEIGHT: 35' OR 2 STORIES  
 MAXIMUM LOT COVERAGE: 45 PERCENT

TYPICAL DUPLEX  
 NOT TO SCALE

ADD 2006-00122



MINIMUM LOT SIZE: 6,500 SF  
 MINIMUM LOT WIDTH: 65'  
 MINIMUM LOT DEPTH: 100'  
 MINIMUM SETBACKS:  
 PRIVATE STREET: 20' (0' FOR FREE STANDING GARAGES)  
 PUBLIC STREET: 25'  
 SIDE: 25' (0' FOR COMMON WALL UNIT)  
 REAR: 25' (5' FOR ACCESSORY STRUCTURE)  
 WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)  
 PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)  
 MINIMUM BUILDING SEPARATION: 25'  
 MAXIMUM BUILDING HEIGHT: 45' OR 3 STORIES  
 MAXIMUM LOT COVERAGE: 50 PERCENT

TYPICAL MULTI-FAMILY BUILDING  
 NOT TO SCALE

**APPROVED**

Amendment to  
 Master Concept Plan  
 Subject to Case # ADD2006-00122  
 Date JUNE 29, 2006

LEGEND:

----- ACCESSORY STRUCTURE  
 ----- TRACT LINE  
 ----- LAKE EOW  
 ----- LAKE MAINTENANCE EASEMENT  
 ----- ROW LINE  
 ----- ROAD CENTER LINE  
 [Shaded Box] STRUCTURE

NO.	DATE	REVISION DESCRIPTION	BY

**Banks Engineering**  
 Professional Engineers, Planners & 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

PROPERTY DEVELOPMENT REGULATIONS  
**CRANE LANDING**  
 LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
08-17-05	1960	_MCP02	EPB	EPB	JGH	NTS	2	2	