

ADMINISTRATIVE AMENDMENT (PD) ADD2007-00120

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Carissa, LLC filed an application for administrative approval to a Commercial Planned Development on a project known as Carissa CPD for an amendment to the approved zoning resolution Z-06-007 to modify the language found in Condition #6 on property located at Carissa Leigh Way, described more particularly as:

LEGAL DESCRIPTION: In Section 17, Township 45 South, Range 25 East, Lee County, Florida:

See attached Exhibit "A"

WHEREAS, the property was originally rezoned in resolution number Z-97-029 (with subsequent amendments in case numbers ADD2005-00126, ADD2006-00055, and resolution number Z-06-007); and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; 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 to amend the Condition # 6 of the zoning resolution Z-06-007 to read as follows:

6. *Prior to ~~development order approval~~ the issuance of any certificate of compliance for the development, the developer must re-grade existing lakes to a water depth of four (4) feet below the dry season water table so that the lake banks are sloped to a ration not steeper than four (4) feet horizontal to one (1) foot vertical. In addition the developer must provide elements for the protection of wayward vehicles (such as bollards, guardrails, berms, swales, etc.) around these lakes as determined by the Director of Development Services.*

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 Commercial Planned Development to amend condition #6 of the zoning resolution Z-06-007 is **APPROVED**.

Approval is subject to the following conditions:

1. The Development must be in compliance with the Master Concept Plan dated April 2006. A reduced copy of the approved Master Concept Plan is attached hereto.
2. The terms and conditions of the original zoning resolutions, with the exception of Condition #6, which is hereby amended, remain in full force and effect.

Condition # 6 of the zoning resolution Z-06-007 to read as follows:

6. ***Prior to development order approval the issuance of any certificate of compliance for the development, the developer must re-grade existing lakes to a water depth of four (4) feet below the dry season water table so that the lake banks are sloped to a ration not steeper than four (4) feet horizontal to one (1) foot vertical. In addition the developer must provide elements for the protection of wayward vehicles (such as bollards, guardrails, berms, swales, etc.) around these lakes as determined by the Director of Development Services.***

DULY SIGNED this 20th day of August, A.D., 2007.

BY: _____

Pam Houck
Pam Houck, Director

Division of Zoning

Department of Community Development

Banks Engineering

Professional Engineers, Planners & Land Surveyors
10511-101 Six Mile Cypress Parkway
Fort Myers, Florida 33912
(239) 939-5490
Fax (239) 939-2523

RECEIVED

JUN 29 2007

COMMUNITY DEVELOPMENT

Please Reply To:
FORT MYERS OFFICE

DESCRIPTION OF A PARCEL LYING IN SECTION 17, T-45-S, R-25-E, LEE COUNTY, FLORIDA

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 17; THENCE S.00°06'35"E. ALONG THE NORTH SOUTH QUARTER SECTION LINE OF SAID SECTION FOR 658.74 FEET; THENCE S.88°56'52"W. ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17 FOR 624.75 FEET; THENCE S.00°22'36"E. ALONG THE EAST LINE OF A 60 FOOT WIDE INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4609, PAGE 4248, PUBLIC RECORDS SAID LEE COUNTY, BEING PARALLEL WITH AND 30 FEET EASTERLY OF (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, FOR 317.26 FEET; THENCE S.88°52'52"W. FOR 30.00 FEET; THENCE S.00°22'36"E. ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, BEING PARALLEL WITH AND 30 FEET WESTERLY OF (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SAID 60 FOOT WIDE INGRESS AND EGRESS EASEMENT FOR 347.30 FEET; THENCE N.88°48'50"E. ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, BEING PARALLEL WITH AND 30 FEET SOUTHERLY OF (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF A 60 FOOT WIDE ROAD RIGHT OF WAY RECORDED IN COUNTY COMMISSION MINUTE BOOK 5, PAGE 669, PUBLIC RECORDS SAID LEE COUNTY, FOR 651.68 FEET; THENCE N.00°06'35"W. FOR 30.00 FEET; THENCE N.88°48'50"E. ALONG THE NORTH LINE OF SAID 60 FOOT WIDE ROAD RIGHT OF WAY, BEING PARALLEL WITH AND 30 FEET NORTH OF (AS MEASURED ON A PERPENDICULAR) THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, FOR 98.08 FEET; THENCE N.20°01'31"E. ALONG THE WESTERLY RIGHT OF WAY LINE OF SIX MILE CYPRESS PARKWAY (250 FEET WIDE) FOR 1389.14 FEET; THENCE S.88°29'12"W. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 FOR 576.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 859824.60 SQUARE FEET OR 19.74 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF SIX MILE CYPRESS PARKWAY AS BEARING S.20°01'31"W.

BANKS ENGINEERING,
FLORIDA LICENSED BUSINESS NO. LB6690

JUNE 29, 2007

THOMAS R. LEHNERT JR.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5541

DATE SIGNED: 6/29/07

ADD 2007-00120
Applicant's Survey Checked
By 6/29/07

Naples Office
6640 Willow Park Dr.
Suite B
Naples, Florida
34109
(239) 597-2061
Fax (239) 597-3082

Sarasota Office
1144 Tallevast Road
Suite # 115
Sarasota, Florida
34243
(941) 360-1618
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By Port Charlotte Office
12653 SW CR 769
Suite B
Lake Suzy, Florida
34691
(941) 625-1165
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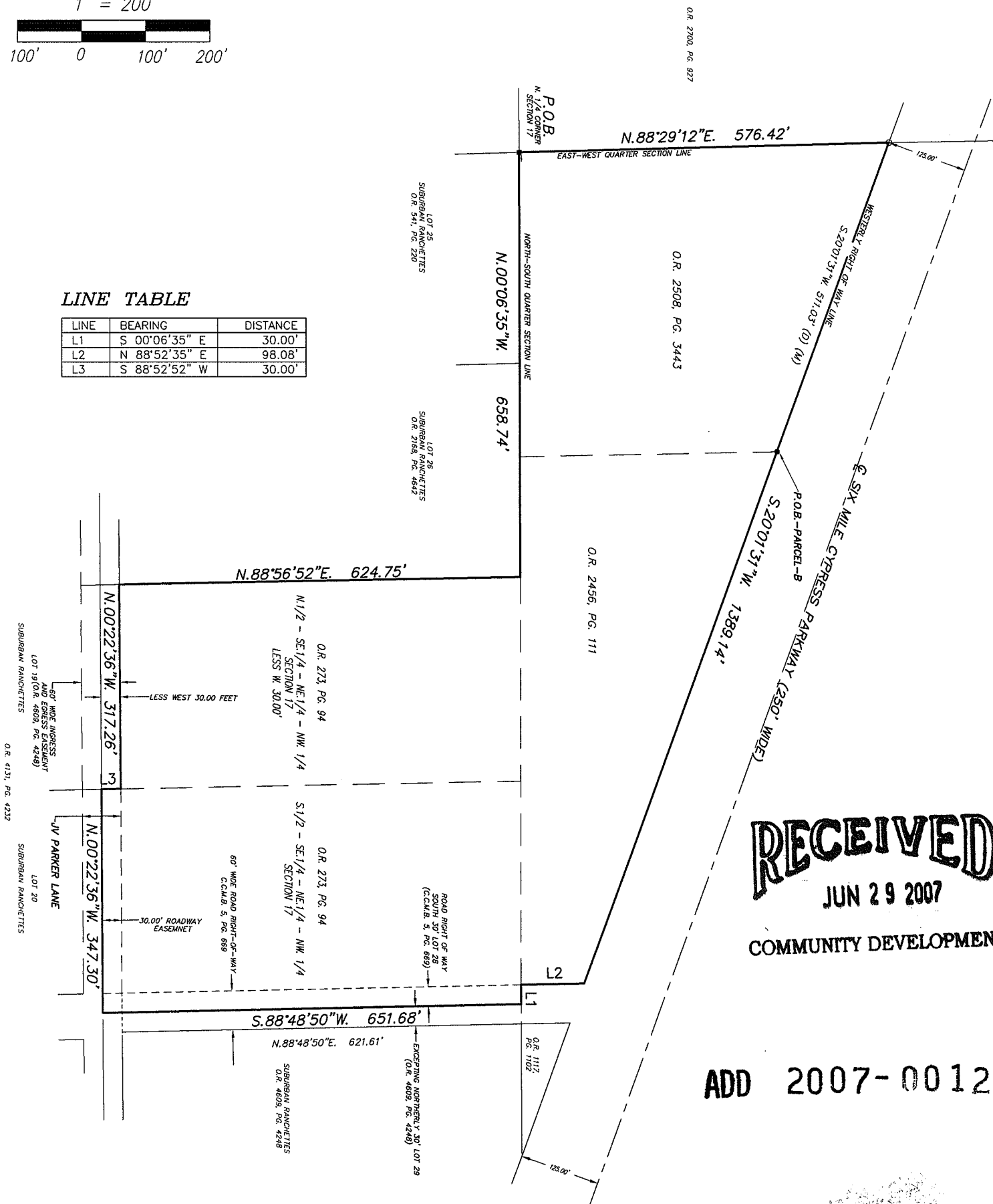


1" = 200'



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°06'35" E	30.00'
L2	N 88°52'35" E	98.08'
L3	S 88°52'52" W	30.00'



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JUN 29 2007

COMMUNITY DEVELOPMENT

ADD 2007-00120

Applicant's Survey Checked

By CSJ 6/29/07

Applicant

By

LEGEND

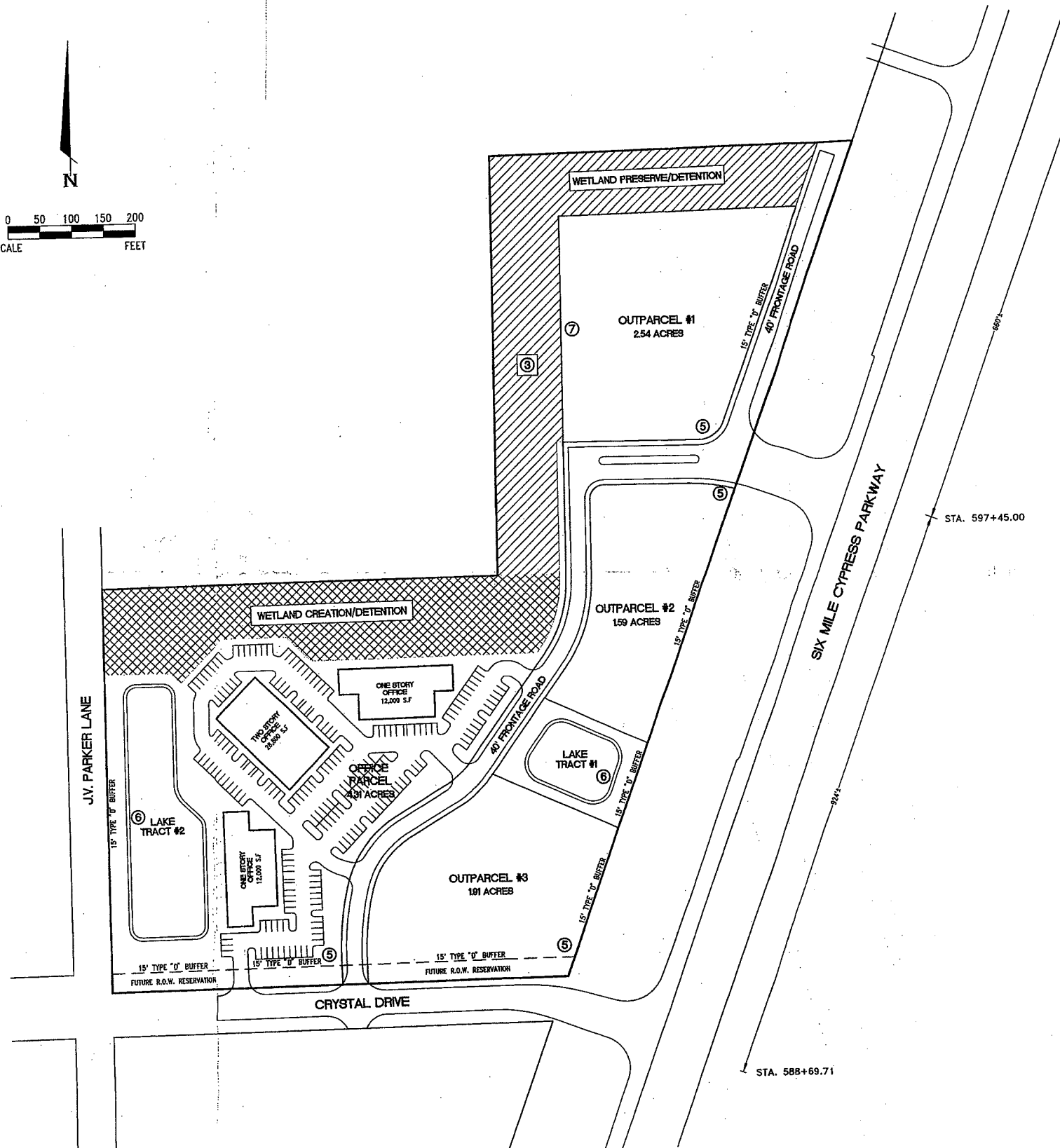
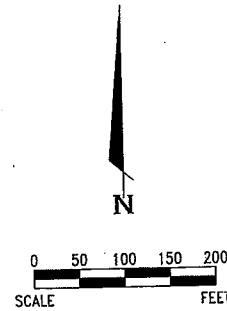
- PG. 1 LINE NO. 1 OF LINE TABLE
L1 CURVE NO. 1 OF LINE TABLE
C.C.M.B. COUNTY COMMISSION MINUTE BOOK
O.R. OFFICIAL RECORDS BOOK

THIS IS NOT A BOUNDARY SURVEY

THOMAS R. LEHNERT JR. 6/29/07
DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 55455
PROFESSIONAL

Banks Engineering
Professional Engineers, Planners & Land Surveyors
CHARLOTTE ♦ FORT MYERS ♦ NAPLES ♦ SARASOTA
12653 SW COUNTY ROAD 769 - SUITE B
LAKE SUZY, FLORIDA 34269
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 8469
SURVEY LICENSE # LB 8890

SKETCH TO ACCOMPANY DESCRIPTION									
CARISSA									
LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
8-29-2007	1869	889SK-NORTH		KT	KT	1"=200'	2	2	17-45-25



LEGEND

- ⑤ APPROVED DEVIATION
- ▨ WETLAND PRESERVATION AREA
- ▩ WETLAND CREATION AREA

PROJECT SUMMARY

TOTAL SITE AREA: 19.07 ACRES
 MAXIMUM BUILDING AREA: 150,000 S.F.¹
 LAND USE CLASSIFICATION: CENTRAL URBAN
 EXISTING ZONING: CPD
 WATER & SEWER: LEE COUNTY UTILITIES
 FIRE DISTRICT: SOUTH TRAIL
 FLOOD ELEVATION: 8 FEET

¹ SEE ZONING RESOLUTION FOR DETAILS

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED:
 (19.07 ACRES X 30%) 5.72 ACRES

OPEN SPACE PROVIDED:

OUTPARCEL #1 (2.54 ACRES X 20%)	0.51 ACRES
OUTPARCEL #2 (1.59 ACRES X 20%)	0.32 ACRES
OUTPARCEL #3 (1.91 ACRES X 20%)	0.38 ACRES
OFFICE PARCEL (4.06 ACRES X 30%)	1.22 ACRES
WETLAND PRESERVE AREA	2.46 ACRES
WETLAND CREATION AREA	1.96 ACRES
LAKE TRACT #1	1.47 ACRES
LAKE TRACT #2	0.63 ACRES
TOTAL	8.95 ACRES

APPROVED
 Master Concept Plan
 Site Plan • D6-007 Page 1 of 1
 Subject to conditions in Resolution 2-06-001
 Case # DCT 2005-00101

FILE #	0107MCP
DATE	04/06
SCALE	NOTED
DESIGN	GFM
DRAWN	GFM
CHECK	GFM

GARY F. MULLER, AICP
 1482 ARGYLE DRIVE • FT. MYERS, FLORIDA 33919 • (239) 939-0111

SEC 17, TWP 48S., RGE 25E.
 LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN
 CARISSA CPD

DWG. NO.
 0107

EXHIBIT 6-J