

ADMINISTRATIVE AMENDMENT (PD) ADD2006-00240

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, PGA Investment Holdings, LLC filed an application for administrative amendment approval to a Residential/Commercial Planned Development (RPD/CPD) on a project known as The Estates at Entrada to:

1. amend the Site Development Regulations Table to reduce the separation distance between multiple-family buildings on Tract #1 from 20 feet to 10 feet;

on property located at 16701 N. Cleveland Avenue, described more particularly as:

LEGAL DESCRIPTION: In Section 27, Township 43 South, Range 24 East, Lee County, Florida:

See Legal Description attached hereto as Exhibit "A"

WHEREAS, the property was originally rezoned in case number 75-5-10, with subsequent amendments in case numbers 89-5-2-4 DCI, 89-5-2-4(R) DCI, 95-12-237.13A, and DCI20004-00080 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 indicated that there is a scrivener's error in the Site Development Regulations Table, wherein the applicant originally requested a building separation of 10 feet and the approved property development regulations provided for a 20 foot separation for multiple-family buildings in Tract #1; 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 an administrative approval for an amendment to a Residential/Commercial Planned Development is **APPROVED** to:

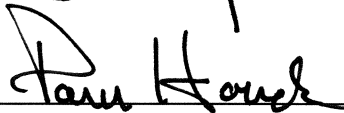
1. **amend the property development regulations, Resolution Z-06-039, to reduce the separation distance between multiple-family buildings on Tract #1 from 20 feet to 10 feet.**

**Approval is subject to the following conditions:**

1. **Resolution Z-06-039, Section B. Conditions, subsection 2.b., Site Development Regulations Table, is hereby amended by adding and deleting language as shown on Exhibit "B" attached hereto.**
2. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

DULY SIGNED this 9<sup>th</sup> day of January, A.D., 2007.

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



Pam Houck, Director

Division of Zoning

Department of Community Development

# Banks Engineering, Inc.

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

DESCRIPTION OF A PARCEL  
LYING IN SECTIONS 27 AND 28, T-43-S, R-24-E,  
LEE COUNTY, FLORIDA

## (ESTATES AT ENTRADA OVERALL PARCEL)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 27 AND 28 TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S.00°19'44"E. ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION FOR 25.00 FEET TO A LINE LYING 25.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE S.89°51'02"E. ALONG SAID PARALLEL LINE FOR 1337.99 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 27; THENCE S.00°16'35"E. ALONG SAID EAST LINE FOR 1368.29 FEET; THENCE S.89°56'55"E. FOR 844.93 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45) 200.00 FEET WIDE (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 12010-2121), BEING A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5597.26 FEET AND TO WHICH POINT A RADIAL LINE BEARS N.73°49'24"E.; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 07°03'17.6" FOR 689.20 FEET TO THE BOUNDARY OF LEESURE VILLAGE AS SHOWN ON CONDOMINIUM PLAT BOOK 3, AT PAGES 60 THROUGH 76, LEE COUNTY PUBLIC RECORDS; THENCE S.89°33'08"W. ALONG SAID BOUNDARY FOR 1128.76 FEET; THENCE N.00°17'28"W. ALONG SAID BOUNDARY FOR 243.89 FEET; THENCE S.89°41'12"W. ALONG SAID BOUNDARY FOR 599.97 FEET; THENCE N.00°33'01"W. ALONG SAID BOUNDARY FOR 169.75 FEET; THENCE S.89°33'13"W. ALONG SAID BOUNDARY FOR 599.34 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE S.00°19'44"E. ALONG SAID EAST LINE AND SAID BOUNDARY OF LEESURE VILLAGE FOR 989.06 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE S.89°44'52"W. ALONG THE EAST WEST QUARTER SECTION LINE OF SAID SECTION 28 FOR 3921.74 FEET TO AN INTERSECTION WITH A LINE LYING 1699.90 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N.00°07'52"W. ALONG SAID PARALLEL LINE FOR 1595.37 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1080.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.12°27'00"E.; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°57'57" FOR 1488.47 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 28; THENCE N.88°35'04"E. ALONG SAID NORTH LINE FOR 424.31 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE S.89°49'26"E. ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER FOR 2639.07 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 292.91 ACRES MORE OR LESS

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

BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT. THE AVERAGE SCALE FACTOR IS 0.99994233 WHEREIN THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS S.89°49'26"E.

BANKS ENGINEERING, INC.

**Applicant's Legal Checked**

DESCRIPTION PREPARED JUNE 21, 2005

BY *[Signature]* 22DEC06

*[Signature]*  
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4684

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PERMIT COUNTER

SHEET 1 OF 2

**ADD 2006-00240**

# SKETCH OF DESCRIPTION

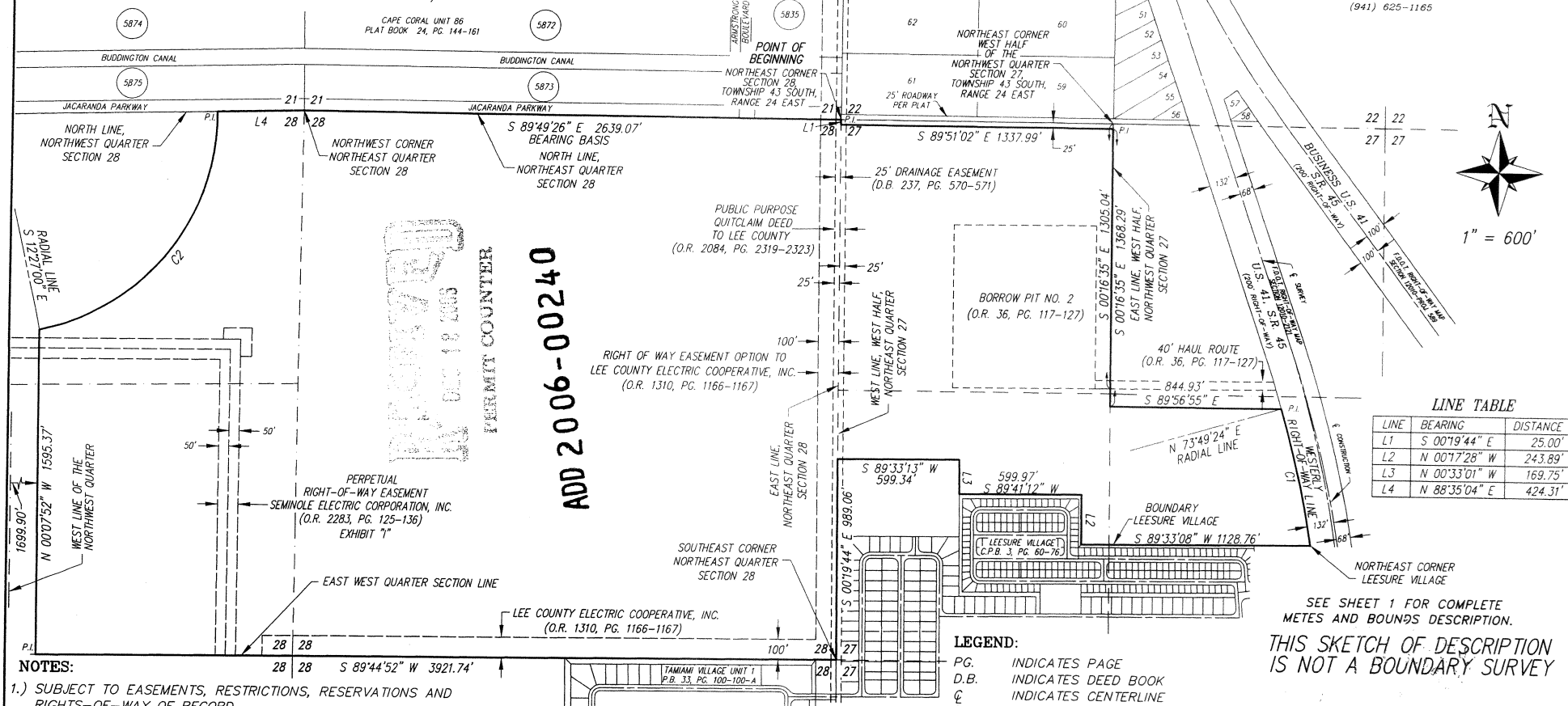
OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTION 27 AND 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA  
(ESTATES AT ENTRADA OVERALL PARCEL)

## ACREAGE SUMMARY

OVERALL PARCEL 269.82 ACRES MORE OR LESS  
LESS PARCEL -12.85 ACRES MORE OR LESS  
NET ACREAGE 256.97 ACRES MORE OR LESS

**Banks Engineering, Inc.**

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS  
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690  
12653 SW COUNTY ROAD 769 - SUITE B  
LAKE SUZY, FLORIDA 34269  
(941) 625-1165



## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°19'44" E	25.00'
L2	N 00°17'28" W	243.89'
L3	N 00°33'01" W	169.75'
L4	N 88°35'04" E	424.31'

SEE SHEET 1 FOR COMPLETE  
METES AND BOUNDS DESCRIPTION.

**THIS SKETCH OF DESCRIPTION  
IS NOT A BOUNDARY SURVEY**

## LEGEND:

PG. INDICATES PAGE  
D.B. INDICATES DEED BOOK  
C. INDICATES CENTERLINE  
P.B. INDICATES PLAT BOOK  
S.R. INDICATES STATE ROAD  
U.S. INDICATES UNITED STATES  
P.I. INDICATES POINT OF INTERSECTION  
O.R. INDICATES OFFICIAL RECORDS BOOK  
C.P.B. INDICATES CONDOMINIUM PLAT BOOK  
F.D.O.T. INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION

*Kenneth E. Trask*  
KENNETH E. TRASK  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4684  
- THIS SKETCH OF DESCRIPTION IS NOT VALID  
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

## NOTES:

- SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- BEARINGS AND DISTANCES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT. THE AVERAGE SCALE FACTOR IS 0.99994233 WHEREIN THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS S 89°49'26" E.

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## CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5597.26'	07°03'17.6"	689.20'	688.76'	S 12°38'57" E
C2	1080.00'	78°57'57"	1488.47'	1373.43'	N 38°04'02" E

PREPARED JUNE 21, 2005  
SHEET 2 OF 2

# APPROVED

Amendment to  
Master Concept Plan

Subject to Case # ADD2006-00240

Date 1/9/07

# EXHIBIT "B"

DCI2004-00080

Estates at Entrada

ESTATES AT ENTRADA RPD/CPD PROPERTY DEVELOPMENT REGULATIONS												
LAND USE	Minimum Lot Area sq. ft.	Minimum sq ft per unit	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Lot Coverage %	Minimum Setbacks (ft)				Max. Height (ft.)	Stories	
						Street	Side	Rear	Water			Preserve
RESIDENTIAL												
Townhouse (Tract #1)	5,400	1,800	18	100	60	20 <sup>(7)</sup>	5/0 <sup>(3)</sup>	15/5 <sup>(1)</sup>	25/10 <sup>(1)</sup>	20 <sup>(5)</sup>	35	3
	5,400	1,800	18	100	60	20 <sup>(7)</sup>	5/0 <sup>(3)</sup>	20/5 <sup>(1)</sup>	25/10 <sup>(1)</sup>	20 <sup>(5)</sup>	35	3
Multiple-family (Tract #1)	10,000	3,000	100	100	45	20 <sup>(7)</sup>	5 <sup>(4)</sup> /0 <sup>(3)</sup>	20/5 <sup>(1)</sup>	20/10 <sup>(1)</sup>	20 <sup>(5)</sup>	50	3
Multiple-family (Tract #2)	10,000	2,000	100	100	45	20 <sup>(7)</sup>	15	20/5 <sup>(1)</sup>	20/10 <sup>(1)</sup>	20 <sup>(5)</sup>	50 <sup>(6)</sup>	5
Single-family	5,000	-----	50	100	55	20 <sup>(7)</sup>	5	15/5 <sup>(1)</sup>	25/10 <sup>(1)</sup>	20 <sup>(5)</sup>	35	3
Single-family <sup>(8)</sup>	6,500	-----	65	100	45	20 <sup>(7)</sup>	5	15/5 <sup>(1)</sup>	25/10 <sup>(1)</sup>	20 <sup>(5)</sup>	35	3
COMMERCIAL												
CPD Tract	20,000	-----	100	100	45	20 <sup>(7)</sup>	10/0 <sup>(3)</sup>	20/5 <sup>(1)</sup>	-----	20 <sup>(5)</sup>	35	3
RECREATIONAL FACILITIES												
Recreational Facilities, Private On-site (Amenity area)	10,000	-----	80	90	45	20 <sup>(7)</sup>	5	5	10 <sup>(1)</sup>	20 <sup>(5)</sup>	35	3

Footnotes:

- (1) Accessory structures - No accessory structures may be located in a buffer
- (2) Side opposite zero lot line
- (3) Interior side only
- (4) Exterior side only, with minimum building separation of ~~20~~ 10 feet
- (5) Preserve Setbacks: Principal and accessory structures must be setback a minimum of 20 feet from the preserves.
- (6) Multiple-family dwelling units located on multiple-family Tract #2, within 75 feet of Leesure Village Recreational Vehicle park and Leesure Village Mobile home Park, will be limited to a maximum height of 35 feet.
- (7) All other streets in accordance with Section 34-2192(a) of the Land Development code.
- (8) Property Development Regulations for single-family dwelling units in the stair-step hatched area as depicted on the master concept plan.