

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, PGA Investment Holdings, LLC., filed an application for administrative approval to a Residential Planned Development on a project known as the Estates at Entrada to:

1. revise the proposed right -of-way width and road alignment of the DeNavarra Parkway extension on the master concept plan; and
2. revise Tract #1 on the master concept plan from multiple-family residential to townhouse and rename the tract "Townhome Tract #3"; and
3. delete the entire row titled "Multiple-family (Tract #1)" from the Site Development Regulations Table and replace it with "Townhouse (Tract #3)" containing revised Property Development Regulations; and
4. delete the words "Multiple-family Tract #2" on the master concept plan and Property Development Regulations and replace it with the words "Multiple-family Tract #1"; and
5. correct inconsistencies in the open space tabulations resulting from the widening and realignment of DeNavarra Parkway within the development; and
6. update the open space tabulations to ensure that the revised master concept plan is consistent with tabular data and Resolution Z-06-039

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

LEGAL DESCRIPTION: In Section 27 and Section 28, 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 Z-75-123 with subsequent amendments in case numbers Z-89-045, Z-89-045A, Z-89-045AA, FPA-96-005, Z-06-039, and ADD2006-00240; and

WHEREAS, the subject property is located in the Central Urban 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, Lee County Department of Transportation, the City of Cape Coral, and the applicant (PGA Investment Holdings, LLC) have been working to revise the alignment of DeNavarra Parkway (spine road) on the subject property from the City of Cape Coral city limits

on the north to US 41 on the east in Lee County; and

WHEREAS, the right-of-way on the subject proper was widened from 100 feet to 125 feet; and

WHEREAS, the 125 foot wide right-of-way will allow the spine road to be constructed as a four lane divided facility; and

WHEREAS the revised master concept plan reflects the realignment of the spine road agreed to in concept by Lee County Department of Transportation, the City of Cape Coral, and the applicant (PGA Investment Holdings, LLC); and

WHEREAS, the increase in the width of the right-of-way of the spine road necessitated additional site modifications to the master concept plan and Resolution Z-06-039; and

WHEREAS, the project originally contained 16 Lakes number 1 through 16; and

WHEREAS, the realignment of the spine road eliminated Lake 16; and

WHEREAS, the realignment of the spine road changed the acreage and configuration of Lakes 10, 15, 11, 7, and 3; and

WHEREAS, inconsistencies on the master concept plan were corrected to ensure that the master concept plan is consistent with the tabular data on the master concept plan and Resolution Z-06-039; and

WHEREAS, the applicant is desirous of changing the residential unit type mix within the development; and

WHEREAS, the development of multiple-family dwelling units on Tract #1, is replaced by townhome dwelling units; and

WHEREAS, "Multiple-family Tract #1", on the master concept plan, is renamed "Townhome Tract #3"; and

WHEREAS, the site development regulations table, Resolution Z-06-039, are modified to include regulations for "Townhome Tract #3"; and

WHEREAS, "Multiple-family Tract #2" on the originally approved master concept plan is renamed "Multiple-family Tract #1"; and

WHEREAS, deviation (1), Resolution Z-06-039, referenced Lake 1, which is a typographical error and the correct reference is Lake 11; and

WHEREAS, deviation (1), Resolution Z-06-039, referenced Lake 15 but was not depicted on the master concept plan; and

WHEREAS, Lake 14 was depicted on the approved master concept plan as being setback 25 feet from the right-of-way; and

WHEREAS, the applicant is requesting a deviation be granted to reduce the setback for Lake 14 from 50 feet to 25 feet to correct this omission; and

WHEREAS, the proposed dwelling units on Townhome Tract#3, have a proposed minimum 13 foot front setback for all units without garages; and

WHEREAS, the proposed dwelling units on Townhome Tract#3, have a minimum rear setback of 12 feet for all units backing up to the canal to the west of the project; and

WHEREAS, the proposed dwelling units on Townhome Tract#3 backing up to the canal will be 26± feet from the canal top-of-bank; 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 Residential Planned Development to:

1. **revise the proposed right-of-way width and road alignment of the DeNavarra Parkway extension on the master concept plan; and**
2. **revise Multiple-family Tract #1 on the master concept plan from multiple-family residential to townhouse and rename the tract "Townhome Tract #3"; and**
3. **delete the entire row titled "Multiple-family (Tract #1)" from the Site Development Regulations Table and replace it with "Townhouse (Tract #3)" containing revised Property Development Regulations; and**
4. **delete the words "Multiple-family Tract #2" on the master concept plan and Property Development Regulations and replace it with the words "Multiple-family Tract #1"; and**
5. **correct inconsistencies in the open space tabulations resulting from the widening and realignment of DeNavarra Parkway within the development; and**
6. **update the open space tabulations to ensure that the master concept plan is consistent with the zoning Resolution Z-06-039,**

**is APPROVED.**

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

1. The Development must be in compliance with the amended Master Concept Plan, last revised on March 17, 2008 and stamped received by the permit counter on March 20, 2008. Master Concept Plan for ADD2007-00189 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. Resolution Z-06-039, Section C., Deviations, 1.b., is hereby amended to correct a scrivener's error by adding and deleting language in strike-through and underline format as follows:

The Developer, at the time of Development Order approval, must provide elements for the protection of wayward vehicles for that portion of the spine road adjacent to Lakes 4, 7, 11 13, 14 and 15. The elements for the protection of wayward vehicles may include guardrails, berms, swales, vegetation or other protections as determined by the Development Services Director.
3. Resolution Z-06-039, Section B. Conditions, 2.b., Site Development Regulations, table and footnotes are amended by adding and deleting language in strike through and underline format as shown on the revised table attached hereto as EXHIBIT B.
4. The terms and conditions of the original zoning resolutions and amendments thereto remain in full force and effect.

DULY SIGNED this 5th day of March, A.D., 2008.

BY: Pam Houck

Pam Houck, Director  
Division of Zoning  
Department of Community Development

# ***RHODES & RHODES LAND SURVEYING, INC.***

JOHN SCOTT RHODES, P.S. M.      THOMAS E. RHODES, P.S. M.  
1440 RAIL HEAD BLVD. #1      NAPLES, FLORIDA 34110  
PHONE (239) 593-0570      FAX (239) 593-0581

## **EXHIBIT A**

### **LEGAL DESCRIPTION (ESTATES AT ENTRADA)**

A TRACT OF 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 SOUTH  $00^{\circ}19'44''$  EAST, 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 SOUTH  $89^{\circ}51'02''$  EAST, ALONG SAID PARALLEL LINE FOR 1,337.99 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 27; THENCE SOUTH  $00^{\circ}16'35''$  EAST, ALONG SAID EAST LINE FOR 1,368.29 FEET; THENCE SOUTH  $89^{\circ}56'55''$  EAST, 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 HAVING A RADIUS OF 5,597.26 FEET AND TO WHICH A RADIAL LINE BEARS NORTH  $73^{\circ}49'24''$  EAST; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF  $07^{\circ}03'18''$  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 SOUTH  $89^{\circ}33'08''$  WEST, ALONG SAID BOUNDARY FOR 1128.76 FEET; THENCE NORTH  $00^{\circ}17'28''$  WEST, ALONG SAID BOUNDARY FOR 243.89 FEET; THENCE SOUTH  $89^{\circ}41'12''$  WEST, ALONG SAID BOUNDARY FOR 599.97 FEET; THENCE NORTH  $00^{\circ}33'01''$  WEST, ALONG SAID BOUNDARY FOR 169.75 FEET; THENCE SOUTH  $89^{\circ}33'13''$  WEST, ALONG SAID BOUNDARY FOR 599.34 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH  $00^{\circ}19'44''$  EAST, 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 SOUTH  $89^{\circ}44'52''$  WEST, ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 28 FOR 3,921.74 FEET TO AN INTERSECTION WITH A LINE LYING 1699.90 FEET EAST OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH  $00^{\circ}07'52''$  WEST, ALONG SAID PARALLEL LINE FOR 1,595.37 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 SOUTH  $12^{\circ}27'00''$  EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $78^{\circ}57'57''$  FOR 1488.47 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 28; THENCE NORTH  $88^{\circ}35'04''$  EAST ALONG SAID NORTH LINE FOR 424.31 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 28; THENCE SOUTH  $89^{\circ}49'26''$  EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER FOR 2,639.07 FEET TO THE POINT OF BEGINNING

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ADD 2007-00189

COMMUNITY DEVELOPMENT

***RHODES & RHODES LAND SURVEYING, INC.***


JOHN SCOTT RHODES, P.S. M.      THOMAS E. RHODES, P.S. M.  
1440 RAIL HEAD BLVD. #1      NAPLES, FLORIDA 34110  
PHONE (239) 593-0570      FAX (239) 593-0581

PARCEL CONTAINS 292.91 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD.

BEARINGS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEING SOUTH  
89°49'26" EAST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA  
WEST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90).

RHODES & RHODES LAND SURVEYING, INC.  
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897

  
THOMAS E. RHODES SR.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA, LICENSE NUMBER 5854

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 2007-961  
DATE: 10/31/07

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COMMUNITY DEVELOPMENT

**Applicant's Legal Checked**  
**by** BSJ 11-05-07

ADD 2007-00189

BY: Thomas E. Rhodes THOMAS E. RHODES, SR. PSM#5854

### SKETCH OF DESCRIPTION

FOR:  
E.H. BUILDING GROUP

design:

drawn:

checked:

acad #:


view:

project#:

sheet #:

3 of 3

2007-961  
SKETCH



RHODES & RHODES  
LAND SURVEYING, INC.  
LICENSE #LB 6897

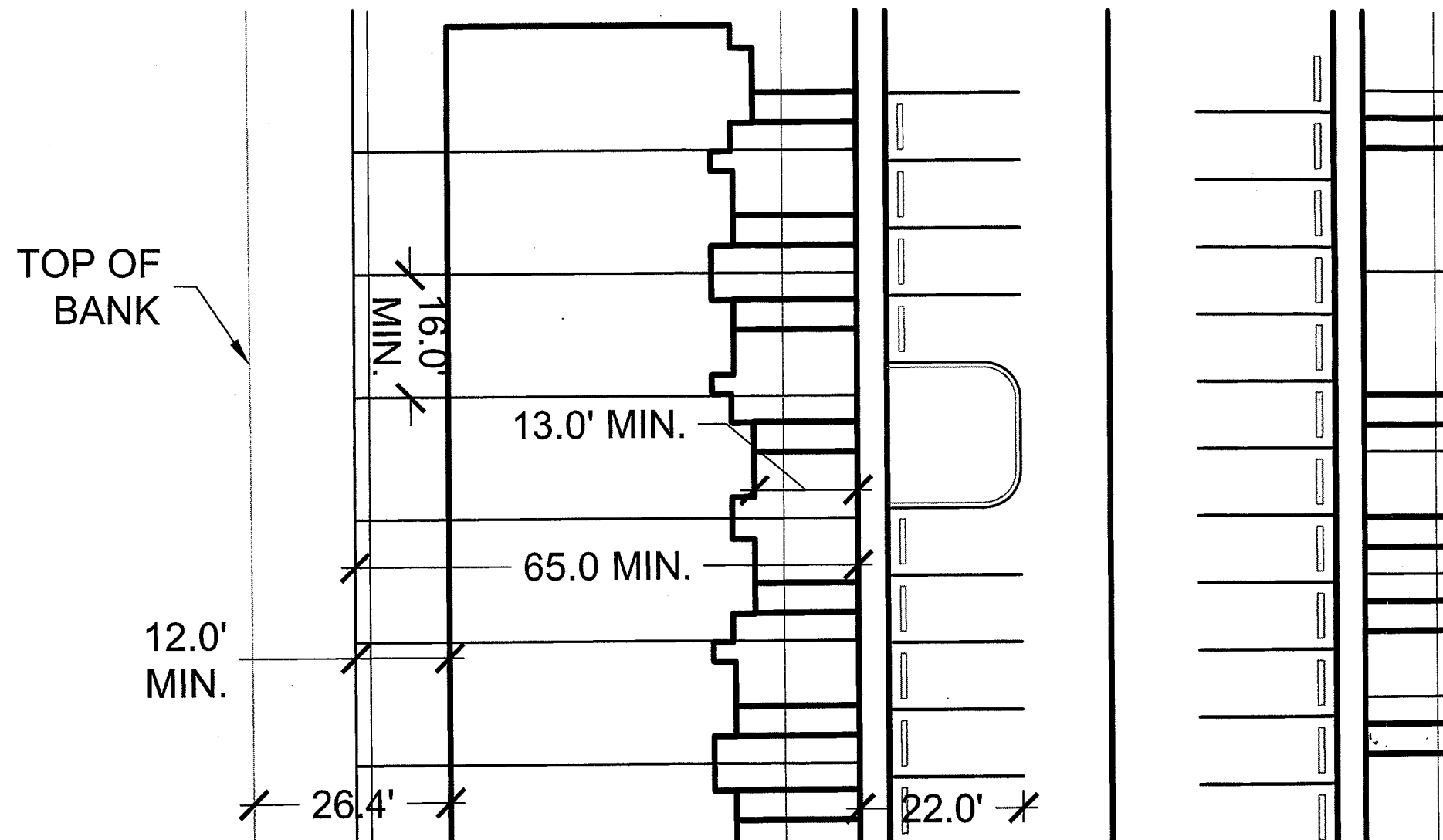
1440 RAIL HEAD BOULEVARD, #1  
NAPLES, FLORIDA 34110  
(239) 593-0570 (239) 593-0581 FAX

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
Townhouse (Tract #2)	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
Townhouse (Tract #3)	<u>3,000</u>	<u>1,200</u>	<u>16</u>	<u>65</u>	<u>65</u>	<u>13<sup>(7/10)</sup></u>	<u>5<sup>(4)</sup>/0<sup>(3)</sup></u>	<u>20/12<sup>(9)</sup> &amp; 5<sup>(1)</sup></u>	<u>20/10<sup>(1)</sup></u>	<u>20<sup>(5)</sup></u>	<u>35</u>	<u>3</u>
<del>Multiple-family (Tract #1)</del>	<del>10,000</del>	<del>3,000</del>	<del>100</del>	<del>100</del>	<del>45</del>	<del>20<sup>(7)</sup></del>	<del>5<sup>(4)</sup>/0<sup>(3)</sup></del>	<del>20/5<sup>(1)</sup></del>	<del>20/10<sup>(1)</sup></del>	<del>20<sup>(5)</sup></del>	<del>50</del>	<del>3</del>
Multiple-family (Tract #1) <del>Multiple-family (Tract #2)</del>	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



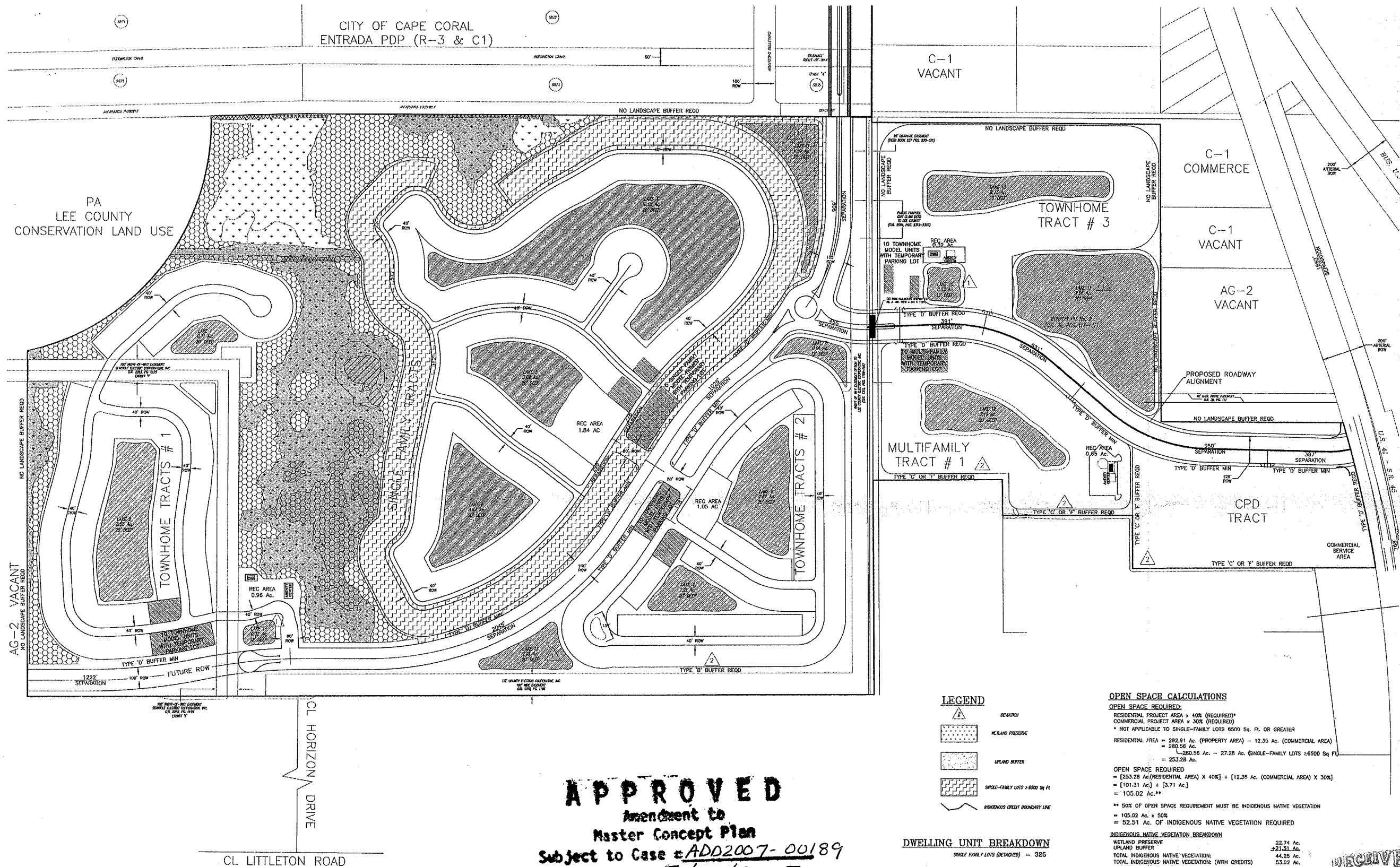
Footnotes:

- (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 10 feet (Amended by ADD2006-00240)
- (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, #1 within 75 feet of Leasure Village Recreational Vehicle park and Leasure 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.
- (9) For those lots in Townhouse Tract #3, abutting the canal on the west, the minimum rear setback will be 12 feet, as shown on a sketch attached hereto as EXHIBIT C.
- (10) For those lots in Townhouse Tract #3, the minimum front setback will be 13 feet, for those units without garages, as shown on a sketch attached hereto as EXHIBIT C.



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EXHIBIT C



Owner:  
PGA Investment Holdings LLC  
4227 Northlake Boulevard  
Palm Beach Gardens, Florida 33410  
Ph: 561.626.6121  
Fax: 561.626.2150

Plans Originally Prepared by:  
Banks Engineering, Inc.  
Suite B  
12653 SW County Road 769  
Lake Suzy, Florida 34269  
Ph: 941.625.1165  
Fax: 941.625.1149  
Engineering License #EB 6469  
Survey License #LB 6690

**APPROVED**  
Amendment to  
Master Concept Plan  
Subject to Case # ADD2007-00189  
Date 5/5/2008

LAKE AREA:  
PRESERVED WETLAND AREA:  
UPLAND BUFFER AREA:

40.99 Ac.  
22.74 Ac.  
21.51 Ac.

**LEGEND**

- WETLAND PRESERVE
- UPLAND BUFFER
- SINGLE-FAMILY LOTS > 6000 Sq Ft
- INDIGENOUS CREDIT BOUNDARY LINE

**DWELLING UNIT BREAKDOWN**

UNIT TYPE	QUANTITY	ESTIMATED UNITS
16 FOOT TOWNHOME (TOWNHOME TRACT #3)	325	325
18 FOOT TOWNHOME (TOWNHOME TRACT #1)	350	350
22 FOOT TOWNHOME (TOWNHOME TRACT #2)	300	300
4-STORY MULTI-FAMILY 30 UNIT BUILDING (MULTIFAMILY TRACT #1)	300	300
<b>TOTAL ESTIMATED UNITS:</b>		<b>1600</b>

#### OPEN SPACE CALCULATIONS

**OPEN SPACE REQUIRED:**  
RESIDENTIAL PROJECT AREA x 40% (REQUIRED)  
COMMERCIAL PROJECT AREA x 30% (REQUIRED)  
\* NOT APPLICABLE TO SINGLE-FAMILY LOTS 6500 Sq. Ft. OR GREATER

RESIDENTIAL AREA = 282.91 Ac. (PROPERTY AREA) - 12.35 Ac. (COMMERCIAL AREA)  
= 270.56 Ac.  
COMMERCIAL AREA = 27.28 Ac. (SINGLE-FAMILY LOTS > 6500 Sq Ft.)  
= 253.28 Ac.

**OPEN SPACE REQUIRED**  
= [253.28 Ac. (RESIDENTIAL AREA) X 40%] + [12.35 Ac. (COMMERCIAL AREA) X 30%]  
= [101.31 Ac.] + [3.71 Ac.]  
= 105.02 Ac.\*\*

\*\* 50% OF OPEN SPACE REQUIREMENT MUST BE INDIGENOUS NATIVE VEGETATION  
= 105.02 Ac. x 50%  
= 52.51 Ac. OF INDIGENOUS NATIVE VEGETATION REQUIRED

**INDIGENOUS NATIVE VEGETATION BREAKDOWN**

VEGETATION TYPE	AREA (Ac.)
WETLAND PRESERVE	22.74
UPLAND BUFFER	22.74
TOTAL INDIGENOUS NATIVE VEGETATION	45.48
TOTAL INDIGENOUS NATIVE VEGETATION (WITH CREDITS)	53.02

**PROPOSED OPEN SPACE:**

SPACE TYPE	AREA (Ac.)
TOTAL INDIGENOUS NATIVE VEGETATION	45.48
-LAKE (25% OF TOTAL OPEN SPACE REQ.)	25.88
-LANDSCAPED AREA / COMMON OPEN SPACE / GREEN SPACE	35.81
-DRAINAGE DITCHES (25% OF AREA)	0.59
-UTILITY EASEMENT AREA (OVERHEAD POWER LINES)	15.95
<b>TOTAL</b>	<b>122.08</b>

TOTAL OPEN SPACE PROVIDED = 122.08 Ac.  
TOTAL OPEN SPACE REQUIRED = 105.13 Ac. \*Per approved resolution 2-06-039.

Note:  
Indigenous preserve lines shown are consistent with Exhibit 'D' of the approved resolution 2-06-039, with exception of the missing single family lots. These lots were removed to gain the additional 2.26 acres referenced in Deviation 3B of the approved Zoning Resolution.

**Urban design studio**

Urban Planning & Design  
Landscape Architecture  
Communication Graphics

The Lofts at City Place  
477 S. Rosemary Ave., Suite 225  
West Palm Beach, FL 33401  
561.366.1100  
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Job Number: 07-028-000 P.M. L.S.

Submital Dates	Drawn By	Comments
10-10-07	WT	Submitted
11-27-07	WT	Revised
01-24-08	LML	Submitted
02-28-08	LML	Revised
03-17-08	LML	Revised

# The Estates at Entrada

## Lee County, Florida

### Preliminary Master Concept Plan

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PERMIT COURTESY

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Scale: 1" = 200'-0"  
0 100' 200' 400'