

ADMINISTRATIVE AMENDMENT (PD) ADD2000-00029

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, Rookery Pointe L.C. filed an application for administrative approval to a Residential Planned Development on a project known as Rookery Pointe to:

- A. Modify the site plan to add a drainage connection under Three Oaks Parkway; and
- B. Reduce, relocate and redesign the lake area in the southeastern portion of the site; and
- C. Add the following deviations:

Deviation #14 seeks relief from LDC Section 10-329(e)(4) that requires banks of all excavations to be sloped at a ratio not greater than 4 horizontal to 1 vertical from the top of the excavation to a water depth of four feet below the dry season water table. The slopes must be not greater than 2 horizontal to 1 vertical thereafter, except where the director of zoning and development services determines that geologic conditions would permit a stable slope at steeper than a two to one ratio. The deviation seeks approval to allow 40% of the projects bank slopes to utilize vertical bulkheads; and

Deviation #15 seeks relief from LDC Section 10-329(e)(1)a.2 which requires a 50 foot wide water retention lake (excavation) setback from any existing or property owner proposed right-of-way line or easement for a collector or arterial street for the project's access points along Koreshan Boulevard and Three Oaks Parkway.

The subject property is located at the southwest corner of Koreshan Blvd. and Three Oaks Parkway, described more particularly as:

**LEGAL DESCRIPTION:** In Section 27, Township 46 South, Range 25 East, Lee County, Florida:

See Exhibit A

WHEREAS, the property was originally rezoned in case number 94-03-15-DCI-01;

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 and Lee County Department of Transportation in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment to modify the site plan to add a drainage connect under Three Oaks Parkway 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; and

WHEREAS it is found that the proposed amendment to reduce, relocate and redesign the lake area in the southeastern portion of the site 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; and

WHEREAS it is found that the proposed amendment to reduce, relocate and redesign the lake area in the southeastern portion of the site 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; but may otherwise adversely impact surrounding land uses because this amendment to the MCP no longer shows the exact location of the internal roads that will provide access to lots within the newly formed Tract #9. This change could be interpreted to have a negative impact on the surrounding property owners, unless conditions from LDC Section 10-416(d)(6) are imposed to address this issue; and

WHEREAS, it is found that the proposed amendment, as conditioned, to add Deviation #14 to utilize up to 40% of the excavation bank slopes to use vertical bulkheads 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; and

WHEREAS it is found that the proposed amendment, as conditioned, to add Deviation#15 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 this amendment to Residential Planned Development is **APPROVED**.

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

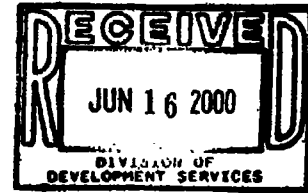
- 1. The development of this project must be consistent with the one-page Master Concept Plan entitled "Amended Master Concept Plan of Rookery Pointe RPD/CPD (formerly known as Creekside)," stamped received June 16, 2000, last revised 6/00, except as modified by the conditions found in Z-94-009 and in this document. This development must comply with all requirements of the Lee County LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary. A reduced copy Master Concept Plan for ADD2000-00029 is hereby APPROVED and adopted and attached hereto.**
- 2. As part of this amendment, no changes are approved for the CPD zoning portion of Creekside RPD/CPD.**
- 3. If roads, drives, or parking areas are located less than 125 feet from an existing residential subdivision or residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet. Where residences will be constructed between the road, drive or parking area and the existing residential subdivision or lots, the wall or wall and berm combination are not required.**
- 4. Deviation #14 seeking a deviation to allow up to 40% of the excavation bank slopes to utilized vertical bulkheads is approved subject to the following:**
  - a) littoral planting zones acceptable to the Environmental Sciences staff must be provided on the outside edge of the bulkhead; and**
  - b) the bulkheads will not encroach into any easements as may be required by the South Florida Water Management District.**
- 5. Deviation #15 seeking a deviation to allow a reduced (25 feet) water retention setback for Koreshan Blvd. and Three Oaks Parkway rights-of way, is approved with the condition that prior to development order approval, the developer must provide necessary elements for the protection of wayward vehicles . The design of the protection measures to be employed will be subject to review and rejection or approval by the Development Services Division and Lee County**

**DOT, or in the alternative, the MCP must be revised to comply with the regulations.**

- 7. The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 23<sup>rd</sup> day of June, A.D., 2000.

BY: Mary Gibbs  
Mary Gibbs, Director  
Department of Community Development



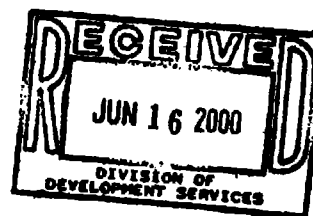
**LEGAL DESCRIPTION**  
**FOR**  
**ROOKERY POINTE**  
*(RPD PARCEL DESCRIPTION PROVIDED BY CLIENT)*

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;  
 THENCE RUN S88°38'24"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27 FOR 2,591.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27;  
 THENCE RUN S00°39'42"E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) FOR 75.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD;  
 THENCE RUN NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 151.23 FEET ON THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 16,925.00 FEET AND A CENTRAL ANGLE OF 00°30'43" TO A POINT OF TANGENCY;  
 THENCE RUN N88°38'24"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 1,758.93 FEET;  
 THENCE RUN N89°22'36"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 350.03 FEET;  
 THENCE RUN N88°38'24"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 281.64 FEET TO A POINT OF CURVATURE;  
 THENCE RUN SOUTHEASTERLY FOR 78.59 FEET ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET AND HAVING A CENTRAL ANGLE OF 90°03'25" TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY AND THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27;  
 THENCE RUN S01°18'11"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 597.48 FEET;  
 THENCE RUN S88°41'49"W ALONG SAID RIGHT-OF-WAY LINE FOR 15.00 FEET;  
 THENCE RUN S01°18'11"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 406.49 FEET TO THE POINT OF BEGINNING;  
 THENCE RUN S88°41'49"W FOR 12.12 FEET TO A POINT ON THE SOUTHERLY TOP BAND OF A CREEK;  
 THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY MEANDERS OF SAID CREEK:  
 THENCE RUN N77°33'33"W FOR 39.80 FEET;

CONTINUED:

THENCE RUN N52°26'21"W FOR 17.04 FEET;  
THENCE RUN N84°25'52"W FOR 30.37 FEET;  
THENCE RUN S82°17'30"W FOR 35.26 FEET;  
THENCE RUN N65°09'33"W FOR 16.18 FEET;  
THENCE RUN S46°12'33"W FOR 46.63 FEET;  
THENCE RUN N46°28'07"W FOR 23.47 FEET;  
THENCE RUN N84°54'13"W FOR 30.91 FEET;  
THENCE RUN N84°25'40"W FOR 28.53 FEET;  
THENCE RUN N84°15'20"W FOR 40.97 FEET;  
THENCE RUN N86°57'04"W FOR 33.57 FEET;  
THENCE RUN S27°11'11"W FOR 20.27 FEET;  
THENCE RUN S01°32'31"E FOR 34.84 FEET;  
THENCE RUN S39°22'37"E FOR 21.60 FEET;  
THENCE RUN S04°18'44"E FOR 33.40 FEET;  
THENCE RUN S22°21'47"W FOR 36.77 FEET;  
THENCE RUN S31°24'28"W FOR 27.74 FEET;  
THENCE RUN S55°14'41"W FOR 25.19 FEET;  
THENCE RUN S35°53'48"W FOR 18.10 FEET;  
THENCE RUN S17°03'24"E FOR 17.38 FEET;  
THENCE RUN S61°12'11"W FOR 28.77 FEET;  
THENCE RUN S42°04'32"W FOR 36.36 FEET;  
THENCE RUN N87°30'45"W FOR 24.78 FEET;  
THENCE RUN S16°30'11"W FOR 22.14 FEET;  
THENCE RUN S76°34'51"W FOR 47.00 FEET;  
THENCE RUN S87°39'56"W FOR 30.93 FEET;  
THENCE RUN S76°31'18"W FOR 58.50 FEET;  
THENCE RUN S27°12'07"W FOR 24.27 FEET;  
THENCE RUN S72°58'37"W FOR 39.55 FEET;  
THENCE RUN N85°40'53"W FOR 28.29 FEET;  
THENCE RUN S62°34'41"W FOR 14.93 FEET;  
THENCE RUN S86°08'44"W FOR 36.02 FEET;  
THENCE RUN N85°26'57"W FOR 50.59 FEET;  
THENCE RUN S35°54'13"W FOR 17.57 FEET;  
THENCE RUN N87°56'32"W FOR 29.35 FEET;  
THENCE RUN S24°49'07"W FOR 33.09 FEET;  
THENCE RUN S49°51'06"W FOR 15.12 FEET;  
THENCE RUN S02°45'24"W FOR 41.68 FEET;  
THENCE RUN S27°07'34"W FOR 36.54 FEET;  
THENCE RUN S65°40'24"W FOR 21.30 FEET;  
THENCE RUN S79°48'03"W FOR 63.83 FEET;  
THENCE RUN S30°47'28"W FOR 38.12 FEET;  
THENCE RUN S81°01'48"W FOR 73.07 FEET;  
THENCE RUN S78°50'52"W FOR 0.34 FEET;  
THENCE LEAVING SAID MEANDER LINE, RUN N01°18'11"W FOR 1,285.77 FEET;



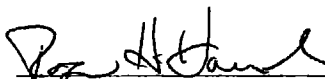
CONTINUED:

THENCE RUN S88°38'24"W FOR 193.38 FEET;  
THENCE RUN N01°21'36"W FOR 250.00 FEET TO A POINT ON THE SOUTHERLY  
RIGHT-OF-WAY LINE OF SAID KORESHAN BOULEVARD;  
THENCE RUN S88°38'24"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR  
1,196.70 FEET TO A POINT OF CURVATURE;  
THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE  
FOR 151.23 FEET ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A  
RADIUS OF 16,925.00 FEET AND A CENTRAL ANGLE OF 00°30'43" TO A POINT ON  
THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4);  
THENCE RUN S00°39'42"E ALONG SAID WEST LINE FOR 2,216.80 FEET;  
THENCE RUN N88°55'30"E FOR 1,309.24 FEET;  
THENCE RUN S00°52'32"E FOR 335.77 FEET TO A POINT ON THE SOUTH LINE OF  
SAID NORTHEAST QUARTER (NE1/4);  
THENCE RUN N89°10'12"E ALONG SAID SOUTH LINE FOR 1,309.98 FEET TO THE  
SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 27  
AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID THREE OAKS  
PARKWAY;  
THENCE RUN N01°18'11"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR  
1,001.67 FEET;  
THENCE RUN S88°41'49"W ALONG SAID RIGHT-OF-WAY LINE FOR 15.00 FEET;  
THENCE RUN N01°18'11" ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 511.51  
FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED PARCEL CONTAINS 111.48 ACRES, MORE OR LESS.

(SEE ATTACHED BOUNDARY SURVEY)

PREPARED BY:

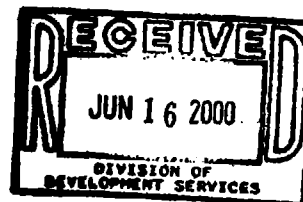


ROGER H. HARRAH STATE OF FLORIDA LS#5294

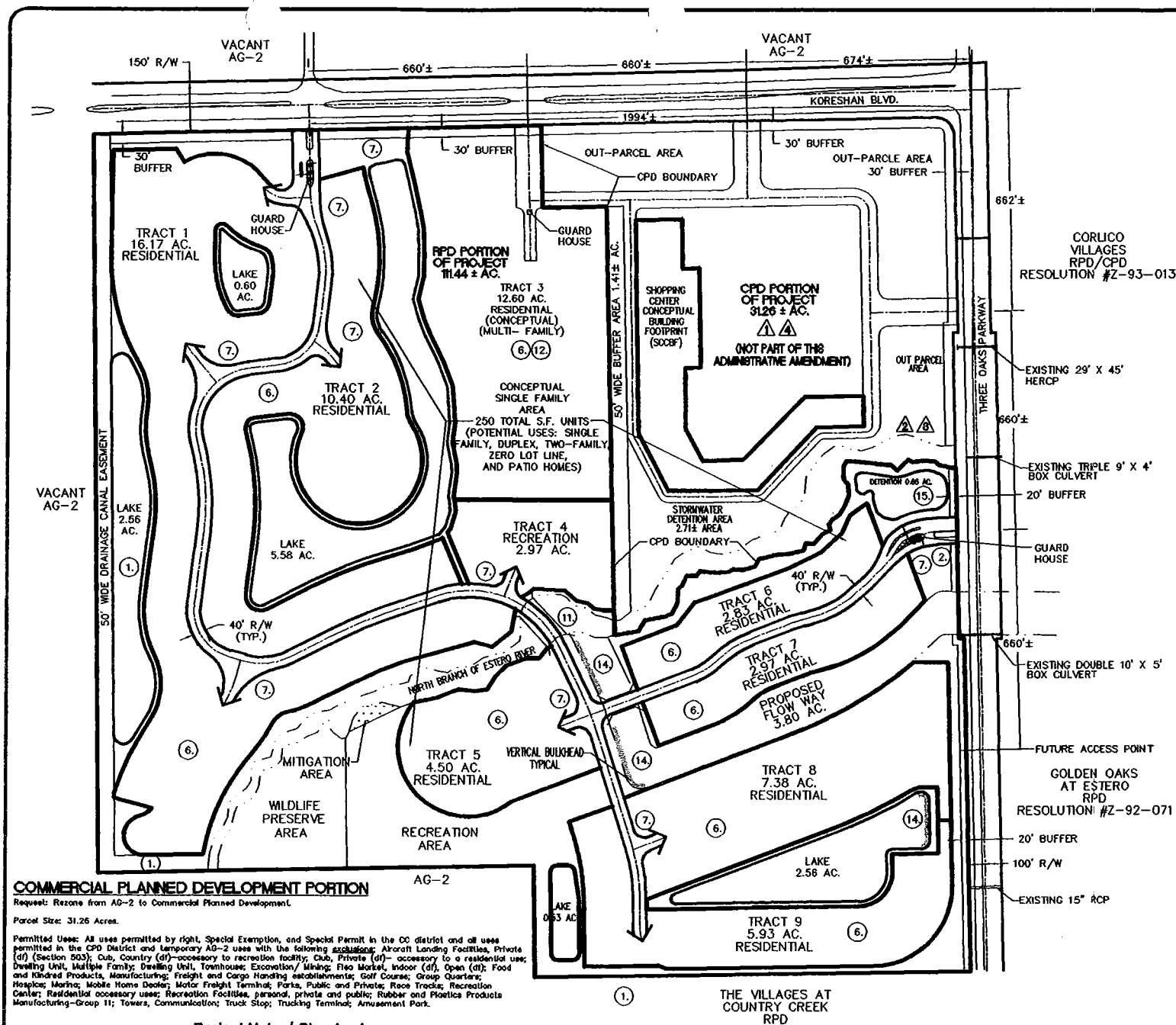
DATE SIGNED: 06-15-00

LB #6572  
COMMUNITY ENGINEERING SERVICES, INC.  
Civil Engineering \* Surveying \* Project Management  
9200 BONITA BEACH RD., SUITE 213  
BONITA SPRINGS, FL 34135  
PHONE: (941) 495-0009 FAX: (941) 495-7934

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Applicant's Legal Checked  
by gms 6/19/00



## RESIDENTIAL PLANNED DEVELOPMENT PORTION

Request: Rezone from AG-2 to Residential Planned Development.

Parcel size approximately 111.4 acres, density: 4.5/acre = 500 units

Permitted Uses: ACF: Galahouses; Conventional Multi-Family, Single Family, Duplex, Townhouse, Two-Family Attached, Zero Lot Line, Patio Homes; Essential Services, Group 1; Essential Services (def); Excavation, Water Retention; Home Occupation; Temporary Agriculture; Recreation Centers; Recreation Facilities, personal and private; Residential Accessory Uses: Signs in accordance with Lee County sign ordinance except as amended by Ordinance #7; Model Homes, Model Units, and Model Display Centers; Food and Beverage, Limited; Day Care Center - child; Recreational Facilities, Commercial; Real Estate Sales Office - for lots or units within the project.

### Project Notes / Standards

Building Heights - Multi-Family or ACF: 6 Story Maximum (75 feet)  
Other Unit Types: 2 Story Maximum (36 feet)

\*Building height measured above flood elevation or finished grade, whichever is greater.

### Single Family Detached (Standard)

Minimum lot area: 7500 S.F.  
Minimum lot dimension: 75' wide X 100' deep  
Corner lot dimension: 82.5' wide X 100' deep

Front Setback from local R/W line to building wall: 20'  
Rear Setback from property line to building wall: 20'  
Rear Setback from property line to pool deck/ enclosure: 15'  
Water Setback from water to building wall: 15'  
Side Setback from property line to building wall: 7.5'  
Side Setback from local R/W line to building wall: 15'  
Maximum lot coverage by building: 40%

### Zero Lot Line, Patio Homes or Two Family Attached

Minimum lot area: 4276 S.F.  
Minimum lot dimension: 45' wide X 95' deep  
Corner lot dimension: 62.5' wide X 95' deep

Front Setback from property line to building wall: 10'  
Rear Setback from property line to building wall: 10'  
Rear Setback from property line to pool deck/ enclosure: 10'  
Water Setback from water to building wall: 10'  
Side Setback from property line to building wall (one side): 5'  
Side Setback from property line to building wall (other side): 15'  
Front Setback from local R/W line to building wall: 10'  
Rear Setback from property line to courtyard wall: 0'  
Side Setback from property line to courtyard wall: 0'  
Maximum lot coverage by building: 75%

### Duplex

per section 436.0.2.

### ACLF

For purposes of size of units, setbacks, etc., ACLF's shall utilize the standards of Section 514.8. For transient or efficiency motel units.

### Townhomes

Minimum lot area: 800 S.F.  
Minimum lot dimension: 18' wide X 45' deep  
Front Setback from property line to building wall: 0'  
Rear Setback from property line to building wall: 0'  
Water Setback from water to building wall: 15'  
Side Setback from property line to building wall: 15'  
Maximum lot coverage by building: 100%

### Multi-Family

Minimum unit areas (2 story): 800 S.F.  
Minimum unit areas (3-6 story): 750 S.F.  
Setback from property line to building wall: 25'  
Water Setback from water to building wall: 15'  
Maximum lot coverage by building: 45%

Temporary Agriculture Uses: All agricultural uses are permitted on the subject property or portions thereof that have not undergone Lee County subdivision development order review and plotting. Land that has not undergone Lee County subdivision development order review and plotting may be used for the raising of crops, livestock, horticulture, nurseries, forestry and greenhouses as a permitted use.

It is the intent of the Board of County Commissioners in rezoning the subject property to RPD that all the areas within the subject property which have not been submitted for specific Lee County subdivision development order review and plotting may continue to be used for agricultural purposes, as provided herein. Agricultural uses for the purposes of this paragraph include production of crops, and the raising of livestock for the purpose of sale.

### BUFFER NOTES:

- The 20' Buffer labeled on the MCP will contain plantings in accordance with a "D.S.O. Type B Buffer".
- The 30' Buffer labeled on the MCP will contain plantings in accordance with a "D.S.O. Type B Buffer".
- The 50' Buffer labeled on the MCP will contain plantings in accordance with a "D.S.O. Type D Buffer".

## RPD Schedule of Deviations

- Deviation from the requirement that streets shall provide access to adjoining property and be coordinated with the street system in the area, (D.S.O. Section 9.1.1 and 9.1.2), to limit access as shown on the Master Concept Plan for adjacent property. It shall be the developers responsibility to provide roadway access between internal tracts where necessary.
- Deviation from the requirement that an access road (frontage road) be required along arterial or collector roads (i.e. Three Oaks Parkway), (D.S.O. Section 9.1.1), to delete the requirement that an access road (frontage road) and restrict access to approved access points along arterial or collector roads. All right-of-ways or easements through adjacent on site parcels to accommodate access will be the Developers responsibility.
- Deviation from the road requirements, (D.S.O. Table 9-1), to allow power block concrete surface courses within private local streets. **WITHDRAWN**
- Deviation from the zoning open space requirements (Section 431.0.1), for 10% common open space to allow the common open space (decks, preserve areas, and recreation sites) shown on the Master Concept Plan, and private open space (yards), to allow this requirement for the development as a whole for a combined total of 40% **DELETED**
- Deviation from the minimum depth of water retention from 12' (Section D.S.O. 10-1.5.4), to the confining layer or 38", whichever is more restrictive. **DELETED**
- Deviation from the minimum area, lot coverage, and dimension requirements (Section 431.0) and from the minimum setbacks of structures and buildings to those indicated in the Project Notes/ Standards.
- Deviation from Ordinance 85-25, as amended by Ordinance 89-38, Section IV, SPECIAL REGULATIONS - ON SITE SIGNS, Paragraph B.2, Residential Development Identification Sign, and Paragraph B.4, Directional Sign on Site Only, which requires signs to be setback a minimum of fifteen feet from the edge of the street right-of-way or easement for:
  - Five (5) feet at internal R/W (local intersection).
  - Ten (10) feet at intersections with collector, or arterial roads (i.e. Three Oaks Parkway and Koreshan Blvd).
  - Zero (0) feet across the "tee" intersections or where no intersection occurs.
 where such locations do not restrict acceptable standards for intersection sight distances.
- Deviation #8 has been omitted based upon the understanding that edge offices within model homes and units located throughout the development, are allowable. **WITHDRAWN**
- Deviation from the requirement that all parking lot spaces shall be provided with sufficient maneuvering room so as to allow an entering vehicle to leave the parking lot in a forward motion (Section 202.16.5.2.4), to allow back-out parking for some lot line, patio homes, and two family, similar to that allowed for single family and two-family developments. **WITHDRAWN**
- Deviation #10 has been omitted and the Master Concept Plan has been revised such that the intersection separation along an arterial road meets or exceeds the required 500'. **WITHDRAWN**
- Deviation from the Wetland Protection Ordinance, 86-31, as amended, to allow a culverted crossing of a Resource Protection Area (RPA), as shown on the Master Concept Plan.
- Deviation from Section 502.C, Adult Congregate Living Facility (ACLF) Lot Dimensions and Setbacks, to allow ACLF's to utilize the standards of Section 514.8 for transient or efficiency motel units.
- Deviation from LDC 10-200(000000) requiring a 25 foot setback from property under separate ownership to allow a 25 foot setback for this development. **WITHDRAWN**
- Deviation from Section 10-200(000000) (2) from the requirement that a 100 foot setback from any existing or proposed right-of-way line or easement for a collector or arterial street to allow a 25 foot setback.
- Deviation from LDC 10-200(000000) requiring a 25 foot setback from any existing or proposed right-of-way line or easement for a collector or arterial street to allow a 25 foot setback.

## COMMERCIAL PLANNED DEVELOPMENT PORTION

Request: Rezone from AG-2 to Commercial Planned Development.

Parcel Size: 31.26 Acres.

Permitted Uses: All uses permitted by right, Special Exemption, and Special Permit in the CC district and all uses permitted in the CPD District and temporary AG-2 uses with the following exceptions: Aircraft Landing Facilities, Private (d) (Section 505); Club, Country (d); accessory to recreation facility; Club, Private (d); accessory to a residential use; Dwelling Unit, Multiple Family; Dwelling Unit, Townhouse; Excavation/ Mining; Flea Market, Indoor (d); Open (d); Food and Kindred Products, Manufacturing; Freight and Cargo Handling establishments; Golf Course; Group Quarters; Hospital; Marine; Mobile Home Dealer; Motor Freight Terminal; Parks, Public and Private; Race Tracks; Recreation Center; Residential accessory uses: personal, private and public; Rubber and Plastics Products Manufacturing-Group II; Towers, Communication; Truck Stop; Trucking Terminal; Amusement Park.

### Project Notes/ Standards

- With the exception of parking areas, all open space required (30%) is as shown on the Master Concept Plan. Twenty percent (20%) of each Out-Parcel Area along Three Oaks Parkway and Koreshan Boulevard (net of buffers shown on the MCP and listed in the table below) will be provided toward the 30% open space requirement.

Open space summary is as follows:

Open Space Required:	9.4 Acres
Open Space Provided:	
• Buffer:	2.9 Acres
• Creek:	2.3 Acres
• Detention:	2.7 Acres
• Out-Parcels @ 20%:	1.5 Acres
TOTAL:	9.4 Acres

- Out parcels will have a minimum dimension of 100' x 150'.
- Maximum building height will be 3 Story (50' above flood elevation or finished grade, whichever is greater).
- Maximum floor area in:
 

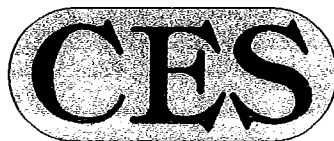
Shopping Center	175,000 square feet
Out Parcels	75,000 square feet
TOTAL	250,000 square feet
- Parking requirements will be those in effect at the time of CPD approval, except as noted in CPD deviation #1 with regard to dead storage. Subsequent less stringent parking requirements approved County-wide may replace the initial parking requirements by administrative approval by the Director of CD.
- Temporary Agriculture Use: All agriculture uses are permitted on the subject property or portions thereof that have not undergone Lee County subdivision development order review and plotting. Land that has not undergone Lee County subdivision development order review and plotting may be used for the raising of crops, livestock, horticulture, nurseries, forestry and greenhouses as a permitted use.

It is the intent of the Board of County Commissioners in rezoning the subject property to CPD that all the areas within the subject property which have not been submitted for specific Lee County subdivision development order review and plotting may continue to be used for agricultural purposes, as provided herein. Agricultural uses for the purposes of this paragraph include production of crops, and the raising of livestock for the purpose of sale.

### CPD Schedule of Deviations

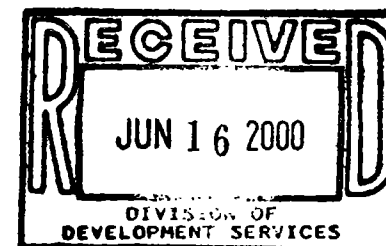
- Deviation from Section 202.16.1.5.a.2) from the required 4.5 spaces/ 1000 square feet to 4.5 spaces/ 1000 square feet, except for uses, such as food stores and similar uses with large "dead storage" areas which shall instead provide 1 space/ 500 square feet for those areas that are clearly "dead storage".
- Deviation from D.S.O. 9N and D to not require a street stub to the proposed residential area to the south along Three Oaks Parkway.
- Deviation from D.S.O. Section 9.C.1 which requires that an access road (frontage road) be required along the entire frontage of arterial or frontage roads (i.e. Three Oaks Parkway) abutting the CPD portion of the project, and connect to the adjacent property (i.e. RPD portion of the project), to limit the requirement of the access road (frontage road) to the configuration as shown on the Master Concept Plan.
- Deviation from D.S.O. Section 13.C.1.a from the required minimum open space in commercial developments to allow open space to be in accordance with Zoning Ordinance Section 804.02.C.3. (open space table-use Project Notes/ Standards #1 above).

No.	Date	Revisions
1	4/00	PER LEE CO. COMMENTS
2	5/00	ADDED MITIGATION AREA
3	8/00	WITHDREW RPD DEVIATION 13 AND ADDED RPD DEVIATION 15



**COMMUNITY ENGINEERING SERVICES, INC.**  
Civil Engineering • Surveying • Project Management  
EB-000613  
9200 Bonita Beach Road Suite 213  
Bonita Springs, Florida 34135  
Telephone (941) 495-0009 Fax (941) 495-7934

**APPROVED**  
Amendment to  
Master Concept Plan  
Subject to Case # ADD2000-00024  
Date 4/23/00



MARK D. MCLEARY  
P.E. #44052

**AMENDED MASTER CONCEPT PLAN**  
OF  
**ROOKERY POINTE RPD/CPD (FORMERLY KNOWN AS CREEKSIDE)**  
FOR  
KEYSTONE CUSTOM HOMES  
9051 TAMiami TRAIL NORTH  
SUITE 202  
NAPLES, FLORIDA 34108  
(941) 592-6111

scale: 1"=200'

**SHEET**

1 OF 1

date



