ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Heritage Naples Acquisition, Inc. filed an application for administrative approval to a Residential Planned Development on a project known as Coconut Shores described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 47 South, Range 25 East, Lee County, Florida:

COCONUT SHORES SUBDIVISION, PLAT BOOK 65, PAGES 29-31, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

WHEREAS, the approval requested would amend the planned development to **allow a zero (0) foot rear setback for a pool or pool deck** for properties located at 23245, 23241, 23235, 23231, 23225, 23221, 23215, 23211, 23305, 23201, 23195 and 23191 Coconut Shores Drive, which properties are more particularly described as:

LOTS 3 THROUGH 14, COCONUT SHORES SUBDIVISION, PLAT BOOK 65, PAGES 29-31, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

WHEREAS, the property was originally rezoned in case number Z-86-215 (with subsequent amendments in case numbers Z-90-048, PD-95-039, PD-98-032, PD-98-061, 99-02-146.02A, ADD2000-00132 and ADD2002-00006); 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 seeks to revise the required rear yard setbacks for a pool and pool deck, 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, the rear yard setbacks for the accessory pool and pool deck are based upon a drawing showing the layout of the actual proposed units for each of the lots in question, and

WHEREAS, it is found that the proposed amendment in the rear yard setback, as conditioned, 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 to provide for an amendment to **allow a zero (0) foot rear setback for a pool or pool deck** on a Residential Planned Development is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in substantial compliance with the amended Master Concept Plan, dated 6-12-02, as prepared by Trask Associates, Inc., and stamped received on JUN 14, 2002. Master Concept Plan for ADD2002-00078 is hereby APPROVED and adopted. A reduced copy is attached hereto. This amendment effectively amends the action contained in Administrative Amendment (PD) ADD2002-00006.**

2. **All terms and conditions of the original zoning resolutions, and amendments, remain in full force and effect, except as may be modified by this action. This approval in no way grants administrative approval to reduce the required minimum lot area, lot width, or lot depth for lots or parcels within this approved planned development.**

3. **This amendment only is effective for Lots 3 through 14 of the Coconut Shores Subdivision, as recorded in Plat Book 65, Page 29.**

4. **The setbacks for each principal structure must be as shown on the approved Master Concept Plan attached to this action. The setback for an optional pool or pool deck may be zero (0) feet.**

DULY SIGNED this 17th day of July, A.D., 2002.

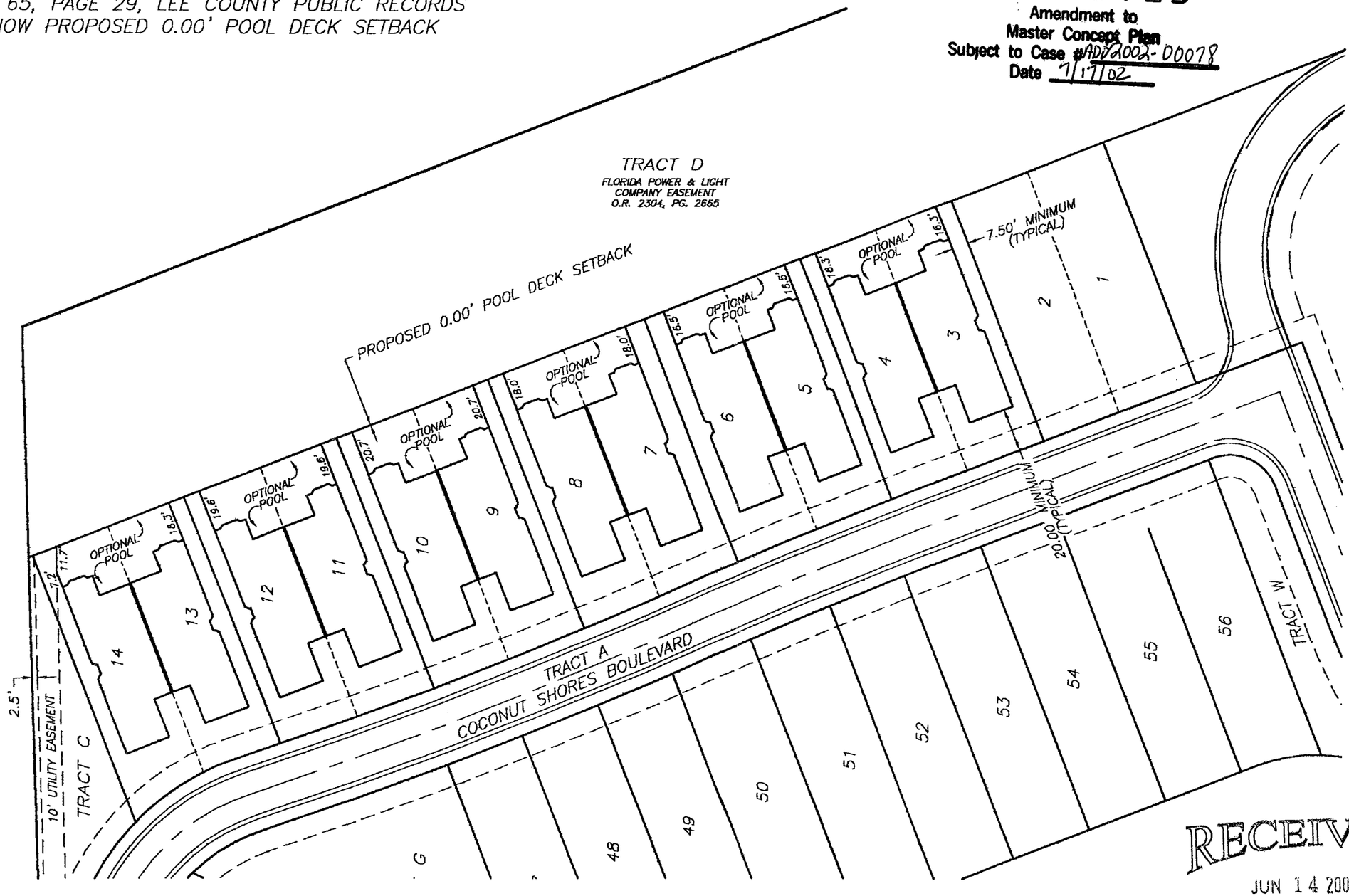
BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

SITE PLAN

PART OF COCONUT SHORES SUBDIVISION, PLAT BOOK 65, PAGE 29, LEE COUNTY PUBLIC RECORDS TO SHOW PROPOSED 0.00' POOL DECK SETBACK

APPROVED
Amendment to Master Concept Plan
Subject to Case #ADD2002-00078
Date 7/17/02



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JUN 14 2002
COMMUNITY DEVELOPMENT

ADD 2002-00078

Kenneth E. Trask
KENNETH E. TRASK
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. LS4684

6-12-02
DATE SIGNED:

TRASK ASSOCIATES, INC.
surveyors
5884 ENTERPRISE PARKWAY
FORT MYERS, FLORIDA 33905
941-694-2335 PHONE
LICENSED BUSINESS NO. LB7136

REVISIONS:	DATE:

PREPARED FOR: HERITAGE RESIDENTIAL

COCONUT SHORES VILLAS

FILE NO.: 01-0008 F.B./PG. N/A

SCALE: 1" = 50' DATE: 6-12-02