

ADMINISTRATIVE APPROVAL
AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, C.S. Townhome Corporation, represented by U.S. Home Corporation, has filed an application for administrative approval of an amendment to a Residential Planned Development on a project known as Villages of Country Creek, "Tract H", also known as River's Reach, to allow an increase in the number of multi-family units from 152 to 180, and a decrease in single family units from 450 to 422. Additionally the amendment would allow that the 8 model units currently approved in building 11 be located anywhere within River's Reach Development.

WHEREAS, the subject property is located at 21150 Country Creek Drive, Estero, Florida, described more particularly as:

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

A portion of Tract H, Villages of Country Creek

COMMENCE at the Southeast corner of Section 27, Township 46 South, Range 25 East, Lee County, Florida;
THENCE N89°49'37"W, along the South line of said Section, 1,327.72 feet;
THENCE N16°40'41"W, 375.40 feet for a POINT OF BEGINNING;
THENCE run S41°57'46"W, 98.45 feet;
THENCE S66°52'13"W, 73.68 feet;
THENCE N88°13'21"W, 70.67 feet;
THENCE N63°18'54"W, 70.67 feet;
THENCE N38°24'27"W, 62.44 feet;
THENCE N02°58'52"E, 44.64 feet;
THENCE N76°30'00"E on a radial line, 88.87 feet to an intersection with a curve, concave to the East. Said curve having a radius of 55.00 feet;
THENCE along the arc of said curve 86.86 feet through a central angle of 90°29'33" (Cord = 78.11 feet, Cord Bearing = N31°44'41"E) to a Point of Reverse Curve. Said curve having a radius of 90.00 feet;
THENCE along the arc of said curve, 9.52 feet through a central angle of 06°03'31" (cord = 9.51 feet, Cord Bearing = N73°57'37"E) to an intersection with a line bearing S60°47'57"E;
THENCE N60°47'57"W along said line, 110.83 feet;
THENCE N29°12'03"E, 70.00 feet;
THENCE S60°47'57"E, 18.58 feet;
THENCE N29°12'03"E, 82.42 feet;
THENCE S53°46'10"E, 20.06 feet to an intersection with a curve, concave to the Southeast.
Said curve having a radius of 653.43 feet;
THENCE along the arc of said curve, 339.51 feet through a central angle of 29°46'10" (Cord = 335.70 feet, Cord Bearing = N51°06'55"E) to a Point of Tangency;
THENCE N66°00'00"E, 264.00 feet;
THENCE S24°00'00"E, 100.00 feet;
THENCE N66°00'00"E, 41.89 feet;

THENCE N24°00'00"W, 100.00 feet;
 THENCE N66°00'00"E, 105.00 feet;
 THENCE N55°05'00"E, 94.26 feet;
 THENCE N44°00'00"E, 35.00 feet;
 THENCE N15°22'06"E, 64.87 feet;
 THENCE North, 70.00 feet;
 THENCE N24°15'01"W, 38.39 feet;
 THENCE North, 63.55 feet;
 THENCE S75°00'00"W, 27.09 feet;
 THENCE N15°00'00"W, 70.00 feet;
 THENCE S75°00'00"W, 7.66 feet;
 THENCE N06°13'22"W, 81.43 feet;
 THENCE N22°00'00"E, 108.97 feet;
 THENCE S68°00'00"E, 155.00 feet;
 THENCE S22°00'00"W, on a radial line 15.00 feet to an intersection with a curve, concave to the West.
 Said curve having a radius of 55.00 feet;
 THENCE along the arc of said curve 86.90 feet through a central angle of 90°31'25" (Cord = 78.14 feet, Cord Bearing = S22°44'18"E) to a Point of Reverse Curve.
 Said curve having a radius of 90.00 feet;
 THENCE along the arc of said curve 22.73 feet through a central angle of 14°28'11" (Cord = 22.67 feet, Cord Bearing = N15°17'19"E) to an intersection with a line bearing West;
 THENCE East along said line, 114.37 feet to an intersection with a curve, concave to the West.
 Said curve having a radius of 399.83 feet;
 THENCE along the arc of said curve 152.61 feet through a central angle of 21°52'09" (Cord = 151.69 feet, Cord Bearing = S10°56'05"E) to a Point of Tangency;
 THENCE South, 114.31 feet to an intersection with a curve, concave to the West.
 Said curve having a radius of 331.26 feet;
 THENCE along the arc of said curve 273.89 feet through a central angle of 47°22'23" (Cord = 266.16 feet, Cord Bearing = S23°41'10"W) to a Point of Compound Curve.
 Said curve having a radius of 474.50 feet;
 THENCE along the arc of said curve 205.61 feet through a central angle of 24°49'39" (Cord = 204.01 feet, Cord Bearing = S53°35'11"W) to a Point of Tangency;
 THENCE S66°00'00"W, 419.51 feet to an intersection with a curve, concave to the Southeast.
 Said curve having a radius of 383.43 feet;
 THENCE along the arc of said curve 267.69 feet through a central angle of 40°00'01" (Cord = 262.28 feet, Cord Bearing = S46°00'00"W) to a Point of Compound Curve.
 Said curve having a radius of 468.40 feet;
 THENCE along the arc of said curve 68.11 feet through a central angle of 08°19'51" (Cord = 68.05 feet, Cord Bearing = S21°49'41"W) to an intersection with a line bearing N41°57'46"E (The POINT OF BEGINNING).

CONTAINING 10.41 acres, more or less.

WHEREAS, the property was originally rezoned April 21, 1986, in hearing number 86-02-13-DCI [with subsequent amendments in hearing numbers 86-02-13-DCI(a), approved April 11, 1988; 86-02-13-DCI(b), approved December 11, 1989; 86-02-13-DCI(c) approved April 4, 1990]; and 86-02-13-DCI(d) approved May 14, 1992; and

WHEREAS, Lee County Ordinance 89-04 amends the Zoning Ordinance (Ordinance No. 86-17) to provide 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 in accordance with applicable regulations for compliance with all terms of the administrative approval procedures.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval is APPROVED for an amendment to allow:

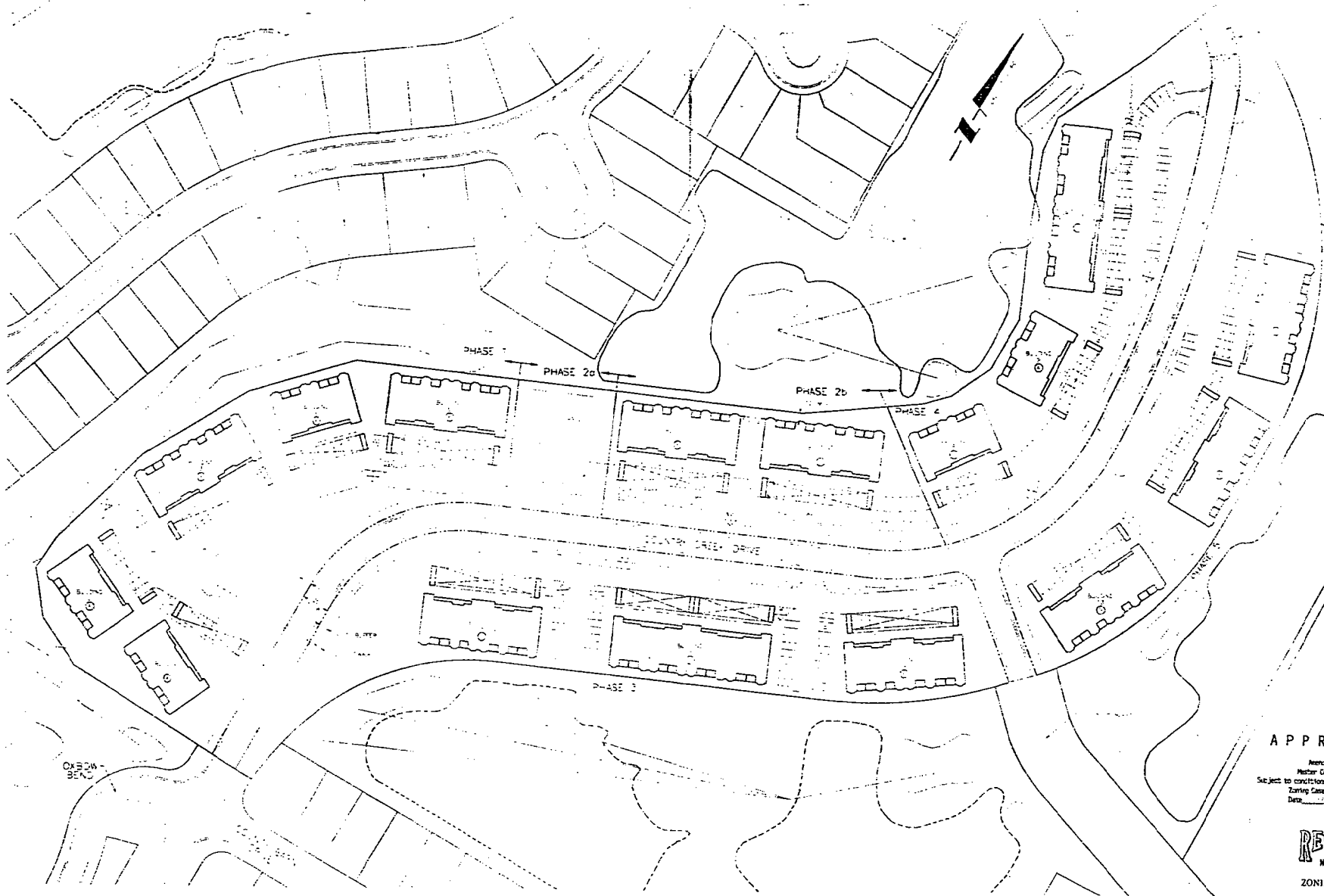
- a) An increase in the number of multi-family units from 152 to 180 and a decrease in single-family units from 450 to 422; and
- b) The eight model units currently approved be located anywhere within the River's Reach Development.

Approval is subject to the following conditions:

1. APPROVAL is granted for a maximum number of 19 multi-family buildings containing a maximum of 180 dwelling units. The buildings will be 8, 10, 12 or 16 units depending on the location. Overall density of the project shall not exceed 985 units on 283 acres and single-family residential units for future phases are reduced from 450 to 422 units.
2. The development shall conform to the one page site plan entitled River's Reach Phase III - "Villages at Country Creek" printed November 17, 1993 and stamped received November 17, 1993.
3. All model units shall be in compliance with Section 520 of the Zoning Ordinance, along with the following time limitation: that all model units shall be converted to a private residential use immediately following the issuance of a Certificate of Occupancy for the last unit of this phase.
4. All model units shall be for Phase III - River's Reach only and shall not be incidental to any other portion of the Villages at Country Creek.
5. All other terms and conditions of the original zoning resolution and subsequent amendments shall remain in full force and effect, except as modified herein.
6. Site Plan PD-93-024 is attached hereto and is incorporated herein by reference as a reduced copy of the Master Concept Plan.

DULY SIGNED this 19th day of November, A.D., 1993.

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



APPROVED

Amendment to
Master Concept Plan
Subject to conditions in Resolution 18-23-200
Zoning Case # 20-02-03-011
Date 11-17-1993

RECEIVED
NOV 17 1993

ZONING COUNTER

UNIT SUMMARY			
Unit Type	Count	Sq. Ft.	Approx. Price
1	20	1,200	\$120,000
2	40	1,400	\$140,000
3	20	1,600	\$160,000
4	20	1,800	\$180,000
5	20	2,000	\$200,000
TOTAL	120	7,000	\$700,000

TYPICAL BUILDINGS	
1	20' x 40'
2	20' x 40'
3	20' x 40'
4	20' x 40'
5	20' x 40'



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RIVERS REACH PHASE III
VILLAGES AT COUNTRY CREEK RPD
PRELIMINARY SITE PLAN

PRINTED
NOV 17 1993

WILSON MILLER BARTON
& PECK, INC.

Project No. 1000-000000
Drawing No. 1000-000000
Scale: 1/4" = 1'-0"
Date: 11-17-1993
D-0124-07