

ADMINISTRATIVE APPROVAL AMENDMENT PD-94-029
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 at Country Creek for property located at 20790 Country Creek Drive, Estero, described more particularly as:

LEGAL DESCRIPTION: In Sections 27 and 34, Township 46 South, Range 25 East, Lee County, Florida:

In Sections 27 and 34, Township 46 South, Range 25 East, Lee County, Florida:

East Half (E½) of Southwest Quarter (SW¼) and the Southeast Quarter (SE¼) of Section 27, Township 46 South, Range 25 East.

ALSO:

East Half (E½) of East Half (E½) of Northeast Quarter (NE¼) of Northwest Quarter (NW¼) and West Half (W½) of Northwest Quarter (NW¼) of Northeast Quarter (NE¼) and East Half (E½) of Northwest Quarter (NW¼) of Northeast Quarter (NE¼) of Section 34, Township 46 South, Range 25 East, Lee County, Florida.

LESS:

That part deeded to State of Florida of Corkscrew Road right-of-way, recorded in Official Records Book 1129 at Page 1217, Public Records of Lee County, Florida.

ALSO LESS:

Commencing at a concrete monument marking the Southwest corner of East Half (E½) of East Half (E½) on Northeast Quarter (NE¼) of Northwest Quarter (NW¼);

THENCE North along the West line of said East Half (E½) of East Half (E½) of Northeast Quarter (NE¼) of Northwest Quarter (NW¼) for 206.20 feet to POINT OF BEGINNING.

THENCE East 60.00 feet;

THENCE Northerly to waters of Estero River;

THENCE Southwesterly along said waters to a point bearing North of POINT OF BEGINNING;

THENCE South 933.40 feet to POINT OF BEGINNING.

WHEREAS, the property was originally rezoned in hearing number 86-02-13-DCI [with subsequent amendments in hearing numbers 86-02-13-DCI(a); 86-02-13-DCI(b); 86-02-13-DCI(c); 86-02-13-DCI(d); 86-02-13-DCI(e); and 86-02-13-DCI(f)]; 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, C.S. Townhome Corporation, has requested this amendment to allow: 1) redistribution of the product types in Tracts C & D; and 2) a front setback of 15 feet rather than 25 feet required by Resolution ZAB-86-34 for lot 4, Block H, Unit 2 only; 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 for an amendment to the Villages at Country Creek Residential Planned Development to allow:

- 1) redistribution of the product types in tracts C & D; and
- 2) a front setback of 15 feet rather than 25 feet required by Resolution ZAB-86-34 for Lot 4, Block H, Unit 2 only is APPROVED.

Approval is subject to the following conditions:

1. Approval shall be granted for a change in product type mix to allow:
single family attached (maximum) 265 [same],
single family detached (maximum) 458 [from 467],
multi-family detached (maximum) 262 [from 252],
total units (maximum) 985 [same];
2. This development shall conform to the one page Master Concept Plan entitled, "Villages at Country Creek RPD Amendment," printed September 23, 1994 and stamped, "Received September 26, 1994 Zoning Counter";
3. The terms and conditions of the original zoning resolution(s) remain in full force and effect; and
4. Site Plan PD-94-029 is attached hereto and is incorporated herein by reference as a reduced copy of the Master Concept Plan.

DULY SIGNED this 20th day of October, A.D., 1994.

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

