

ADMINISTRATIVE AMENDMENT ADD1999-00027

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Summerlin Associates Partnership filed an application for administrative approval to a Commercial Planned Development on a project known as Summerlin-Pine Ridge Motel CPD to allow the following changes:

1. Amend Condition 1 of Resolution Z-96-040 by adopting a new Master Concept Plan with a new project layout for the western half of the approved CPD.
2. Amend Condition 5 to allow an increase the maximum number of floors from three (3) to four (4) for the buildings on the western portion of the development.
3. Amend Condition 3 and eliminate Condition 4 of Resolution Z-96-040 by deleting the use of Bar or Cocktail Lounge; Business Services, Group I; Consumption on Premises; Day Care Center, Adult or Child; Personal Services, Group I; Recreation, Commercial, Group II; Rental or Leasing Establishments, and Group I; Restaurants, All Groups from the approved Schedule of Uses.

The property is located at 11261 & 11281 Summerlin Square Drive, described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 46 South, Range 24 East, Lee County, Florida:

In Section 07, Township 46 South, Range 24 East, Lee County, Florida:

COMMENCE at the Northeast corner of Section 07, Township 46 South, Range 24 East;

THENCE S89°02'39"W, along the North line of the Northeast ¼ of said Section 07 for 1,342.38 feet to the Northeast corner of the East ½ of the Northeast ¼ of said Section 07;

THENCE S01°14'16"E along the West line of the East ½ of said Northeast ¼ for 511.94 feet to an intersection with a line parallel with and 20.00 feet South of as measured at right angles to the North line of that certain parcel of land described as Parcel 1 in Official Record Book 2074 at Page 4358 of the Public Records of Lee County, Florida, and the POINT OF BEGINNING of the herein described parcel of land;

THENCE N89°02'39"E, along said parallel line for 660.00 feet;

THENCE S01°14'16"E for 643.06 feet to an intersection with the aforementioned Parcel 1;

THENCE S89°02'39"W along said South line for 660 feet to an intersection with the West line of the East ½ of the Northeast ¼ of said Section 07;

THENCE run N01°14'16"W along said West line for 543.06 feet to the POINT OF BEGINNING.

Tract herein described contains 8.22± acres.

WHEREAS, the property was originally rezoned in case number 96-04-207.03Z); 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 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 applicant seeks to reduce the intensity of the development by eliminating uses approved within the Schedule of Uses thereby reducing the potential transportation impacts resulting from this development on the surrounding road network; and

WHEREAS, the applicant proposes a building layout on the western portion which increases the amount of open space from 1.28 acres by an additional 0.39 acres, to a total of 1.67 acres; and

WHEREAS, the increased number of floors from three (3) to four(4) will not increase the height of the structure in feet thereby maintaining a maximum building height of fifty feet; and

WHEREAS, it is found that the proposed amendment decreases the density or intensity within the development by eliminating uses originally approved in the planned development; is found to increase the amount of open space within the approved planned development; does not underutilize public resources or infrastructure; increases the total open space and landscaping areas; and is not found to otherwise adversely impact surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development is **APPROVED**.

Approval is subject to the following conditions:

- 1. Condition 1 of Resolution Z-96-040 is amended providing that the Development must be in compliance with the amended Master Concept Plan, stamped received November 19, 1999, as prepared by Consul-Tech Engineering, Inc. Site Plan ADD1999-00027 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. The terms and conditions of the original zoning resolution remains in full force and effect, except as amended herein.
3. The minimum required open space within the western half of this planned development must be no less than 1.67 acres.
4. Condition 3 of Resolution Z-96-040 is revised adopting the following as the approved Schedule of Uses within this planned development:

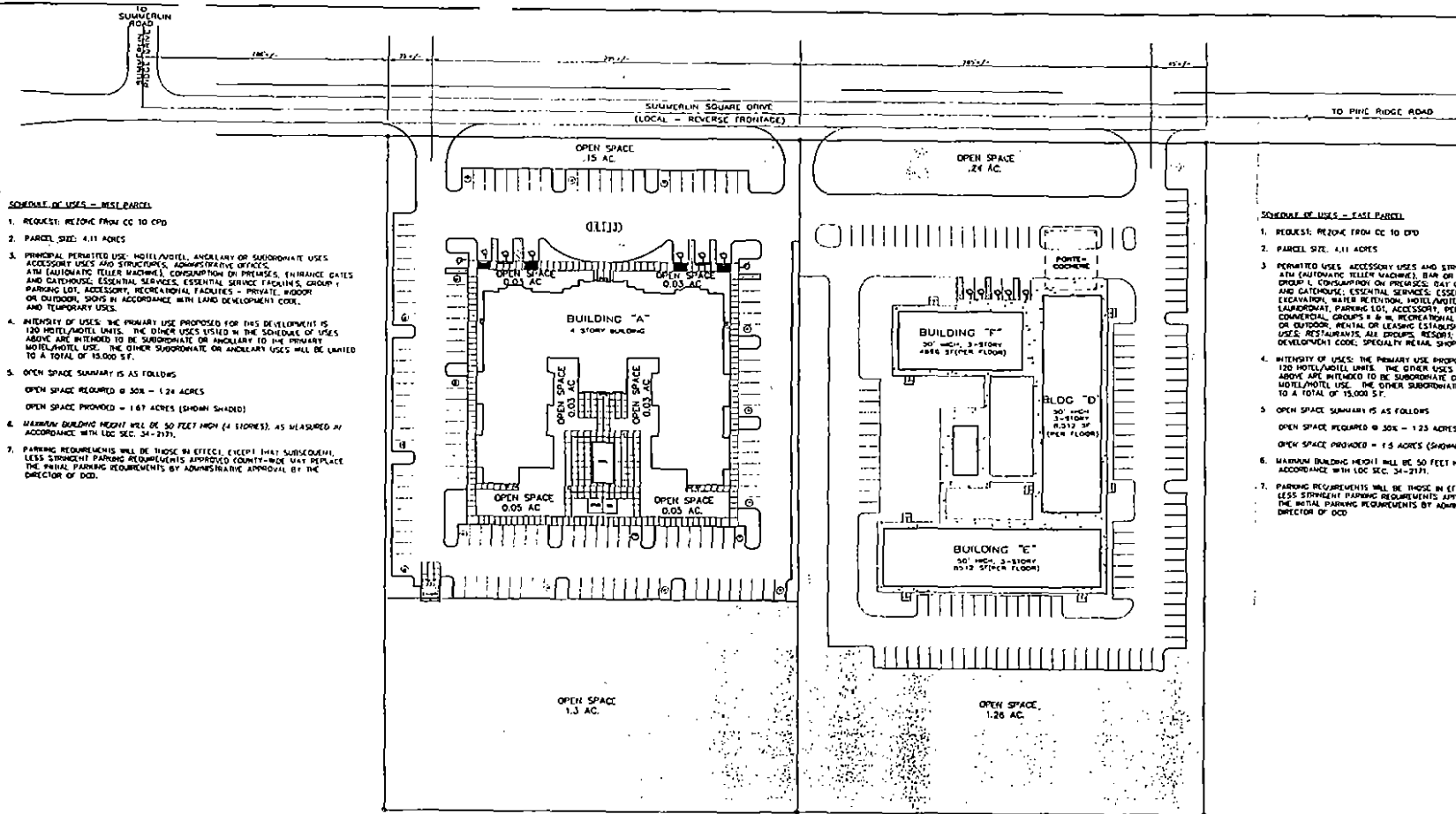
The use of HOTEL/MOTEL, is the only principal use permitted on the property. The uses listed below may only be permitted as ancillary or subordinate uses to the Hotel/Motel principal use.

Accessory Use and Structures
Administrative Offices
ATM (Automatic Teller Machine)
Entrance Gate or Gatehouse
Essential Services
Essential Service Facilities, Group I
Parking Lot, Accessory
Recreational Facilities, Private (indoor or outdoor)
Signs, in conformance with the Land Development Code
Temporary Uses

5. Complimentary breakfast and afternoon hors d'oeuvre food service is allowed even though the use of a "Restaurant" has been withdrawn by the property owner.

DULY SIGNED this 29th day of November, A.D., 1999.

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



SCHEDULE OF USES - WEST PARCEL

1. REQUEST: REZONE FROM CC TO CPD
2. PARCEL SIZE: 4.11 ACRES
3. PERMITTED PERMITTED USE: HOTEL/MOTEL, ANCILLARY OR SUBORDINATE USES, ACCESSORY USES AND STRUCTURES, ADMINISTRATIVE OFFICES, ATM (AUTOMATIC TELLER MACHINE), CONSUMPTION OF PREPARED, ENTRANCE GATES AND GATEHOUSE, ESSENTIAL SERVICES, ESSENTIAL SERVICE FACILITIES, GROUP 1 PARKING LOT, ACCESSORY, RECREATIONAL FACILITIES - PRIVATE, HIDDEN OR OUTDOOR, SHOWS IN ACCORDANCE WITH LAND DEVELOPMENT CODE, AND TEMPORARY USES.
4. INTENSITY OF USES: THE PRIMARY USE PROPOSED FOR THIS DEVELOPMENT IS 120 HOTEL/MOTEL UNITS. THE OTHER USES LISTED IN THE SCHEDULE OF USES ABOVE ARE INTENDED TO BE SUBORDINATE OR ANCILLARY TO THE PRIMARY HOTEL/MOTEL USE. THE OTHER SUBORDINATE OR ANCILLARY USES WILL BE LIMITED TO A TOTAL OF 15,000 SF.
5. OPEN SPACE SUMMARY IS AS FOLLOWS:
OPEN SPACE REQUIRED @ 30% = 1.24 ACRES
OPEN SPACE PROVIDED = 1.67 ACRES (SHOWN SHADED)
6. MAXIMUM BUILDING HEIGHT WILL BE 50 FEET HIGH (4 STORIES), AS MEASURED IN ACCORDANCE WITH LOC SEC. 34-211.
7. PARKING REQUIREMENTS WILL BE THOSE IN EFFECT, EXCEPT THAT SUBSEQUENT, LESS STRINGENT PARKING REQUIREMENTS APPROVED COUNTY-WIDE MAY REPLACE THE INITIAL PARKING REQUIREMENTS BY ADMINISTRATIVE APPROVAL BY THE DIRECTOR OF DCD.

SCHEDULE OF USES - EAST PARCEL

1. REQUEST: REZONE FROM CC TO CPD
2. PARCEL SIZE: 4.11 ACRES
3. PERMITTED USES: ACCESSORY USES AND STRUCTURES, ADMINISTRATIVE OFFICES, ATM (AUTOMATIC TELLER MACHINE), BAR OR COCKTAIL LOUNGE, BUSINESS SERVICES, GROUP 1, CONSUMPTION OF PREPARED, DAY CARE CENTER, ENTRANCE GATES AND GATEHOUSE, ESSENTIAL SERVICES, ESSENTIAL SERVICE FACILITIES, GROUP 1 EXCAVATION, WATER RETENTION, HOTEL/MOTEL, BUSINESS AND EFFICIENCY, LAUNDRY, PARKING LOT, ACCESSORY, PERSONAL SERVICES, GROUP 2 RECREATION - COMMERCIAL, GROUPS 1 & 2, RECREATIONAL FACILITIES - PRIVATE OR PUBLIC, PRODUCE OR OUTDOOR, RENTAL OR LEASING ESTABLISHMENT, GROUP 3 RESIDENTIAL, ACCESSORY USES, RESTAURANTS, ALL GROUPS, RESORT, SHOWS IN ACCORDANCE WITH LAND DEVELOPMENT CODE, SPECIALTY RETAIL SHOPS, GROUPS 1 & 2, AND TEMPORARY USES.
4. INTENSITY OF USES: THE PRIMARY USE PROPOSED FOR THIS DEVELOPMENT IS 120 HOTEL/MOTEL UNITS. THE OTHER USES LISTED IN THE SCHEDULE OF USES ABOVE ARE INTENDED TO BE SUBORDINATE OR ANCILLARY TO THE PRIMARY HOTEL/MOTEL USE. THE OTHER SUBORDINATE OR ANCILLARY USES WILL BE LIMITED TO A TOTAL OF 15,000 SF.
5. OPEN SPACE SUMMARY IS AS FOLLOWS:
OPEN SPACE REQUIRED @ 30% = 1.23 ACRES
OPEN SPACE PROVIDED = 1.5 ACRES (SHOWN SHADED)
6. MAXIMUM BUILDING HEIGHT WILL BE 50 FEET HIGH (3 STORIES), AS MEASURED IN ACCORDANCE WITH LOC SEC. 34-211.
7. PARKING REQUIREMENTS WILL BE THOSE IN EFFECT, EXCEPT THAT SUBSEQUENT, LESS STRINGENT PARKING REQUIREMENTS APPROVED COUNTY-WIDE MAY REPLACE THE INITIAL PARKING REQUIREMENTS BY ADMINISTRATIVE APPROVAL BY THE DIRECTOR OF DCD.

PROPERTY DEVELOPMENT REGULATIONS

MINIMUM LOT SIZE	4 ACRES
MAXIMUM HOTEL/MOTEL UNIT DENSITY	30 UNITS PER ACRE
MAXIMUM SUBORDINATE COMMERCIAL DENSITY	750 SF PER ACRE
MINIMUM LOT WIDTH	150 FEET
MINIMUM LOT DEPTH	528 FEET
MINIMUM FRONT SETBACK	25 FEET
MINIMUM SIDE SETBACK	15 FEET
MINIMUM REAR SETBACK	25 FEET
MINIMUM WATER SETBACK	25 FEET

APPROVED

Approved to:
Master Concept Plan
SUBJECT TO CONDITIONS IN REZONING (1997-0003)
Issued: 06/11/2003
Date: 11/21/03

RECEIVED
NOV 19 2003
DEVELOPMENT SERVICES

EXHIBIT IV-F MASTER CONCEPT PLAN
EXHIBIT IV-G SCHEDULE OF USES

DATE	REVISIONS



CONSUL-TECH ENGINEERING, INC.
Consulting Engineers, Land Planners, Surveyors
24831 Old 41 Street, Fort Myers, Florida 34104
Phone: (941) 947-0260 Fax: (941) 947-1523
E-Mail: info@consul-tech.com
Certificate of Registration #18327

SUMMERLIN ASSOCIATES PARTNERSHIP
2532 EAST FIRST STREET
FORT MYERS, FLORIDA 33902
(941) 334-1824

SUMMERLIN - PINE RIDGE MOTEL
LEE COUNTY, FLORIDA
SECTION 7, TOWNSHIP 46 S., RANGE 24 E.
CPD-MASTER CONCEPT PLAN

1. The purpose of this plan is to provide a master concept plan for the Summerlin - Pine Ridge Motel project. The plan is intended to provide a clear and concise overview of the project and its goals, and to serve as a guide for the development of the project. The plan is intended to be used by the project team and the public to understand the project and its goals, and to provide a basis for the development of the project.

DATE: 11/21/03
BY: [Signature]
FOR: [Signature]

REVIEW BY: [Signature]
DATE: 11/21/03
FOR: [Signature]

SCALE: 1" = 40'
SHEET: 1-1
PROJECT: 95-0296
C-606