

ADMINISTRATIVE AMENDMENT PD-98-021

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Charles Erik Kalman and Kristina Kalman Fares, represented by R & D of Captiva, Inc. filed an application for administrative approval to a Residential Planned Development (RPD) on a project known as Tarpon Bay of Captiva to add model homes as a permitted use to the approved RPD on property located at 15999 and 16071 Captiva Road, Captiva, described more particularly as:

LEGAL DESCRIPTION: In Section 03, Township 45 South, Range 21 East and Section 35, Township 46 South, Range 21 East, Lee County, Florida:

Lot 1 of JOHN R. DICKEY SUBDIVISION, as recorded in Plat Book 4 at Page 6, Public Records of Lee County, Florida, together with the land lying on the West side between said Lot 1 and the Gulf of Mexico, less road rights of way of record.

Lot 1 and the North Half (N½) of Lot 2, in Block A, of that certain subdivision known as FROW'S SUBDIVISION on Captiva Island, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida, in Plat book 3 at Pages 13 and 14.

Containing 5.63 acres

WHEREAS, the property was originally rezoned in case number 97-06-263.02Z 01.01; and

WHEREAS, the property has an approved Development Order 97-12-137.00D; 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, Resolution Z-97-083 provides a schedule of permitted uses in the RPD and Site Plan 97-083 reflects 5 single family lots; and

WHEREAS, the applicant proposes to develop one of the five lots with a model home; 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

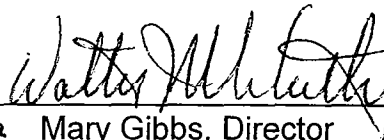
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the

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 add model homes as a permitted use to the approved Residential Planned Development is **APPROVED subject to the following conditions:**

1. The terms and conditions of the original zoning resolution remains in full force and effect.
2. Resolution Z-97-083 is amended to include model homes in the Schedule of Uses in the Residential Planned Development.
3. Only one model home will be permissible at any given time.
4. The approval of a model home within the RPD will be valid for a period of time not exceeding 5 years.

DULY SIGNED this 14th day of April, A.D., 1998.

BY: 
for Mary Gibbs, Director
Department of Community Development

MASTER CONCEPT PLAN
FOR

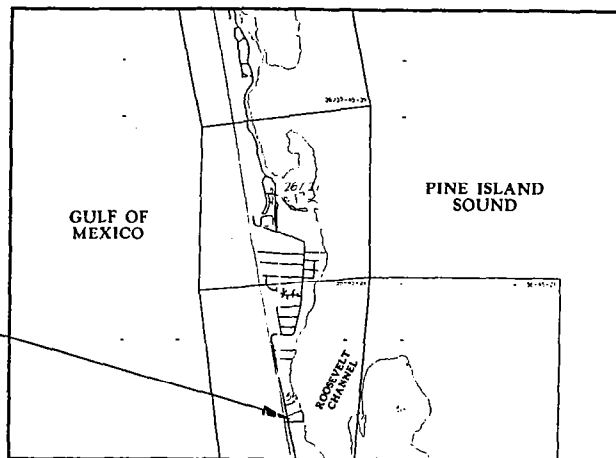
TARPON BAY at CAPTIVA

CAPTIVA ISLAND
SECTION 35 - TOWNSHIP 45 S. - RANGE 21 E.
LEE COUNTY, FLORIDA

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	MASTER CONCEPT PLAN
3	FLUCFCS, SOILS & TOPOGRAPHY

PROJECT LOCATION



LOCATION MAP



PREPARED BY

JOHNSON ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

2158 JOHNSON STREET
POST OFFICE BOX 1550
FORT MYERS, FLORIDA 33902
PHONE (813) 334-0046
FAX (813) 334-3661

J.E.I. PROJECT NO. 21583

JUNE 1997

REVISED: SEPTEMBER 1997
REVISION: NOVEMBER 1997



APPLICANT

R & D OF CAPTIVA, INC.
26280 MIRA WAY
BONITA SPRINGS, FL. 34134

STRAP NUMBER

35-45-21-04-00001.0000
03-46-21-01-0000A.0010

ZONING

RSC-2 TO RPD



PROJECT # 97-06-263 13A-1104
PROJECT TYPE OS

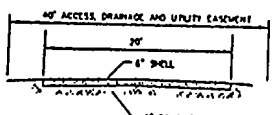
APPROVED

Amendment to
Master Concept Plan

Subject to conditions in Resolution PD-98-021
Zoning Case # 97-06-263.13 A 01.01
Date April 14, 1998

EXHIBIT: # 0

7.1.5.
From 17C 394 Edition 17b Conversion Code 210,
for Single-family detached housing. The
PM PM hour rate of 0.88 vehicles/hour would
generate 14 or 4 trips per hour with 63% entering
and 35% exiting the site. These two volumes would
not require turn lanes on Sunset Capital Road per
current Los County Development Standards Ordinance
and guidelines.



TYPICAL ROADWAY SECTION

TYPICAL SWALE



ZONING
RSC-2
TUCUMCATOR, NEW MEXICO

ZONING
RSC-2

ZONING
RSC-2
Single-Family Residences

LEENO

- ⑥-3 Derivation Number
- ⊙ No Buffer Required
- ⊛ Access Point (Approximate location)

SCHEDULE OF USES

ACCESSORY USES AND STRUCTURES (Section 34-1171, 34-2145, 34-1061, 34-1141)
CLUBS
PRIVATE (Section 34-3111)
SHELLING UNITS
SMOKE-STACKS
ENTRANCE GATES & CARPOUSES (Section 34-1171)(X12)
ESSENTIAL SERVICES (Section 34-1141, 34-1741)
ESSENTIAL SERVICES/ACTIVITIES (Section 34-82)(X12) Group 1
34-1141, 34-1171, 34-1741, 34-2141, 34-2145, Related to aquatic lands and necessary facilities
FENCES & BARRIERS (Section 34-1141)
WATER OCCUPATION (Section 34-1171)
PAGES (Section 34-82)(X12) PRIVATE, Group 1
RECREATION FACILITIES
PERSONAL AND PRIVATE, including homes and watercraft and
RECREATION ACCESSORY USES (Section 34-82)(X12) (Section 34-1171), including homes and watercraft and
BOYS IN ACCORDANCE WITH CHAPTER 30
TEMPORARY VEHICLES 1004-4

SCHEDULE OF DEVIATIONS

- B-1 REQUIREMENT THAT PRIVATELY MAINTAINED LOCAL ROADS COMPLY WITH SECTION 10-298 (TABLES 3 AND 4) TO ALLOW A 70' WIDE SHOULDER ROAD TO BE LOCATED IN A 40' WIDE ACCESS, DRAINAGE AND UTILITY EASEMENT.
- B-2 REQUIREMENT THAT INTERNAL ROADS PROVIDE A 800' CONNECTION BETWEEN SECTION 10-282(X[TABLE 1]) TO 137' AND 240' ON SHELTER/RAILROAD ROAD.
- B-3 REQUIREMENT FOR A 15' WIDE BUFFER (LANDSCAPE) OF THE WHOLE OF ALL NON-SCATTERED MARINA WATERWAYS [SECTION 10-016(f)] TO ALLOW CONSTRUCTION OF A PAWKAY TO ACCESS BOAT DOCKAGE WITHIN THE ACCESSIBLE CHANNEL.

SITE DATA:

SITE DATA

SITE OF PARCELS: 214321 21431 1 (10 NEAR HIGH WATER) (263 ACRES)

STOWESS: REC-1 TO LAND AND (OPTION 1)
(SMALLER OF TWO)

USE PLAN AND USE CLASSIFICATION: OUTLINE SUBURBAN

MINIMUM HEIGHT: NO BUILDING OR STRUCTURE MAY BE ERRECTED ON ALTERN 20 FEET ABOVE THE LOWEST HIGHEST POINT. HOWEVER, A BUILDING OR STRUCTURE MAY NOT BE ERRECTED ON ALTERN 30 FEET ABOVE THE MEAN OF THE HIGH WATER. THE HEIGHT OF 30 FEET ABOVE THE LOWEST HIGHEST POINT.

RPD: 3 HORIZONTAL SHELTER LINES

OPEN SPACE: N/A

PROPERTY DEVELOPMENT REGULATIONS:

PROPERTY DEVELOPMENT REGULATIONS:

MINIMUM LOT DIMENSIONS:

AVERAGE MOORE	75'
AVERAGE DEPTH	100'
FRONTAGE ON INTERNAL ROADWAY	100'
MINIMUM LOT SIZE:	22,070 SF

MINIMUM STRUCTURAL SETBACKS:

SANDBEL-CARPUS ROAD	25'
PAVED INTERNAL ROADWAY (SIDE OF PAVEMENT)	15'
REAR:	10'
SIDE:	10'
ANTICIRCUMFLEX LINE	25'

APPLICANT:
R & D OF CASTINA, INC.
26280 MIRA WAY
BONITA SPRINGS, FL 34134

APPROVED

STRAP NUMBER:
35-45-21-01-00001.0000
01-48-21-01-0000A.0010
ZONING:
RSC-2 TO RPD

Subject to para. 1, is provided by § 2.1.1.1
 Income Tax - § 2.1.1.1 122 (1981)

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ESTIMATORS

TARPON BAY AT CAPTIVA
SECTION 35 - TOWNSHIP 43 SOUTH - RANGE 31 EAST
CAPTIVA ISLAND
LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN

06-11-1981														
D.M.	P.P.	EL SCMP PAGE	D.M.	P.P.	EL SCMP PAGE	D.M.	P.P.	EL SCMP PAGE	D.M.	P.P.	EL SCMP PAGE	NAME	D.O.B.	
06-11-81	001											EL SCMD		
06-12-81	001											DM ADM	5-10-81	
06-12-81	001											OL CREO	PMH 0-10-81	