

ADMINISTRATIVE AMENDMENT (PD) ADD2003-00184

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Barraco & Associates filed an application for administrative approval to a Mixed Use Planned Development on a project known as Camargo Temporary Sales Facility to allow a temporary real estates sales office (as defined by the Land Development Code) on property located at Pelican Sound Drive Extension, described more particularly as:

LEGAL DESCRIPTION: In Section 33, Township 46 South, Range 25 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number Z-98-029 (with subsequent amendments in case numbers DOS2003-00137); 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 Land Development Code in Section 34-934, Note 23 allows real estates sales offices for residential development for a period not to exceed five (5) years; and

WHEREAS, this application seeks approval for a real estate sales office for a maximum time period of 3.5 years; 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 for an amendment to Mixed Use Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, stamped received on JAN 16, 2004 and entitled "Site Plan Exhibit". Master Concept Plan for ADD2003-00184 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

This approval is temporary and the approved sales facility must be removed from the site by July 1, 2007.

- 2. The terms and conditions of the original zoning resolutions remain in full force and effect, except as may be amended within this Administrative Amendment approval.**

DULY SIGNED this 6th day of February, A.D., 2004.

BY: _____

Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
3. PG. - DENOTES PAGE.
4. BEARINGS AS SHOWN ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33 TO BEAR NORTH 88°25'54" EAST.

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows.

From the southwest corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run $N00^{\circ}58'23''W$ along the west line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide); thence run $N88^{\circ}33'52''E$ along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3806, at Page 4589, Lee County Records; thence run $N00^{\circ}58'23''W$ along the east line of said lands for 2045.85 feet to the northwest corner of Pelican Bay Drive as described in deed recorded in Official Record Book 3533, at Page 4459, Lee County Records; thence run $N88^{\circ}25'54''E$ along the north line of said Pelican Bay Drive for 1570.92 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run $N01^{\circ}42'11''E$ for 61.82 feet; thence run $N23^{\circ}22'56''E$ for 88.59 feet; thence run $S87^{\circ}31'47''E$ for 144.00 feet to an intersection with the westerly right-of way of Tamiami Trail (State Road 45); thence run $S04^{\circ}52'56''W$ along said westerly right-of-way line for 132.74 feet to the northeast corner of said Pelican Bay Drive; thence run $S88^{\circ}25'54''W$ along the north line of said Pelican Bay Drive for 169.63 feet to the POINT OF BEGINNING.

Containing 0.51 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/99 adjustment) And are based on the south line of the southwest quarter (SW 1/4) of said Section 33 to bear $N88^{\circ}33'52''E$.

21840S02desc.doc

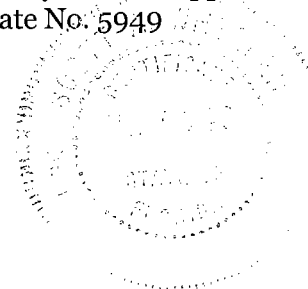
Applicant's Legal Checked

by My ZETAN 04

RECEIVED
JAN 22 2004

ADD 2003-00184
PERMIT COUNTER

Scott A. Wheeler 1/21/04
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949



PREPARED FOR



6363 NW 6TH WAY
SUITE 250
FORT LAUDERDALE, FL 33990

PHONE (954) 318-1000
FAX (954) 318-2000

WWW.SHELBY-HOMES.COM

PROJECT DESCRIPTION

THE MEADOWS
AT PELICAN SOUND

US 41 AT
PELICAN SOUND DRIVE

PART OF SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME: 21840.DWG

LAYOUT: LAYOUT1

LOCATION: J:\21840\DWG\SURVEYING1

PLOT DATE: WED, 1-21-2004 - 4:41 PM

PLOT BY: SCOTT WHEELER

DRAWING DATA

SURVEY DATE: 06-30-03

DRAWN BY: SER

CHECKED BY: SAW

SCALE: AS NOTED

FIELD BOOK:

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.

21840

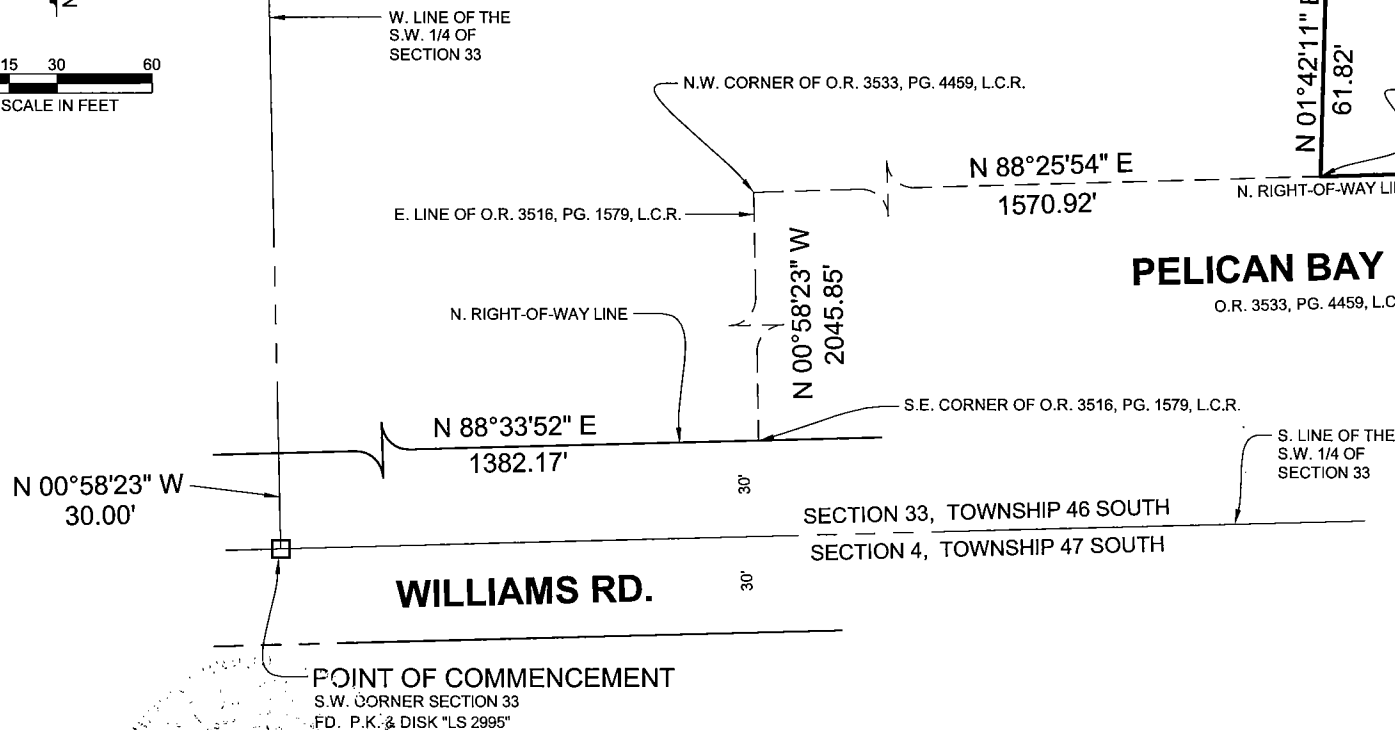
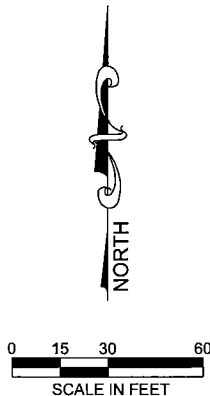
33-48-25

SHEET NUMBER

2 OF 2

NOTES

1. BEARINGS SHOWN ARE STATE PLANE FOR THE FLORIDA WEST ZONE (1983/99 ADJUSTMENT) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 33 TO BEAR N88°33'52"E.
2. DESCRIPTION IS ATTACHED



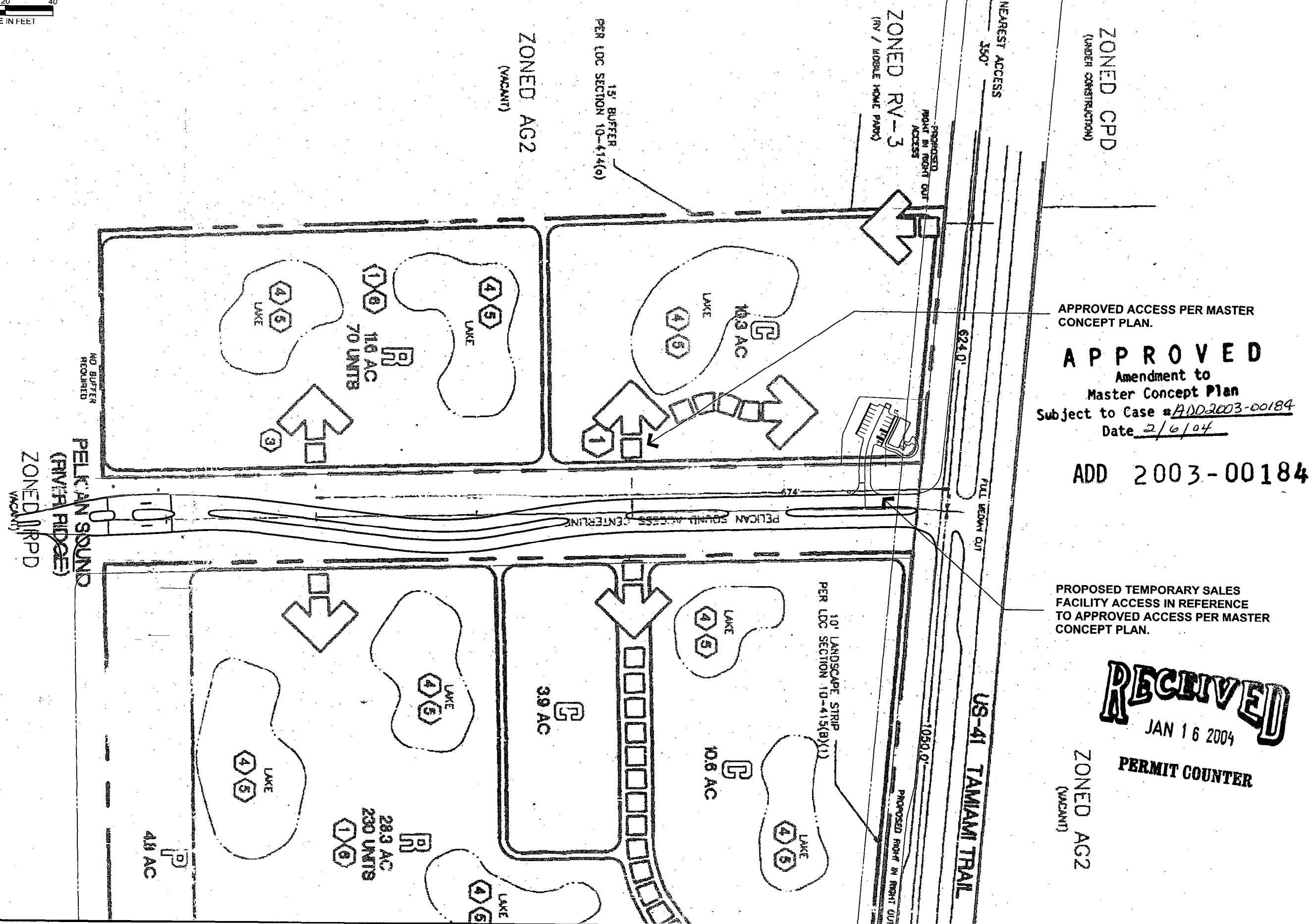
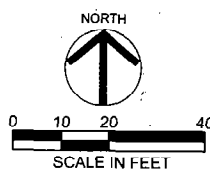
THIS IS NOT A SURVEY

RECEIVED
JAN 22 2004
AD 2003-00184
PERMIT COUNTER

Scott A. Wheeler
SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

1/21/04
DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.



**APPROVED ACCESS PER MASTER
CONCEPT PLAN.**

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2003-00184
Date 2/6/04

ADD 2003-00184

**PROPOSED TEMPORARY SALES
FACILITY ACCESS IN REFERENCE
TO APPROVED ACCESS PER MASTER
CONCEPT PLAN.**

RECEIVED
JAN 16 2004
PERMIT COUNTER

ZONED AG2
(VACANT)

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR



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PROJECT DESCRIPTION

CAMARGO
PARCEL

US 41 AT
PELICAN SOUND BOULEVARD

PART OF SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
LEE COUNTY
ESTERO, FLORIDA

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
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FILE NAME	21840E01.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21840\DWG\EXHIBIT
PLOT DATE	FRI, 1-16-2004 - 11:30 AM
PLOT BY	BRIAN SMITH
DESIGN BY	GREGG LATHROP
XREF1	BASEPLAN = 21840A00.DWG
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

PLAN STATUS

EXHIBIT
NOT FOR CONSTRUCTION

SITE PLAN EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
21840	1