

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Shellie Johnson, AICP, filed an application for administrative approval to a Mixed-use Planned Development (MPD) on a project known as the Meadows of Estero for administrative approval of administrative setback variance for development of property located on Pelican Sound Drive, 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-98-29; 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 has requested to reduce the setback for proposed entrance signs of "Meadows of Estero" from LDC Sec. 30-152(2)(a)1i; and

WHEREAS, the applicant is requesting to reduce the setback for entrance sign structures from a minimum of 15 feet to a minimum of 5 feet from the right-of-way of Pelican Sound Drive; and

WHEREAS, the Board of Directors at River Ridge Community Development District wrote a letter of no objection to the proposed setback change on July 7th, 2005; 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 necessary sight-lines for safe vehicular travel along the interior roadways of the project are not affected; 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 from the required setback of 15 feet to 5 feet, per LDC Sec. 30-152(2)(a)1i is **APPROVED**.

Approval is subject to the following conditions:

1. The Development must be in compliance with the 2-page "proposed signage deviation" plans stamped received July 28, 2005 and the two-page "entry wall detail" plan stamped received September 28, 2005. The signage plans for ADD2005-00157 is hereby APPROVED and adopted. Reduced copies are attached hereto.
2. The terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 6th day of December, A.D., 2005.

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

EXHIBIT A

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 being part of lands described in official record book 2787, page 1398, Lee County Records, 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 3516, at Page 1579, Lee County Records; said point being the POINT OF BEGINNING.

From said POINT OF BEGINNING run $N00^{\circ}58'23''W$ along the east line of said lands for 1845.84 feet to the southwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee County Records, said point being designated as POINT "A"; thence run $N88^{\circ}25'54''E$ along the south right-of-way line of said Pelican Sound Drive for 1720.01 feet to an intersection with the westerly right of way line of Tamiami trail (State Road 45); thence run $S04^{\circ}52'56''W$ along said right of way line for 1860.03 feet to an intersection with the north right-of-way line of Williams Road; thence run $S88^{\circ}20'42''W$ along said right of way line 268.35 feet to an intersection with the east line of the Southwest Quarter (SW 1/4) of said section 33; thence run $N01^{\circ}03'48''W$ along said east line for 632.82 feet to the Northeast corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 33; thence run $S88^{\circ}32'50''W$ along the north line of said fraction for 660.73 feet to the northwest corner of said fraction; thence run $S01^{\circ}02'16''E$ along the west line of said fraction for 632.62 feet to an intersection with the north right-of-way line of Williams Road; thence run $S88^{\circ}33'52''W$ along said right-of-way line for 600.86 feet to the POINT OF BEGINNING.

Containing 59.33 acres, more or less.

AND

From the point designated POINT "A" run $N00^{\circ}58'23''W$ 200.01 feet to the Northwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee county records said point being the POINT OF BEGINNING.

From said POINT OF BEGINNING continue $N00^{\circ}58'23''W$ for 572.68 feet to an intersection with the North line of the Southwest Quarter (SW 1/4) of said section 33; thence run $N88^{\circ}25'54''E$ along said North line for 1799.34 feet to an intersection with the westerly right-of-way line of Tamiami Trail (State Road 45); thence run $S04^{\circ}52'56''W$ along said westerly right-of-way line for 576.30 feet to the Northeast corner of said Pelican Sound Drive; thence run $S88^{\circ}25'54''W$ parallel with the North line of said fraction and along the north line of said Pelican Sound Drive for 1740.54 feet to the POINT OF BEGINNING.

Containing 23.26 acres, more or less.

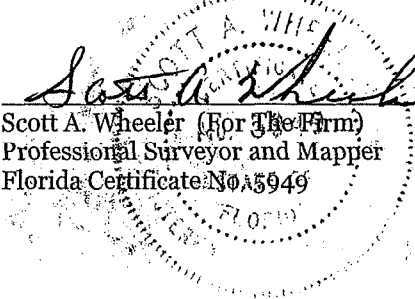
Containing a Total of 82.59 acres, more or less

Applicant's Legal Checked

by Amg 04AUG05

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 $N88^{\circ}33'52''E$.


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

8/13/05

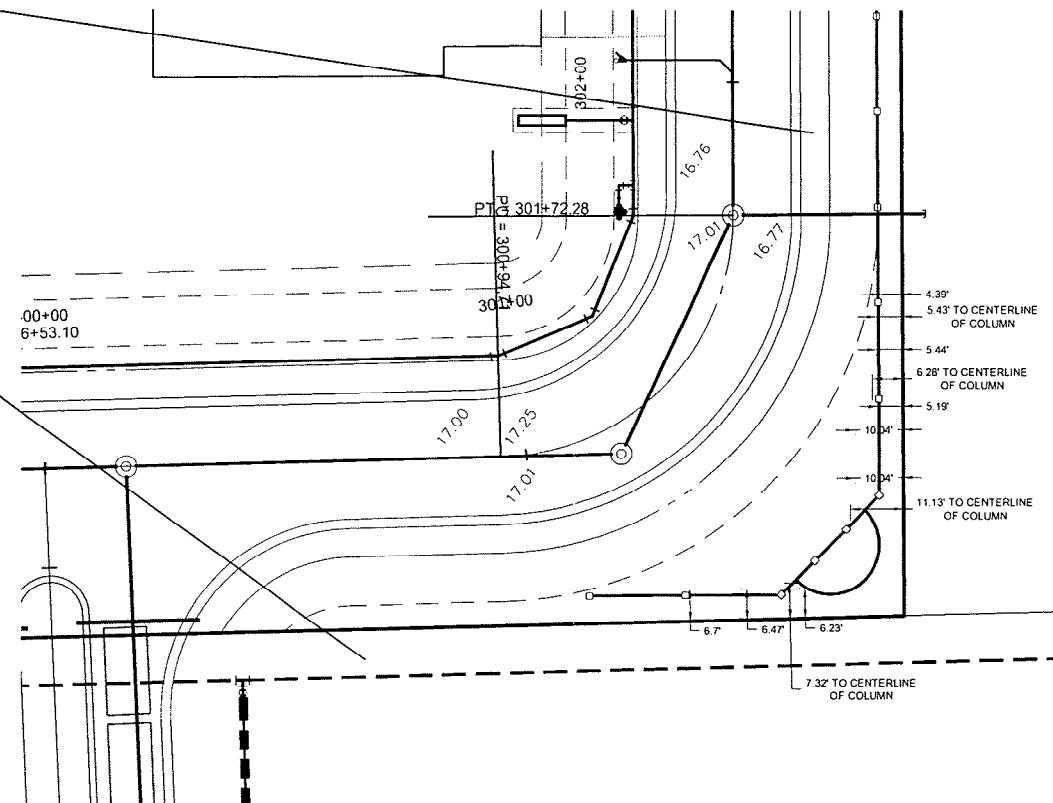
L:\21840 - Camargo Residential\DESC\21840s07desc.doc

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

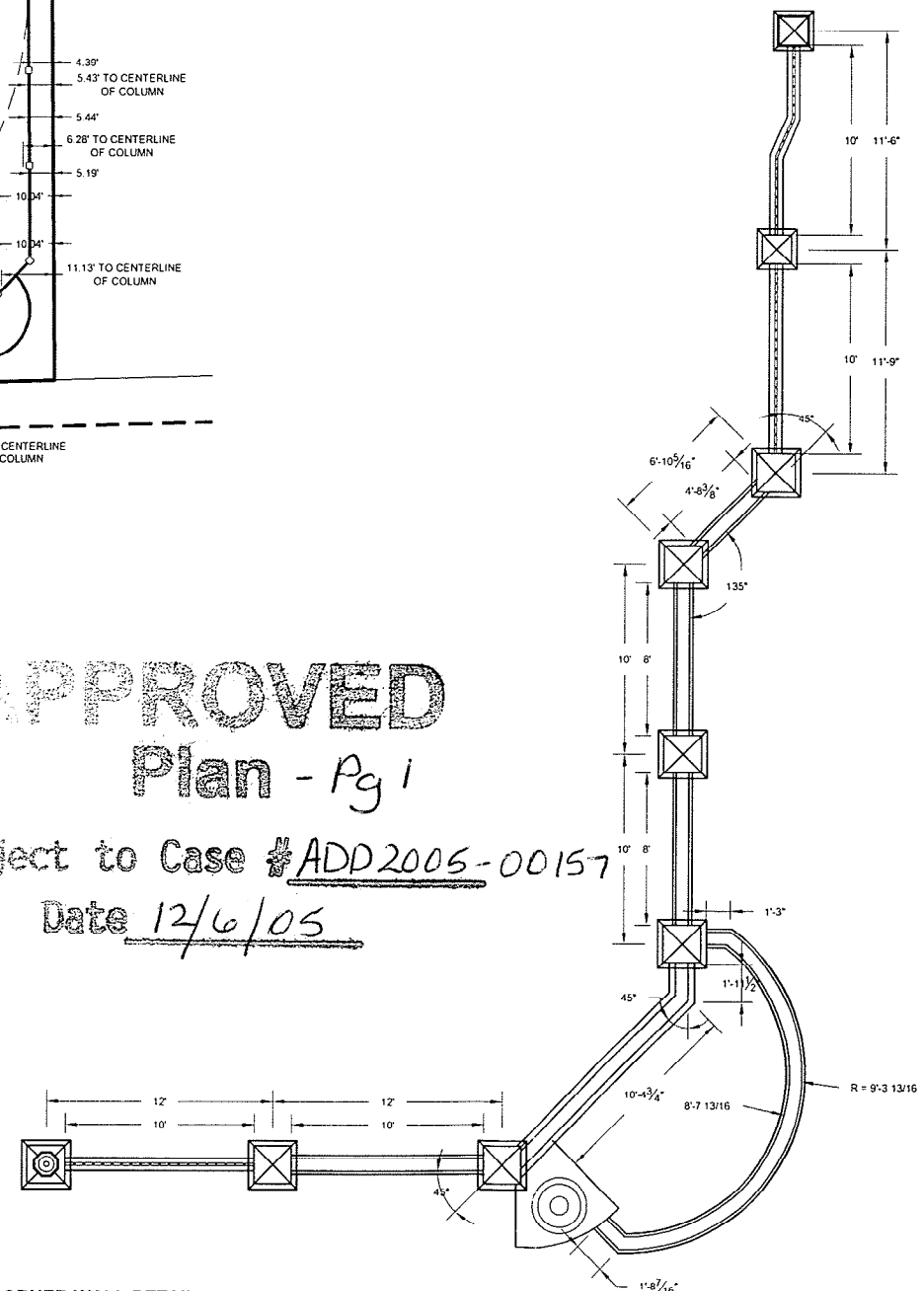
RECEIVED
AUG 03 2005

PERMIT COUNTER

ADD 2005-00157



PLAN VIEW FOR LOCATION ON SITE
SCALE: 1" = 20'



CORNER WALL DETAIL
SCALE: 1" = 5' - 0"

APPROVED
Plan - Pg 1

Subject to Case # ADD2005-00157
Date 12/6/05

ADD 2005-00157

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JUL 28 2005

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

FILE NAME	21840NECORNER1.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21840\DWG\LAWALL LOCATION MAP
PLOT DATE	MON 7-25-2005 - 11:49 AM
PLOT BY	ANGELICA CARLEY
DESIGN BY	

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

PROPOSED
SIGNAGE
DEVIATIONS

PROJECT / FILE NO	SHEET NUMBER
21840	1



SHELBY HOMES

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

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

WWW.SHELBY-HOMES.COM

PROJECT DESCRIPTION

MEADOWS OF ESTERO

U.S. 41 AT
PELICAN SOUND DRIVE

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

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
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FILE NAME	21840NECORNER2.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21840\DWG\LAYOUT1\LOCATION MAP
PLOT DATE	MON. 7-25-2005 11:48 AM
PLOT BY	ANGELICA CARLEY
DESIGN BY	

CROSS REFERENCED DRAWINGS

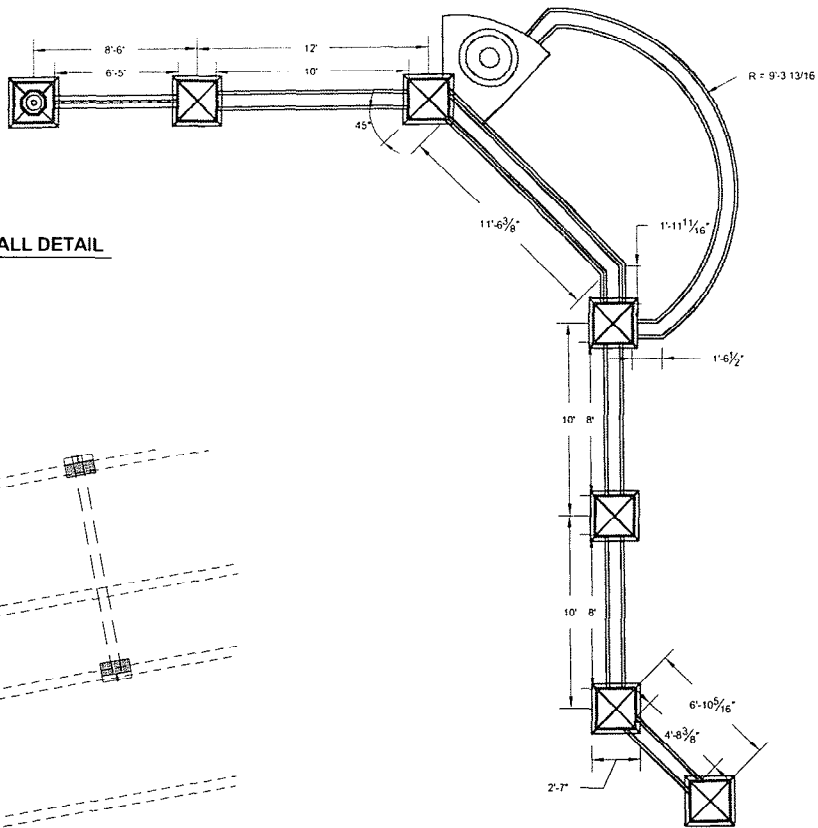
PLAN REVISIONS

PLAN STATUS

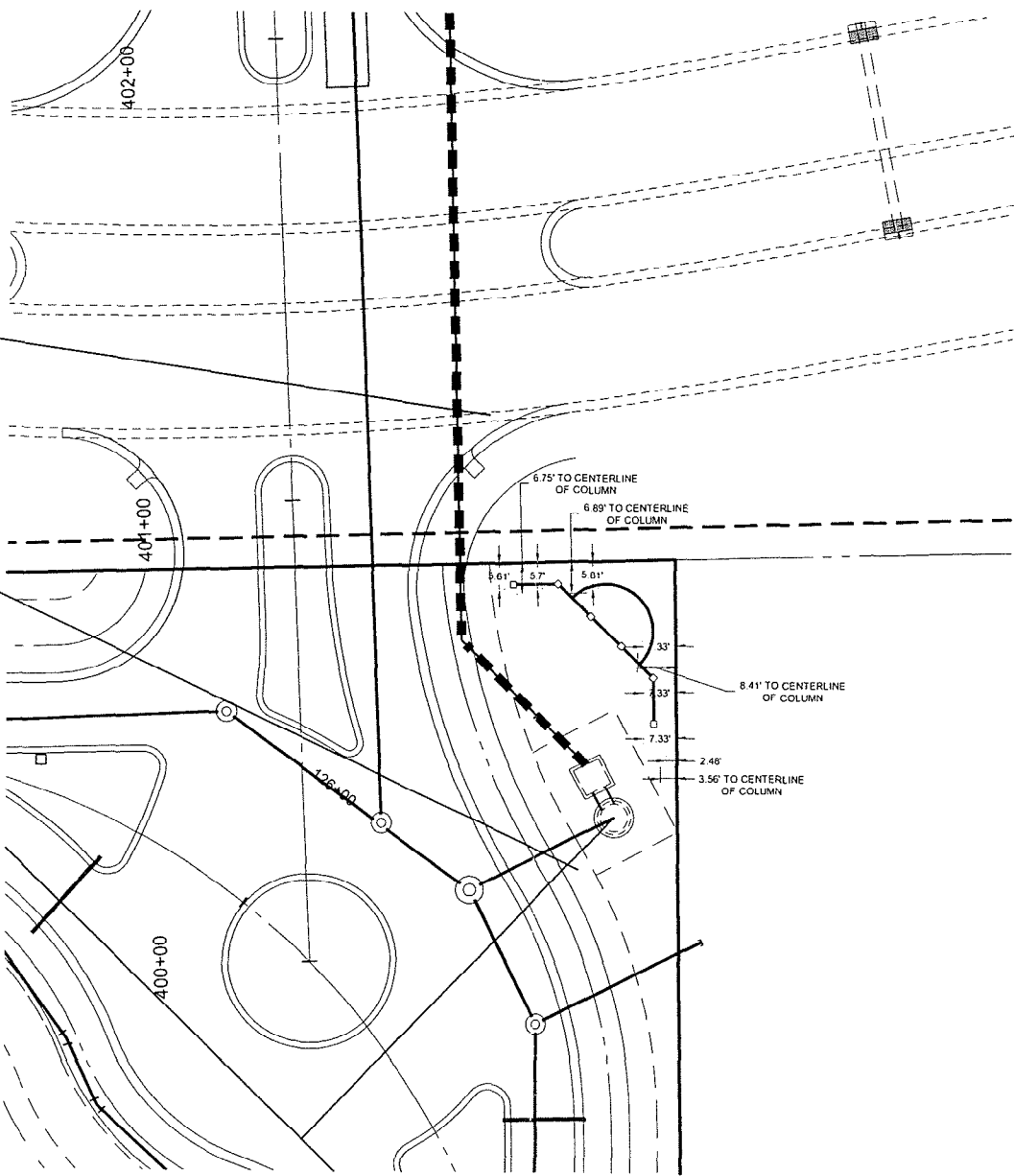
APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

**PROPOSED
SIGNAGE
DEVIATIONS**

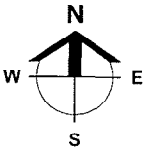
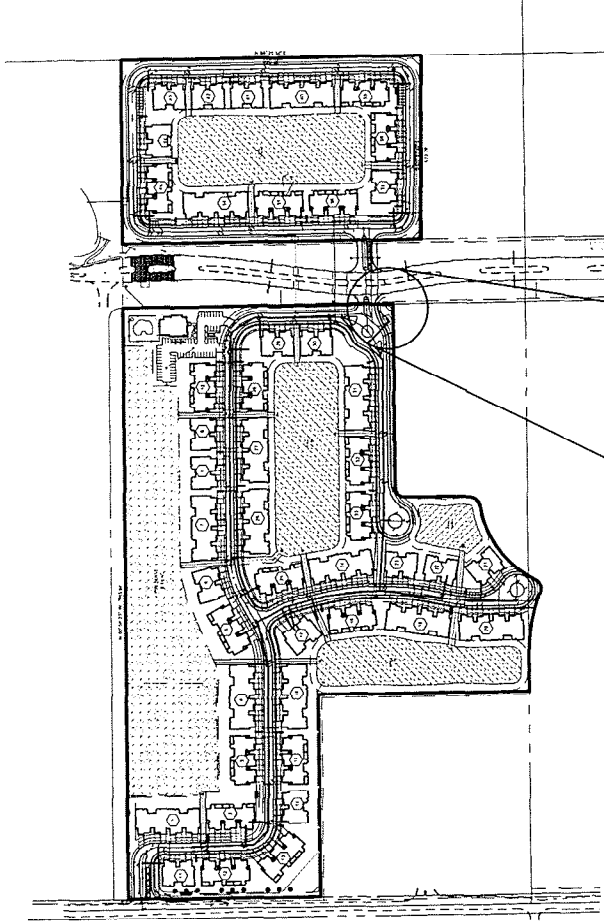
PROJECT / FILE NO	SHEET NUMBER
21840	2



CORNER WALL DETAIL
SCALE: 1" = 5'-0"



PLAN VIEW FOR LOCATION ON SITE
SCALE: 1" = 20'



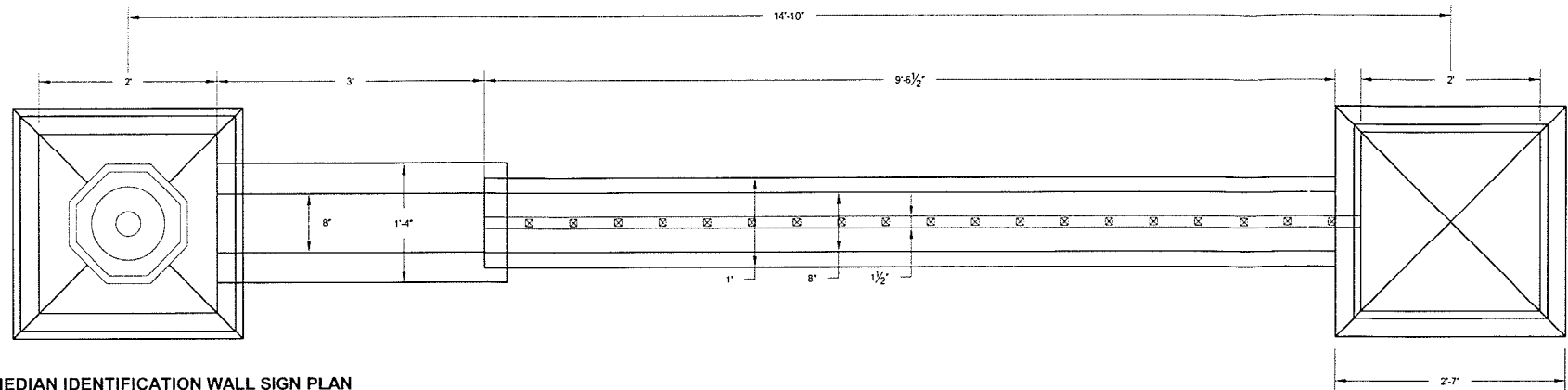
SITE PLAN KEY MAP
SCALE: 1" = 300'

APPROVED
Plan - Pg 2

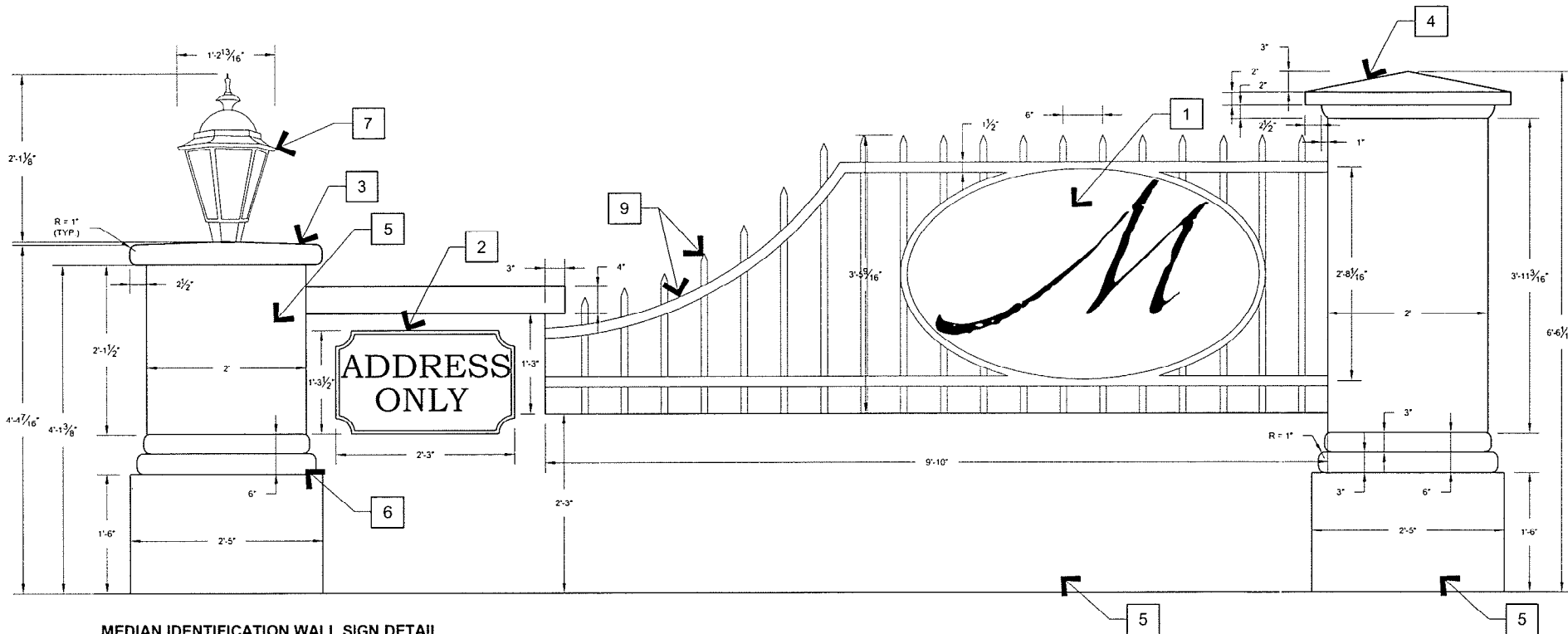
Subject to Case # ADD2005-00157
Date 12/6/05

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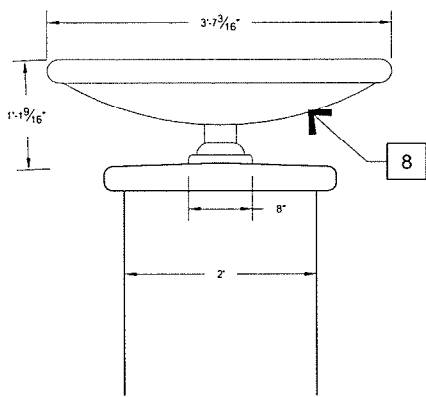
ADD 2005-00157



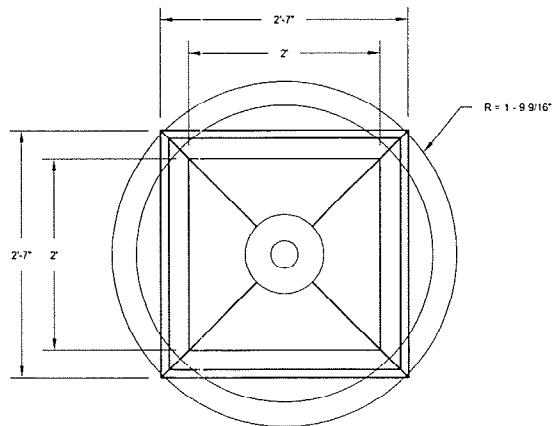
MEDIAN IDENTIFICATION WALL SIGN PLAN
SCALE: 1" = 1'-0"



MEDIAN IDENTIFICATION WALL SIGN DETAIL
SCALE: 1" = 1'-0"



OPTIONAL PLANTER BOWL DETAIL
SCALE: 1" = 1'-0"



OPTIONAL PLANTER BOWL PLAN
SCALE: 1" = 1'-0"

- 1 DECORATIVE IRON WORK INCLUDING "MEADOWS" LOGO OR JUST THE CAPITAL LETTER "M"
- 2 DECORATIVE COPPER OR BRONZE PLATE W/ ROUTED EDGES. LETTERING TO BE 3-DIMENSIONAL WITH MEADOWS ADDRESS.
- 3 PRE-CAST CONCRETE CAP. SEE PLAN AND ELEVATION FOR DIMENSIONS AND RADIUS. COLOR: (TO BE DETERMINED)
- 4 PRE-CAST CONCRETE COLUMN CAP. SEE DIMENSIONS ON PLAN. COLOR: (TO BE DETERMINED)
- 5 ROUGH TEXTURED STUCCO OVER CONCRETE BLOCK. OR POLYSTONE W/ ROUGH STUCCO FINISH. COLOR: (TO BE DETERMINED)
- 6 PRE-CAST CONCRETE OR CUSTOM POLYSTONE ROUND EDGE COLUMN PIECES. COLOR: (TO BE DETERMINED)
- 7 PROPOSED PIER MOUNTED LIGHT FIXTURE. FIXTURES TO COORDINATE WITH THEME OF TYPICAL STREET LIGHTS AND TYPICAL UNIT LIGHTING FIXTURE (TO BE DETERMINED)
- 8 PRE-CAST CONCRETE PLANTER BOWL TO BE SELECTED UPON OPTION SELECTED. PLANTER BOWL SHALL BE PLUMBED FOR IRRIGATION.
- 9 WROUGHT IRON/ ALUMINUM PICKETS AND RAILS. POWDER-COAT BLACK.
- 10 DUE TO DIFFERENCES TO MEDIANS FOR EACH ENTRANCE, SIGN LOCATIONS MAY VARY FROM ENTRANCE TO ENTRANCE. SIGN WALL LOCATIONS SHOULD BE FIELD LOCATED AND VERIFIED.

GENERAL NOTES:

- 1 THE DEVELOPER / CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND WAIVERS FROM ALL UTILITY COMPANIES INVOLVED PRIOR TO CONSTRUCTION
- 2 THE OWNER RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS CONFORMING TO THE CONCEPTUAL DRAWINGS
- 3 THESE ARE SCHEMATIC LAYOUT PLANS ONLY. REFER TO THE STRUCTURAL DETAILS (INCLUDING CROSS-SECTIONS) THE WORKING DRAWINGS SHALL BE PREPARED BY A STATE OF FLORIDA REGISTERED STRUCTURAL ENGINEER AND SHALL BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS
- 4 THIS PLAN IS ONLY A SUGGESTED 'CONCEPTUAL MAIN ENTRANCE FEATURE CHARACTER PLAN AND ELEVATION' AS BASED UPON THE DESIGN PROGRAM GUIDELINES SET FORTH BY THE POTENTIAL OWNER / DEVELOPER / CLIENT.
- 5 ACTUAL DIMENSIONS AND GEOMETRY SUGGESTED BY THIS PLAN MAYBE ADJUSTED BY THE SURVEYOR/ ENGINEER. IN ORDER TO CONFORM TO EITHER LOCAL CODE ORDINANCES AND/ OR GENERAL ENGINEERING CONCERNS, PRACTICES AND FEASIBILITIES
- 6 ANY ELECTRICAL EQUIPMENT REQUIRED SHALL BE PLACED AT THE BACK OF THE WALL AND/OR SCREENED WITH VEGETATION
- 7 CONTRACTOR TO ADJUST LOCATION AS NECESSARY TO AVOID CONFLICTS WITH VISUAL AS WELL AS BURIED UTILITIES ON SITE

COLOR SWATCHES:

T.B.D.

Proposed color swatches will be determined based on color coordination of typical units and clubhouse within community.

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SEP 28 2005

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Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

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PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR



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FORT LAUDERDALE, FL 33990

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

WWW.SHELBY-HOMES.COM

PROJECT DESCRIPTION

**MEADOWS
OF ESTERO**

U.S. 41 AT
PELICAN SOUND DRIVE

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

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
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LOCATION	J:\21840\DWG\LAI
PLOT DATE	WED 9/28/2005 - 3:09 PM
PLOT BY	ALEXIS JOHNSON
DESIGN BY	

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

**ENTRY
WALL
DETAILS**

PROJECT / FILE NO	SHEET NUMBER
21840	2