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ADMINISTRATIVE AMENDMENT (PD) ADD2000-00210

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Kings Wood Development Company filed an application for administrative approval to a Residential Planned Development on a project known as **Legends Golf & Country Club – Tract "P" to deviate from Lee County Land Development Code Section 10-296 (m) (4) to provide an accessway for 90 multi-family residential units where accessways are only allowed for 50 or fewer units** to be provided on property located at Bristol Bay Place, described more particularly as:

LEGAL DESCRIPTION: In Section 28, Township 45 South, Range 25 East, Lee County, Florida:

Tract "P", Legends Golf and Country Club - Unit 4, as per plat recorded in Plat Book 65, Pages 34-44, Public Records of Lee County, Florida.

WHEREAS, the property was originally rezoned in case number 95-02-273.03Z (with subsequent amendments in case numbers 95-02-273.03Z 01.02, 95-02-273.13A, 95-02-273.13A 02.01, 95-02-273.03Z 02.01); and

WHEREAS, the Tract "P" of Legends Golf & Country Club is surrounded by Cypress Preserve and Lake; and

WHEREAS, the accessway will serve three 4-story high multi-family buildings containing 30 dwelling units each; and

WHEREAS, the accessway will connect to Bristol Bay Place, a local street, in Legends Golf & Country Club; and

WHEREAS, the accessway will only be used to provide access to the residences in three multi-family buildings; and

WHEREAS, a lake expansion will provide fill for the accessway and limit the ability to loop the accessway to provide connection to a second street; and

WHEREAS, connection of the accessway to a local street other than Bristol Bay Place is not feasible; and

WHEREAS, the design of the accessway is based on sound traffic engineering principles; and

WHEREAS, the design of the accessway incorporates numerous traffic safety features; and

WHEREAS, traffic calming features will be provided along the accessway; and

WHEREAS, turn-around areas at both ends of the site will provide adequate accessibility for emergency vehicles, delivery vehicles, and other large vehicles; and

WHEREAS, the lack of an internal loop through the development will enhance the design of the development; 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, 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 a Residential Planned Development known as **Legends Golf & Country Club – Tract "P" to deviate from Lee County Land Development Code Section 10-296 (m) (4) to provide an accessway for 90 multi-family residential units where accessways are only allowed for 50 or fewer units** to be provided on property located at Bristol Bay Place is **APPROVED.**

Approval is subject to the following conditions:

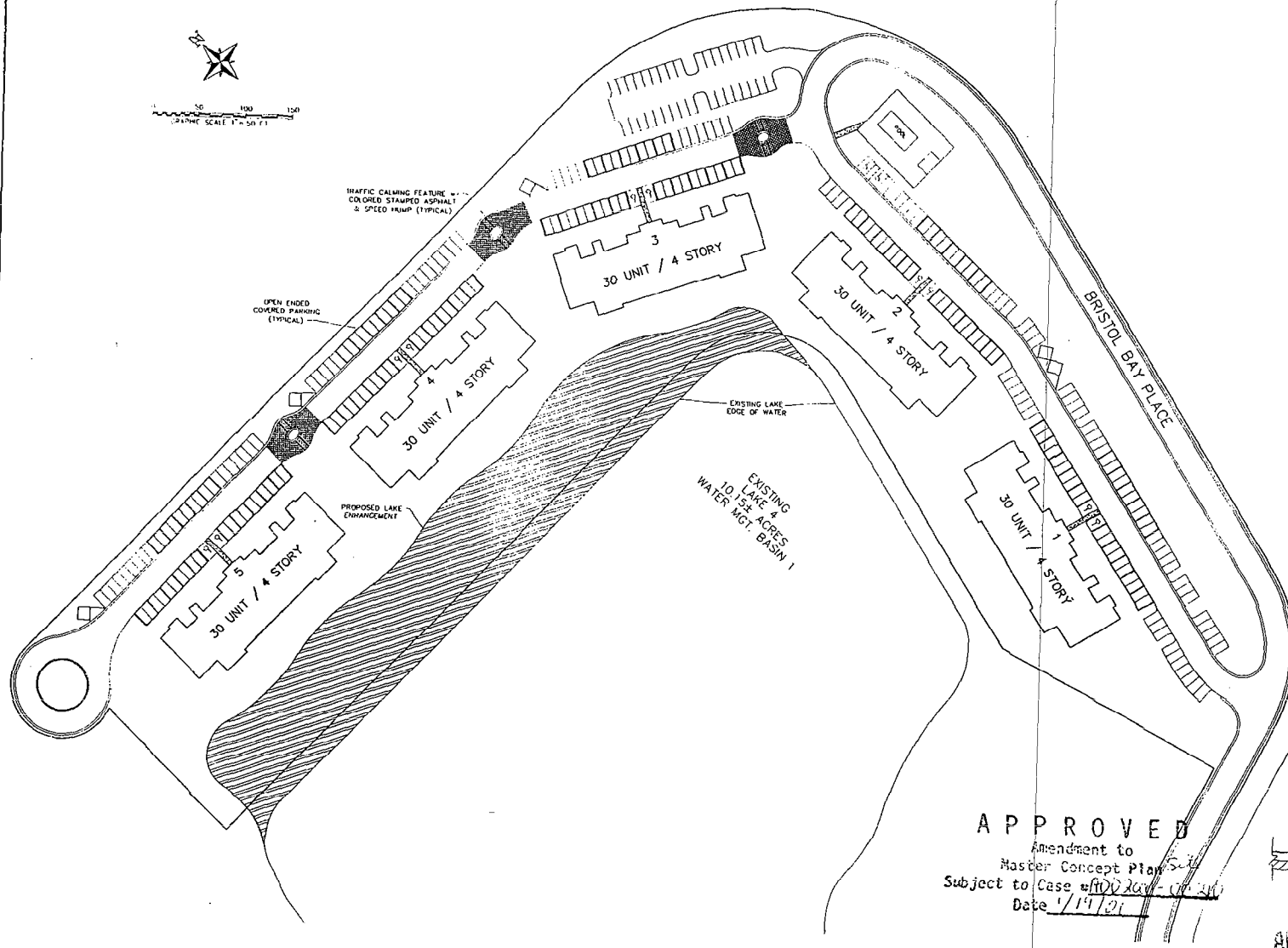
1. **The Development must be in compliance with the one page Site Plan for Tract "P", Legends Golf & Country Club, prepared for Kings Wood Development Company A L.L.C. by Lennar Homes, Inc., prepared by Banks Engineering, Inc., dated 12/13/00 and stamped ADD 2000-00210 and Received, December 14, 2000, Permit Counter. A reduced copy is attached hereto.**

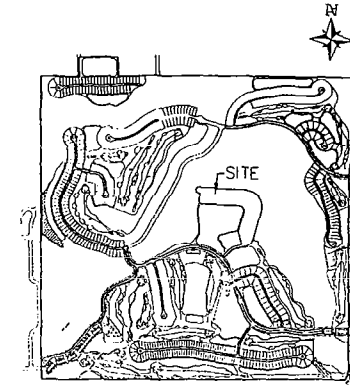
2. **The Administrative Amendment shall apply only to the accessway on Tract "P" of Legends Golf & Country Club.**

3. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

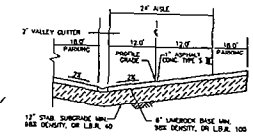
DULY SIGNED this 19th day of January, A.D., 2001.

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

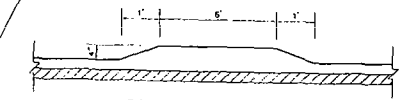




PROJECT LOCATION MAP
1" = 1,000'



PARKING LOT SECTION
NOT TO SCALE



SPEED HUMP DETAIL
NOT TO SCALE

APPROVED
Amendment to
Master Concept Plan
Subject to Case #[illegible]
Date 1/19/01

ADD

PREPARED FOR
KINGS WOOD DEVELOPMENT CO.
A L.L.C. BY LENNAR HOMES, INC
10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33912
(941) 278-1177

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS • NAPLES • SARASOTA
10511 SIX MILE CYPRESS PARKWAY • SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (941)939-5490 FAX: (941)939-2523
ENGINEERING LICENSE # EB 6468

TRACT "P" ADMINISTRATIVE AMENDMENT
LEGENDS GOLF & COUNTRY CLUB
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12/13/00	1406.0		RDD	RDD		1"=50'	1	1	28-46-25

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1406 LEGENDS GOLF & COUNTRY CLUB