

ADMINISTRATIVE AMENDMENT (PD) ADD2004-00202

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Mike Barkis, President, Barkis Car Wash, filed an application for administrative approval to a Commercial Planned Development on a project known as Barkis Car Wash, to create Lots 5A and 5B by subdividing Lot 5 of the South Estero Commercial Center (CPD) as amended by PD-96-023, described more particularly as:

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

LOT 5, SOUTH ESTERO COMMERCIAL CENTER SUBDIVISION, AS
RECORDED IN PLAT BOOK 60 AT PAGE 24, PUBLIC RECORDS OF LEE
COUNTY.

WHEREAS, the property was originally rezoned in case number Z-89-005 (with subsequent amendments in PD-96-023); and

WHEREAS, Administrative Amendment PD-96-023 established Lot 5 (outparcel #5); its dimensions, maximum building square footage, maximum building height and minimum open space requirements; and

WHEREAS, the subdivision of Lot 5 does not alter the maximum building square footage, maximum building height or minimum open space requirements for the lot (as created in PD-96-023), but redistributes the maximum building area and minimum open space requirements between Lots 5A and 5B; and

WHEREAS, Lot 5 was established to contain 2.02 acres more or less, the subdivided lot areas are to be established as follows; Lot 5A contains 1.09 acres more or less and Lot 5B contains 0.93 acres more or less; 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 Master Concept Plan; 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 the South Estero Commercial Center Commercial Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. Any development of lot 5A or 5B must be in compliance with the amended Master Concept Plan (MCP) dated February 2, 1996, stamped received by the Permit Counter on April 10, 1996, and last revised May 8, 1996. Lot 5 of aforementioned MCP, as identified by Exhibit "B", is hereby amended as specified by Exhibit "A", Sketch of Proposed Lot 5 Split. ADD2004-00202 is hereby APPROVED and adopted.
2. The terms and conditions of the original zoning resolutions and amendments remain in full force and effect.
3. Lot 5A is subject to a maximum building area of 9,740 square feet and minimum open space of 14,637 square feet; Lot 5B is subject to a maximum building area of 8,310 square feet and minimum open space of 12,487 square feet.

DULY SIGNED this 16th day of November, A.D., 2004.

BY



Pam Houck, Director
Division of Zoning
Department of Community Development

SKETCH OF PROPOSED LOT 5 SPLIT

Banks Engineering, Inc.

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490

RECEIVED
OCT 07 2004

PERMIT COUNTER

LEGEND:

- C1 INDICATES CURVE NUMBER 1 FROM CURVE TABLE
- INDICATES BEGINNING OF CURVE OR ANGLE BREAK
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) ASSUMED NORTH BASED ON THE WEST LINE OF LOT 5, SOUTH ESTERO COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 60 AT PAGES 23 THROUGH 24 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEARING N.13°31'32"E.

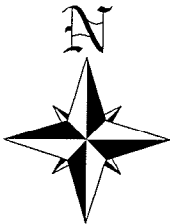
NOTE: ALL ADJACENT EASEMENTS AND TRACTS, UNLESS OTHERWISE NOTED, ARE PART OF SOUTH ESTERO COMMERCIAL CENTER, PLAT BOOK 60, PAGES 23 THROUGH 24.

ADD2004-00202

SEE SHEET 1 OF 2 FOR COMPLETE DESCRIPTION.
THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Robert Tad Simpson
ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559

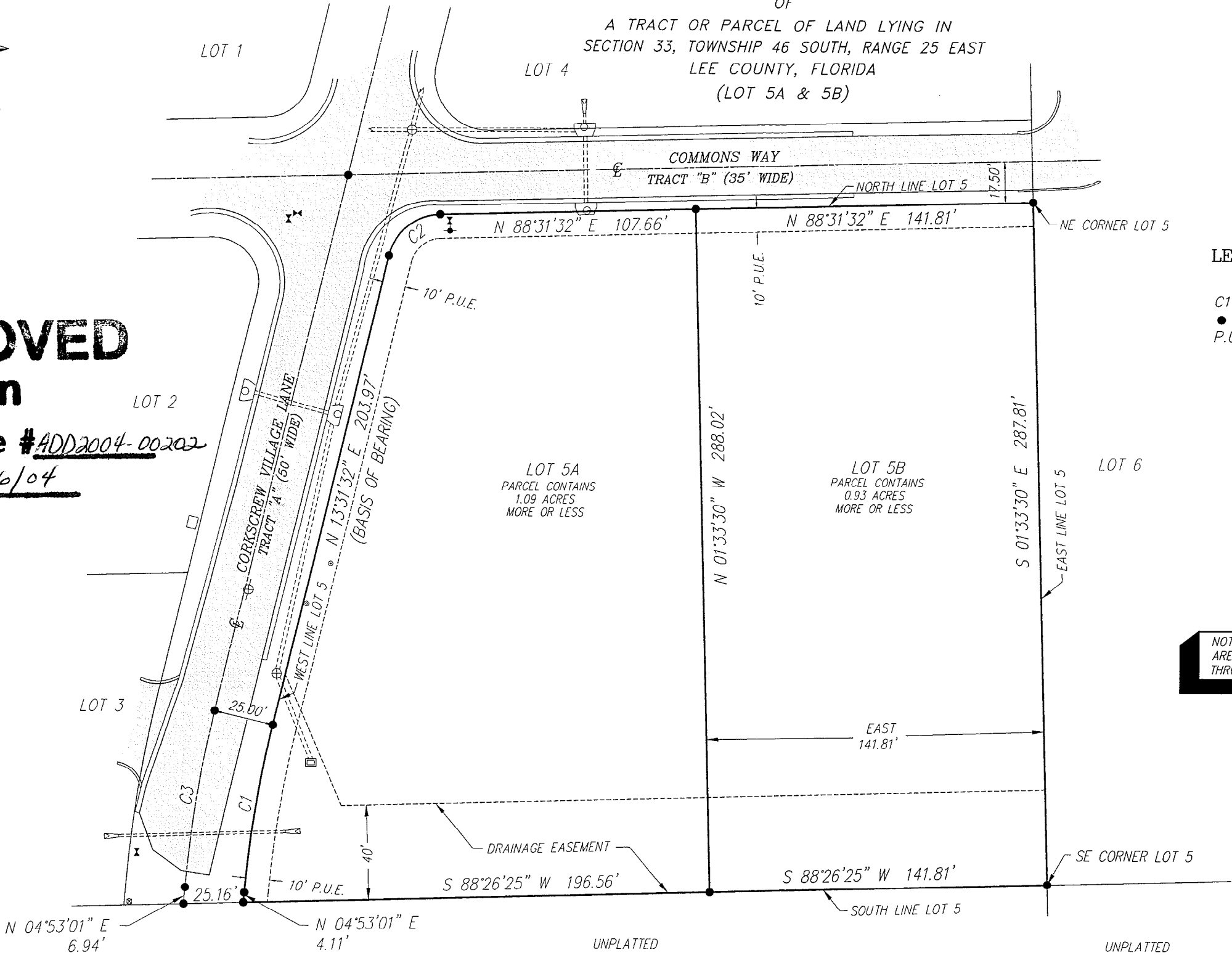
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



1" = 50'

APPROVED
Plan

Subject to Case # ADD2004-00202
Date 11/16/04



UNPLATTED

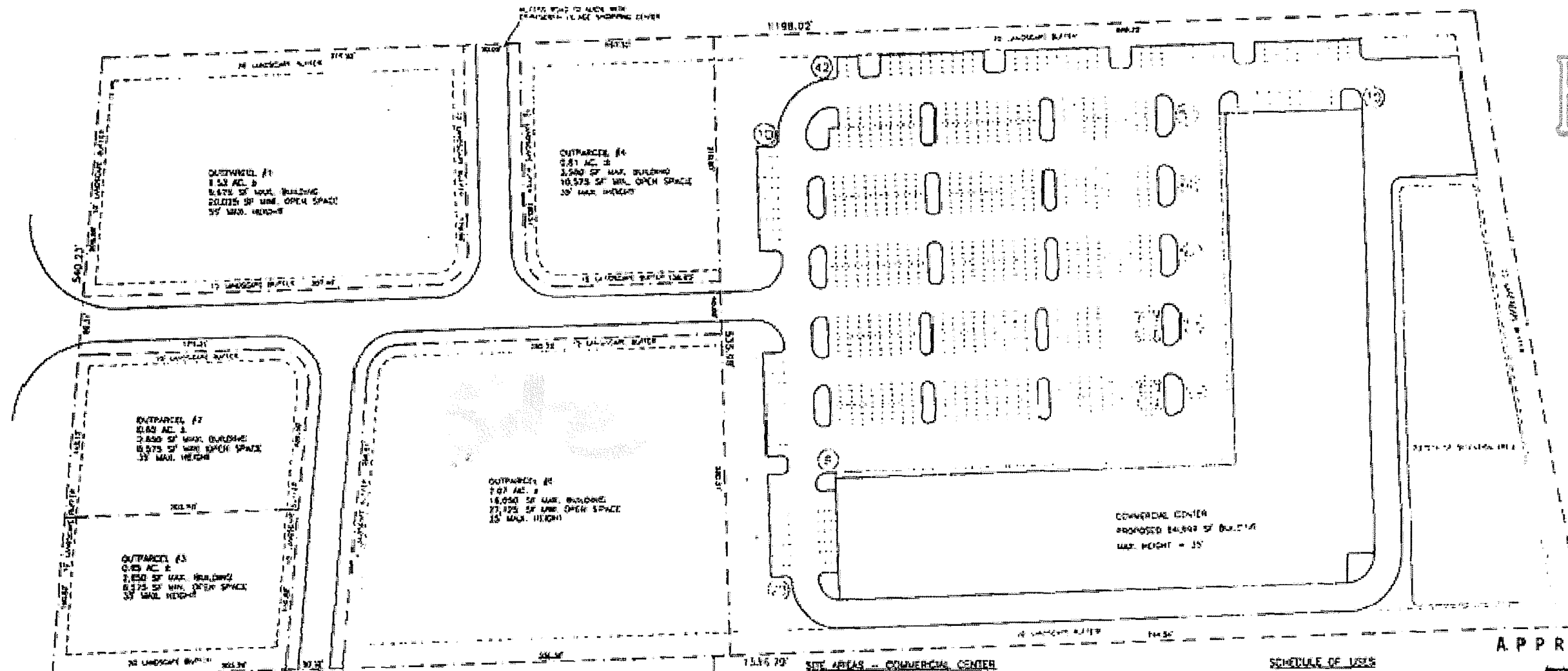
UNPLATTED

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	475.00'	08°38'31"	71.64'	71.58'	N 09°12'16" E
C2	22.75'	75°00'00"	29.78'	27.70'	N 51°01'32" E
C3	500.00'	08°38'31"	75.42'	75.34'	N 09°12'16" E

PREPARED 10-06-04

SOUTH ESTERO COMMERCIAL CENTER
MASTER CONCEPT PLAN



RECEIVED
OCT 07 2004

PERMIT COUNTER

ADD 2004-00202

A P P R O V E D

Approved by _____
 Special Agent in Charge
 Subject to conditions in Remandation _____
 Filing Case # _____
 Date _____

RECEIVED
APR 19 1946

ZONING COUNTER

PROJECT # 06-04231A-011
PROJECT TYPE CS

TOTAL SIDE AREAS

Phone Patching	• 475.728	5	12.55	4.25
Phone Patching (with 1st class)	• 475.728	5	14.25	4.25
Phone Patching (with 2nd class)	• 475.728	5	15.25	4.25
Phone Patching (with 3rd class)	• 475.728	5	16.25	4.25
Phone Patching (with 4th class)	• 475.728	5	17.25	4.25

OPEN SPACE CALCULATOR

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REQUEST      - 10% of 100,000,000, 2,112,000,000 (100,000,000)
              - 0.10 x 2,112,000,000
              - 211,200,000

PROCEEDS     - 44,240,000

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GENERAL NOTES:

- [illegible]

SITE AREAS - COMMERCIAL CENTER

Code	Header	Value	Unit	Rate	Rate
001	001	1.00	1.00	1.00	1.00
002	002	1.00	1.00	1.00	1.00
003	003	1.00	1.00	1.00	1.00
004	004	1.00	1.00	1.00	1.00
005	005	1.00	1.00	1.00	1.00
006	006	1.00	1.00	1.00	1.00
007	007	1.00	1.00	1.00	1.00
008	008	1.00	1.00	1.00	1.00
009	009	1.00	1.00	1.00	1.00
010	010	1.00	1.00	1.00	1.00
011	011	1.00	1.00	1.00	1.00
012	012	1.00	1.00	1.00	1.00
013	013	1.00	1.00	1.00	1.00
014	014	1.00	1.00	1.00	1.00
015	015	1.00	1.00	1.00	1.00
016	016	1.00	1.00	1.00	1.00
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019	019	1.00	1.00	1.00	1.00
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038	038	1.00	1.00	1.00	1.00
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042	042	1.00	1.00	1.00	1.00
043	043	1.00	1.00	1.00	1.00
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045	045	1.00	1.00	1.00	1.00
046	046	1.00	1.00	1.00	1.00
047	047	1.00	1.00	1.00	1.00
048	048	1.00	1.00	1.00	1.00
049	049	1.00	1.00	1.00	1.00
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059	059	1.00	1.00	1.00	1.00
060	060	1.00	1.00	1.00	1.00
061	061	1.00	1.00	1.00	1.00
062	062	1.00	1.00	1.00	1.00

OPEN SPACE CALCULATION

州(市)名称	1. 名称: 州(市), 县(市、区)
单位名称	2. 单位名称

PASSING CALCULATIONS

[illegible]

EXTERNAL LANDSCAPING CALCULATIONS

[illegible]

STORMWATER DRAINAGE CALCULATION

49. $\frac{1}{2} \ln 2$
 $w = \frac{1}{2} \ln 2$
 $v = \frac{1}{2} \ln 2$
 50. $\frac{1}{2} \ln 2$
 $w = \frac{1}{2} \ln 2$
 $v = \frac{1}{2} \ln 2$

SCHEDULE OF USES:

- [illegible]

REVISED APRIL 1988
SOUTH ESTERO COMMERCIAL CENTER
LEE COUNTY, FLORIDA

Bean, Whitaker, Lutz & Barnes, Inc.

CONSULTING ENGINEERS AND SURVEYORS
13141 G. WASHINGTON BUILDING
FORT MYER, FLORIDA 32809
1000-463-1111

DATE	PROJECT NO.	INITIALS	PLANT	COUNTRY	FIELD	TEST NO. (2-4-10)
1-1-66	20000	WJH	TEXAS	USA	1-1-66	1-1-66-1

U.S. #1

FORNARD WATER AND POWER
CO. 1940-1941
1942-1943
1944-1945
1946-1947

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 07-11-2001 BY 60322
UCBAW/STP/STP/STP/STP/STP

WILLIAM WARD
CHIEF ENGINEER
PORT OFFICE NEW YORK
FROM NEW YORK, FLORIDA - 1913

FBI MEMPHIS
 URGENT 4-4-68
 TO DIRECTOR, FBI
 FROM SAC, MEMPHIS (44-1987) (P)
 RE: MARTIN LUTHER KING, JR.;
 CIVIL RIGHTS; SCLC; MEMPHIS, TENN.;
 APRIL FOUR, SIXTYEIGHT.