

ADMINISTRATIVE AMENDMENT (PD) ADD2007-00023

**ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA**

WHEREAS, CL Ventures, LLC filed an application for an administrative approval to a Residential Planned Development (RPD) on a project known as Palermo (fka Crane Landing, Zoning Resolution #Z-04-19) for an administrative amendment to revise the tracts, the property development regulations, and make other minor changes to the master concept plan on property located at Del Prado Boulevard Extension,, described more particularly as:

LEGAL DESCRIPTION: In Section 23, Township 43 South, Range 24 East, Lee County, Florida:

See Exhibit "A";

WHEREAS, the property was originally rezoned in case number DCI2003-00023 (with subsequent administrative amendments ADD2005-00154 and ADD2006-00122); and

WHEREAS, the subject property is located in the Suburban Future Land Use Category as designated by the Lee Plan; and

WHEREAS Banks Engineering submitted an application on behalf of CL Ventures LLC for an administrative amendment to the Crane Landing RPD; and

WHEREAS, Condition #7 of Zoning Resolution #Z-04-19 requires an administrative amendment for the location of a golf maintenance facility; and

WHEREAS, this request made changes to the master concept plan, including the location of a golf maintenance facility; and

WHEREAS, the golf maintenance facility's location is in compliance with Condition #7 with no interconnection to Sabal Spring Residential Planned Development (RPD) to the west; and

WHEREAS, the revisions to the MCP for this administrative amendment include some changes to the location of the lakes, golf areas, residential tracts and other facilities; and

WHEREAS, these revisions to the MCP are consistent with Zoning Resolution #Z-04-019 and do not create any negative external impacts to neighbors; and

WHEREAS, Condition #9 of Zoning Resolution #Z-04-019 limits the number of model units to nine (9); and

WHEREAS, this request includes 9 additional model units for a total of 18 model homes or units at any one time; and

WHEREAS, the amended MCP shows the general location for all potential locations for model homes and model units; and

WHEREAS, this is an appropriate number of model homes and units for a development of this size (1,229 dwelling units); and

WHEREAS, the request includes a revised set of property development regulations (See Exhibit B) consistent with those approved under Zoning Resolution #Z-04-19, ADD2005-00154, and ADD2006-00122 and

WHEREAS, Zoning Resolution #Z-04-019 includes building heights with a maximum of 45 feet/3 stories; and

WHEREAS, the attached property development regulations are consistent with Zoning Resolution #Z-04-019, will create no external impacts, and are acceptable to staff; 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 is **APPROVED**.

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated FEB. 8, 2007. The Master Concept Plan for ADD2007-00023 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **Administrative Amendment ADD2005-00154 and ADD2006-00122 are both null and void, and both superseded by this amendment.**
3. **The site development regulations table for Crane Landing RPD found in condition 2.b. of Zoning Resolution #Z-04-019 is replaced by the 2-page**

"Palermo (fka Crane Landing) Property Development Regulations", attached Exhibit B.

4. The Minimum Open Space requirement is 154.48 acres.
5. Condition #6 is amended to read: "All accessory structures must be set back a minimum of 10 feet from the boundary of the "Preserve" areas as shown on the Master Concept Plan, and other structures must comply with the setback requirements set out in the Palermo (fka Crane Landing) Property Development Regulations (Exhibit B) herein."
6. Condition #2.A. of Deviation 2 is eliminated. Condition #2.B. of Deviation 2 is unchanged.

~~A. Prior to the Board of County Commissioner zoning hearing, the Master Concept Plan must be revised to delineate the native tree preservation and replanting areas as shown on the exhibits prepared by Source, Inc. stamped received October 29, 2003 and entitled "Native Tree Planting Typical Areas" and "Potential Native Tree Preservation", and Lake No. 17 must be shown as dry detention/created marsh.~~

7. Condition #9 is amended to read:

"Model homes and real estate sales:

- a. The number of model homes or model units will be limited to no more than nine eighteen within the development, at any point in time.
- b. Any model homes or units or real estate sales may be developed only within any of the 9 properties ~~areas~~ identified as "General Model Home Locations" "Models & Sales Office" "Clubhouse/Amenity Tract" and "Amenity Area" on the approved Master Concept Plan."

Condition #9 c. and d. are unchanged.

8. Otherwise, the terms and conditions of the original zoning resolution (#Z-04-019) remain in full force and effect.

DULY SIGNED this 2nd day of March, A.D., 2007.

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

Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTIONS 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

(PALERMO)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S.00°12'52"E. FOR 100.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MELLOW DRIVE (100.00 FEET WIDE PER COUNTY RIGHT-OF-WAY MAP FOR COUNTY PROJECT #4013) AND THE POINT OF BEGINNING; THENCE N.89°59'56"E. (100.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 23) FOR 2671.79 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE N.89°55'22"E. ALONG SAID PARALLEL FOR 109.51 FEET; THENCE S.11°11'14"E. FOR 5331.38 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE N.88°39'48"W. ALONG SAID SOUTH LINE FOR 1149.17 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S.89°50'59"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR 634.36 FEET; THENCE N.00°02'44"E. FOR 567.97 FEET; THENCE S.89°50'59"W. FOR 505.06 FEET; THENCE S.00°02'44"W. FOR 567.97 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE; THENCE S.89°50'59"W. ALONG SAID SOUTH LINE FOR 1519.93 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N.00°02'44"E. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR 2649.76 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AND TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1174.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'01" FOR 122.02 FEET; THENCE N.05°59'45"E. FOR 435.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1024.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°12'37" FOR 111.09 FEET; THENCE N.00°12'52"W. FOR 882.68 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1024.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'42" FOR 222.33 FEET; THENCE N.12°38'34"W. FOR 387.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1174.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'42" FOR 254.86 FEET; THENCE N.00°12'52"W. FOR 110.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'43" FOR 78.32 FEET; THENCE S.89°57'35"E. FOR 124.78 FEET TO THE POINT OF BEGINNING.

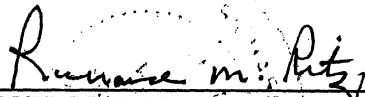
BEARINGS, DISTANCES, AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE WEST LINE OF THE SOUTH WEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS N. 00°02'44" E. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN TOP OF A CONCRETE MONUMENT. THE MARK DESIGNATION IS "A136". THE AVERAGE SCALE FACTOR IS 0.99994291.

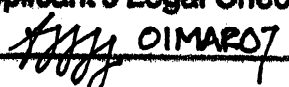
PARCEL CONTAINS 385.64 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED: 04-12-06

DESCRIPTION REVISED: 02-27-07


RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 02-27-2007

Applicant's Legal Checked
by  01MAR07

RECEIVED
FEB 28 2007

ADD 2007-00023

S:\Jobs\19XX\1960\Surveying\DESCRIPTIONS\1960_PALERMO_SKT_MOD.doc
S:\Jobs\19XX\1960\Surveying\DESCRIPTIONS\1960_PALERMO_SKT_MOD.dwg

SHEET 1 OF 2

Wbanks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CRESS PARKWAY, SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # RB 8469






DATE	PROJECT	DRAWING	-MCP	SCAM	DESIGN	SECTIONS	CHECKED	SCALE	SHEET	OF	FILE NO.	(S-T-R)
FEB 2007	1960	DRAWING	-MCP	SCAM	DESIGN	SECTIONS	CHECKED	SCALE	1	2	(23-43-24-00)	

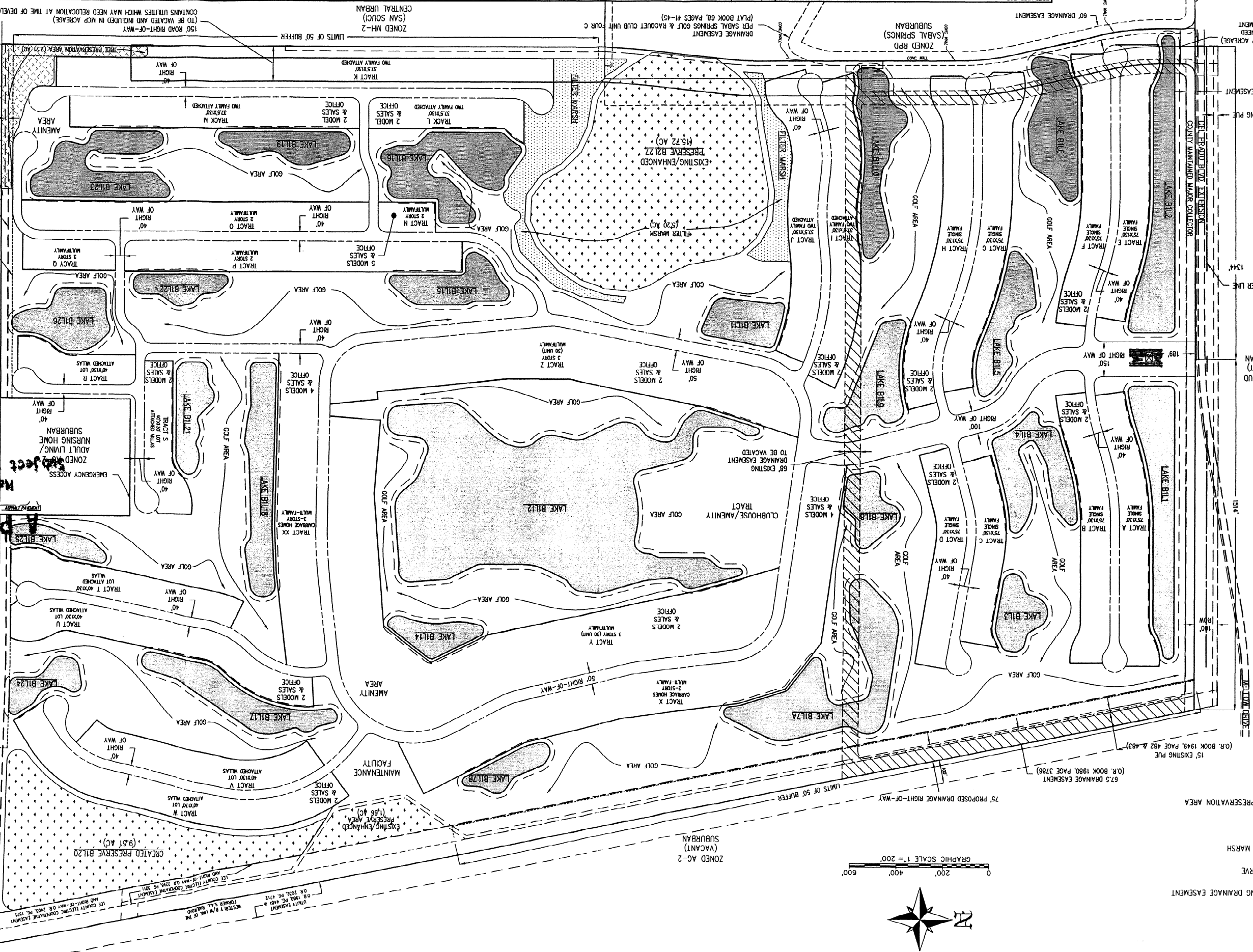
LEON COUNTY, FLORIDA

MASTER CONCEPT PLAN

PALERMO (aka CRANE LANDING)

LEGEND:

= EXISTING DRAINAGE EASEMENT	
= PRESERVE	
= FILTER MARSH	
= LAKE	
= TREE PRESERVATION AREA	



Wanks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA
HOLMES BEACH ♦ PORT CHARLOTTE

RECEIVED

FEB 08 2007

COMMUNITY DEVELOPMENT

Palermo (fka Crane Landing) Property Development Regulations

(Revised January 24, 2007)

Single-Family

Minimum lot size	9,750 square feet
Minimum lot width	75 feet
Minimum lot depth	130 feet

Minimum Setbacks:

Private Street	20 feet (35 feet for corner lots)
Public Streets	20 feet
Side	7.5 feet
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	45 percent

Two-family Attached and Townhouse

Minimum lot size	4,875 square feet
Minimum lot width	37.5 feet
Minimum lot depth	130 feet

Minimum Setbacks:

Private Street	20 feet
Public Streets	20 feet
Side	5 feet (0 feet for common wall unit)
Rear	10 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	55 percent

Multiple-Family Building

Minimum lot size	6,500 square feet
Minimum lot width	65 feet
Minimum lot depth	100 feet

Minimum Setbacks:

Private Street	20 feet (0 feet for free standing garages)
Public Streets	25 feet
Side	25 feet (0 feet for common wall unit)
Rear	25 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Minimum Building Separation	25 feet
Maximum Building Height	45 feet or 3 stories
Maximum Lot Coverage	50 percent

Recreation Area

Minimum lot size	N/A
Minimum lot width	N/A
Minimum lot depth	N/A

Minimum Setbacks:

Private Street	20 feet
Public Streets	20 feet
Side	5 feet
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	45 feet or 3 stories
Maximum Lot Coverage	50 percent

EXHIBIT B