

ADMINISTRATIVE AMENDMENT (PD) ADD2008-00011

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Art District at Rapallo filed an application for administrative approval to a Mixed Use Planned Development on a project known as Art District at Rapallo (Coconut Point) to revise the Coconut Point Area #1, Tract 1B Plan Details (Exhibit C, Page 4 of 4 of Resolution Z-07-040) to: 1) change the detail labeled "Typical Cross-Section Resid. - Multiple Family (Alternative #4)" to show a 10 foot front (parking) setback of the Multiple Family (Alternative #4) building; and 2) add a decorative wall to the detail labeled "Resid. - Multiple Family (Alternative #3) Building Layout" on property located on the Southwest corner of US 41 & Williams Road, described more particularly as:

LEGAL DESCRIPTION: In Section 04, Township 47 South, Range 25 East, Lee County, Florida:

ALL OF TRACT "1B", COCONUT POINT-AREA 1, ACCORDING TO PLAT BOOK 83, PAGES 1-13 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

WHEREAS, the property was originally rezoned to Mixed Use Planned Development in case number Z-02-009 (with subsequent amendments in case numbers DRI2000-00015, DCI2001-00005, DRI2006-00002, DRI2006-00009, DCI2006-00080, Z-07-040, and ADD2008-00010); and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; 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 setback shown on the Coconut Point Area #1, Tract 1B Details (Exhibit C, Page 4 of 4 of Resolution Z-07-040) on the detail labeled "Typical Cross - Section Resid. - Multiple Family (Alternative #4)" is inconsistent with the 10 foot minimum front (parking) setback set forth in Condition #3 (Multiple Family (Alternative #4) Minimum Setbacks) of Resolution Z-07-040; and

WHEREAS, to avoid misinterpretation of the dimensions on the Coconut Point Area #1 - Tract 1B Plan details and to be consistent with Condition #3 (Multiple Family (Alternative #4) Minimum Setbacks) of Resolution Z-07-040, the detail labeled "Typical Cross-Section Resid. - Multiple Family (Alternative #4)" has been amended (see attachment A) to show 10 feet for the front (parking) setback of the Multiple Family (Alternative #4) building; and

WHEREAS, a decorative wall was added to the design of the Multiple Family (Alternative #3) building layout in Coconut Point Area #1 - Tract 1B; and

WHEREAS, according the Manual of Uniform Minimum Standards for Design, Construction and maintenance for Streets and Highways the decorative wall will not interfere with the line of site for drivers; and

WHEREAS, to accurately depict the building footprint on Coconut Point Area #1, Tract 1B Plan Details (Exhibit C, Page 4 of 4 of Resolution Z-07-040), the detail labeled "Resid. - Multiple Family (Alternative #3) Building Layout has been amended (see attachment A) to show a wall labeled "Decorative Wall (5' Max. Height)"; 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

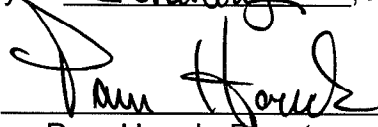
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for the following amendments to the Mixed Use Planned Development to: 1) change the detail labeled "Typical Cross-Section Resid. - Multiple Family (Alternative #4)" to show a 10 foot front (parking) setback of the Multiple Family (Alternative #4) building; and 2) add a decorative wall to the detail labeled "Resid. - Multiple Family (Alternative #3) Building Layout" is **APPROVED, subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan (Coconut Point, Area #1 - Tract 1B Plan Details (Sheet 3 of 3)), stamped received by Community Development on January 25, 2008. A reduced copy is attached hereto (attachment A).**
2. **The separation from parking to the Multiple Family (Alternative #4) building must be a minimum of 10 feet.**
3. **The Decorative Wall must not exceed a maximum height of 5 feet.**
4. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 22nd day of February, A.D., 2008.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development



3-Story Buildings with 20-30 units per building, the units are flats which are located on the second and third levels above the ground floor retail level. Parking spaces are provided on the second floor of the building. The units may range from 1-3 bedrooms.




N.T.S.



N.T.S.

Wilson Miller, Inc.

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|---------------------------------|--|--|---------------------|-----------------------------|----------|
| COCONUT POINT | | 6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone : (239) 585-1200 Florida Certificate of Authorization No.1772 Naples · Fort Myers · Venice · Englewood | | ADMINISTRATIVE AMENDMENT | 01/23/08 |
| Area #1 - Tract 1B Plan Details | |  | | Zoning Resolution Revisions | 11/01/07 |
| | | | | Unit Revisions | 04/19/07 |
| | | | | Sufficiency | 01/15/07 |
| | | | | Sufficiency | 10/12/05 |
| | | | | NUMBER | DATE |
| DESIGNED: | | DATE: | | | |
| DRAWN: C.R.B. | | DATE: 05/10/06 | | | |
| CHECKED: | | DATE: | | | |
| VERT. SCALE: | | HORIZ. SCALE: N.T.S. | | | |
| DRAWING NO. | | | | | |
| REFERENCE NO. 9779MB_MCP | | | | | |
| PROJECT NO. 97.79M-B | | | SHEET NO. 3 of 3 | | |