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 12ml day of 3 when were

_, A.D., 2008

Pam Houck, Director

Division of Zoning

Department of Community Development

ALTERNATIVE #3:

MULTIF

2—Story Buildings in which the Live_Work units are located on the ground level and the Carriage Homes on the second level. There are 4—6 Carriage Home units per building, with attached alley—loaded garages. Units are flats with 2—4 bedrooms, including an attached flexible space over the garage that may be utilized as a studio, bedroom or open—air patio.

FAMILY UNIT TYPE DEFINITIONS

Live_Work Units are flats which are located on the ground level below the Carriage Homes. There are 8-12 units per building, with parking provided in a common parking lot at the front of the building. Live_Work units range from 1-2 bedrooms and approximately 50% of the unit is designed to be used as office or studio space. No industrial uses will be allowed.

ALTERNATIVE #4:

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.

RESID. - MULTIPLE FAMILY (ALTERNATIVE #3)

BUILDING LAYOUT

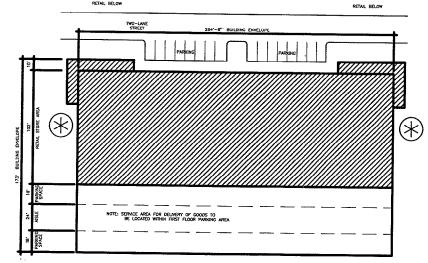
N.T.S.

ONE-WAY LANE **ACCESS GATES** 8' APRON COURTYARD PRIVACY WALL 2-CAR GARAGE W/ TERRACE OR GUEST SUITE ABOVE (1) CARRIAGE HOME **ABOVE** (2) LIVE / WORK **UNITS BELOW** 5' WALK 5' LANDSCAPE **PARKING**

> Amendment to MULTIPLE FAMILY (ALTERNATIVE #3) SITE PLAN

Master Concept Plea Subject to Case # ADD 2008-00011 Date 2-22-2008

RESID. - MULTIPLE FAMILY (ALTERNATIVE #4) BUILDING LAYOUT (3rd FLOOR)



COMMERCIAL (RETAIL)

BUILDING LAYOUT (1ST FLOOR)

EXTERIOR ENCLOSED REFUSE AND SOLID WASTE DISPOSAL FACILITY

SonNiler, Inc JAN 2 3 2008

TYPICAL CROSS-SECTION RESID. - MULTIPLE FAMILY (ALTERNATIVE #4)

N.T.S.

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	ROOF	RESIDENT'S	ATRIA	€		
<u> </u>	RES. CLUB	RESIDENT'S SPA SUNDECH, CARDEN		or I		
BUCOMY L	10,	RESIDENTIAL CONDO	BALCONY RESID	GITIAL CONDO ROOF	Ì	
PLOON PLOON	.01	RESIDENTIAL CONDO	RESIDENT PARKING	TWO-LANE RESIDENT DRIVEWAY PARKING	1000	
	203	RETAIL STORE	PLANTER — RETAIL/ PARKONG	TWO-LANE EMPLOYEE DRIVEWAY PARKING	1 J	
24' 18' 10' 10'	NO SERVEDO				× 21212212121212121212121212121212121212	
TWO-MAY PARKING WALK OPEN AI STREET / AISLE 10'					30' LANDSCAPE BUFFER	US 41 R.O.W.
(MIN) SETBACK		173' BUILDIN	G ENVELOPE		1	

TYPICAL CROSS-SECTION RESID. - MULTIPLE FAMILY (ALTERNATIVE #3)

80'-8" BUILDING ENVELOPE

CARRIAGE HOME

LIVE/WORK

N.T.S.

BUILDING

COMMUNITY DEVELOPMENT

ADD JA2 05088-00010

CARRIAGE HOME

LIVE/WORK

9779MB_MCP

C.R.B.

97.79M-B

6200 Whiskey Creek Drive Fort Myers, FL. 33919 Phone: (239) 885-1200 erlificate of Authorization No.1772 Fort Myers · Venice · Englewood

Details

Plan

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#1

Area

05/10/06

HORZ, SCALE

POINT

COCONUT