LEE COUNTY
SOUTHWEST FLORIDA

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JUN 23 2010
COMMUNITY DEVELOPMENT

APPLICATION FOR ADMINISTRATIVE ACTION FOR UNINCORPORATED AREAS ONLY

Applicant's Name: COCONUT CREEK OWNER'S ASSOCIATION

Project Name: COCONUT CREEK

STRAP Number(s): 01-46-23-27-0000A.00CE

TYPE OF ADMINISTRATIVE APPLICATION:

_____ Administrative Variance **(attach Supplement A)**
_____ Commercial Lot Split **(attach Supplement B)**
_____ Consumption On Premises **(attach Supplement C)**
_____ Minimum Use Determination **(attach Supplement D)**
_____ LCLDC, Zoning District Boundaries, or Ordinance Interpretation **(attach Supplement E)**
_____ Relief for Designated Historic Resources **(attach Supplement F)**
_____ Relief for Easement Encroachment **(attach Supplement G)**
X Administrative Amendment to PUD or PD **(attach Supplement H)**
_____ Final Plan Approval for PD per Resolution: # _____ **(attach Supplement H)**
_____ Administrative Deviation from LCLDC Chapter 10, Section 10-104 **(attach Supplement I)**
_____ Placement of Model Home/Unit or Model Display Center **(attach Supplement J)**
_____ Dock & Shoreline Structures **(attach Supplement K)**
_____ Wireless Communication Facility Shared Use Plan Agreement **(attach Supplement M)**

Is this project located in the Estero Planning Community? ☐ YES ☒ NO

***If YES**, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens.

****

STAFF USE ONLY

Case Number: ADD2010- _____ Commission District: 3

Current Zoning: RPD .00052 Fee Amount: $1,000

Land Use Classification: SUBURBAN Intake by: C.F.M.

Planning Community: IONA MCGREGOR

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

PART 1
APPLICANT\AGENT INFORMATION

A. **Name of applicant:** RICK JOYCE, PRESIDENT - FORESTRY RESOURCES ECOLOGICAL, INC.

Address: Street : 4353 MICHIGAN LINK

City: FORT MYERS State: FL Zip: 33916

Phone: Area Code: 239 Number: 851-9366 Ext:

Fax: Area Code: 239 Number: 334-1723

E-mail address: rjoyce@fri-eco.com

B. **Relationship of Applicant to owner (check one):**

_____ Applicant (including an individual or husband & wife) is the sole owner of the property. **[34-201(a)(1)a.1.]**

_____ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2.** (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) **[34-202(b)(1)c.]**

X Applicant has been authorized by the owner(s) to represent them for this action.

_____ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2.** (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.) **[34-202(b)(1)c.]**

_____ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

_____ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2. [34-202(b)(1)c.]** (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.)

C. **Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application.** [34-202(b)(1)c.]

C.1. Company Name: FORESTRY RESOURCES ECOLOGICAL, INC.

Contact Person: RICK JOYCE

Address: Street : 4353 MICHIGAN LINK

City: FORT MYERS State: FL Zip: 33916

Phone: Area Code: 239 Number: 851-9366 Ext:

Fax: Area Code: 239 Number: 334-1723

E-mail address: rjoyce@fri-eco.com

C.2. ___ **Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as Exhibit AA-1.C.2.** **[34-202(b)(1)c.]**

PART 2
PROPERTY OWNERSHIP

Is this request specific to a particular tract of land? _____ NO X YES. If the answer is YES, please complete the following items.

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A. **Property Ownership: Single owner (individual or husband & wife only)** [34-201(a)(1)a.1.]

A.1. **Name:** COCONUT CREEK OWNER'S ASSOCIATION

Mailing Address: Street: _____

City: _____ State: _____ Zip: _____

Phone: Area Code: _____ Number: _____ Ext: _____

Fax: Area Code: _____ Number: _____

E-mail: _____

B. **Property Ownership: Multiple owners (Corporation, partnership, trust, association)** [34-201(a)(1)].

B.1. X **Disclosure of (Ownership) Interests Form is attached as Exhibit AA-2.B.1.** [34-201(b)2]

C. **Multiple parcels**

C.1. _____ **Property owners list is attached as Exhibit AA-2.C.1.** [34-202(a)(5)]

C.2. _____ **Property owners map is attached as Exhibit AA-2.C.2.** [34-202(a)(5)]

D. **Date property was acquired by present owner(s):** _____

PART 3
PROPERTY INFORMATION

Is this request specific to a particular tract of land? _____ NO X YES. If the answer is YES, please complete the following items.

A. **STRAP Number(s):** 01-46-23-27-0000A.00CE

B. **Street Address of Property:** MCGREGOR BOULEVARD

C. **Legal Description**

X **Legal description (on 8 1/2" by 11" paper) is attached as Exhibit AA-3.C.1.** [34-202(a)(1)]

_____ **Sealed sketch of the legal description is attached as Exhibit AA-3.C.2.** [34-202(a)(1)]

_____ **Electronic version of the legal description is attached as Exhibit AA-3.C.3.**

COCONUT CREEK, PHASE I, TRACT A, B, C & D PB48, PG36

D. **Boundary Survey**

_____ A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit AA-3.D.1.** [34-202(a)(2)]

_____ The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as **Exhibit AA-3.D.2.** [34-202(a)(2)]

E. **Planning Community:** IONA / MCGREGOR

F. **General Location of Property:**

F.1. ____ Area location map is attached as **Exhibit AA-3.F.** [34-202(a)(4)]

F.2. **Directions to property:** NORTH SIDE OF MCGREGOR BOULEVARD, BETWEEN SAN CARLOS BOULEVARD AND ~~[illegible]~~ SUMMERLIN BOULEVARD

G. **Current Zoning of Property:** RPD

H. **Current use(s) of the property are:** RESIDENTIAL

I. **Property Dimensions** [34-202(a)(8)] COMMON AREA LAKE

1. Width (average if irregular parcel): _____ Feet 2,130 LINEAR FEET
2. Depth (average if irregular parcel): _____ Feet OF SHORELINE
3. Total area: _____ Acres or square feet
4. Frontage on road or street: _____ Feet on _____ Street

   2nd Frontage on road or street: _____ Feet on _____ Street

PART 4
ACTION REQUESTED

A. TYPE OF REQUEST (please check one)

_____ **Administrative Variance (requires supplement A)**
_____ **Commercial Lot Split (requires supplement B)**
_____ **Consumption On Premises (requires supplement C)**
_____ **Minimum Use Determination (requires supplement D)**
_____ **LCLDC, Zoning District Boundaries, or Ordinance Interpretation (requires supplement E)**
_____ **Relief for Designated Historic Resources (requires supplement F)**
_____ **Easement Encroachment (requires supplement G)**
__X__ **Administrative Amendment to a PUD or Planned Development (requires supplement H)**
_____ **Final Plan Approval for a Planned Development (requires supplement H)**
_____ **Administrative Deviation from Chapter 10 of the LDC (requires supplement I)**
_____ **Placement of Model Home/Unit or Model Display Center (requires supplement J)**
_____ **Dock & Shoreline Structure (requires supplement K)**
_____ **Wireless Communication Facility Shared Use Plan Agreement (requires supplement M)**

B. NATURE OF REQUEST (please print): ADDRESS / CLARIFY ERRORS IN LAKE PLANTING (LITTORAL ZONE MITIGATION PLAN). PROVIDE LAKE MANAGEMENT PLAN.

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COMMUNITY DEVELOPMENT

ADD 2010-00052

PART 5
SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. PLEASE NOTE THAT THE THREE (3) SETS OF REQUIRED SUBMITTAL AND SUPPLEMENTAL FORMS MUST BE SUBMITTED IN SETS OF THREE. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	Exhibit Number	SUBMITTAL ITEMS
3 ✓		Completed application for Administrative Action
1 ✓		Filing Fee - [34-202(a)(9)]

Copies Required*	SUP Number	SUPPLEMENTAL FORMS (select applicable request/form)
3	SUP A	Administrative Variance request
3	SUP B	Commercial Lot Split request
3	SUP C	Consumption On Premises request
3	SUP D	Minimum Use Determination request
3	SUP E	Ordinance Interpretation request
3	SUP F	Relief for Designated Historic Resources request
3	SUP G	Easement Encroachment request
3 ✓	SUP H	Administrative Amendment to a PUD or Planned Development request
3	SUP H	Final Plan Approval for a Planned Development request
3	SUP I	Administrative Deviation from Chapter 10 of the LDC request
3	SUP J	Placement of Model Home/Unit or Model Display Center request
3	SUP K	Dock & Shoreline Structure request
3	SUP M	Wireless Communication Facility Shared Use Plan Agreement

Copies Required*	Exhibit Number	ADDITIONAL SUBMITTAL ITEMS
3 ✓	AA-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3 ✓	AA-1.C.2	Additional Agents [34-202(b)(1)c.]
3 ✓	AA-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
3 ✓	AA-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
3 ✓	AA-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
3 ✓	AA-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
3	AA-3.C.1	Legal Description **(2 originals required)** [34-202(a)(1)]
3	AA-3.C.2	Sealed Sketch of the Legal Description **(2 originals required)** [34-202(a)(1)]
1	AA-3.C.2	Electronic version of legal description (if available)
3	AA-3.D.1	Boundary Survey (tied to State Plane Coordinate System) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications and for all properties of 10 acres or more **(2 originals required)** [34-373(a)(4)a.]}
3	AA-3.D.2	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
3 ✓	AA-3.F	Area Location Map on 8-1/2" by 11" paper pursuant to LCLDC Section 34-202(a)(4).

* **At least one copy must be an original.**

PART 1 AFFIDAVIT A2
(EXHIBIT AA-1.B.2)

AFFIDAVIT FOR ADMINISTRATION ACTION
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, * ROGER LISSONE as PRESIDENT of COCONUT CREEK OWNER'S ASSN, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

COCONUT CREEK OWNER'S ASSOCIATION
*Name of Entity (corporation, partnership, LLP, LC, etc)

Signature

ROGER LISSONE
(Type or printed name)

PRESIDENT
(title of signatory)

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 4th (date) by ROGER BEN LISSONE (name of person providing oath or affirmation), who is personally known to me or who has produced FL DL 250-722-49-105-0 (type of identification) as identification.

Roberta L Cooper — Roberta L. Cooper — Roberta L Cooper
Signature of person taking oath or affirmation — Name typed, printed or stamped

NOTARY PUBLIC STATE OF FLORIDA COMMISSION # DD927725 EXPIRES: SEP. 22, 2013 WWW.AARONNOTARY.COM

Notary
Title or rank — Serial number, if any

Notes:
- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then the they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

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ADD 2010-00052

EXHIBIT AA-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 01-46-23-27-0000A.00CE CASE NO. _____

CCHOA (R)

1. If the property is owned in fee simple by an ~~INDIVIDUAL~~, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
ROGER LISSONE 12493 COCONUT CREEK CT FORT MYERS, FL 33908 239.267.3630	PRESIDENT HOA

CCHOA (R)

2. If the property is owned by a ~~CORPORATION~~, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock
ROXANNE SCHWARTZ 12330 MCGREGOR PALMS DR FORT MYERS FL 33908	V.P. HOA

CCHOA(R)

3. If the property is in the name of a ~~TRUSTEE~~, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
MIKE GIBBONS 12589 COCONUT CREEK CT FORT MYERS FL 33908	TREASURER HOA

4. If the property is in the name of a ~~GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP,~~ list the names of the general and limited partners. CCHOA(R)

Name and Address	Percentage of Ownership
DALE GIVENS 16130 BENTWOOD PALMS DR FORT MYERS FL 33908	SECRETARY HOA

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JUN 23 2010
COMMUNITY DEVELOPMENT

ADD 2010-00052

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock
HERMAN RICKERT 2577 COCONUT CREEK CT FORT MYERS, FL 33908	DIRECTOR

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____
(Applicant)

ROGER LISSONE
(Printed or typed name of applicant)

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STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 4th day of June 2010

by ROGER LISSONE who is personally known to me or who has produced

FLA 250-722-49-705-0 as identification. .

Roberta Cooper
Signature of Notary Public

Roberta Cooper
Printed Name of Notary Public

(SEAL) Roberta L. Cooper
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION #DD927025
EXPIRES: SEP. 22, 2013
WWW.AARONNOTARY.com

ADD 2010-00052

EXHIBIT AA-1.C.2
ADDITIONAL AGENTS

Company Name: _____

Contact Person: _____

Address: Street : _____

City: _____ State: _____ Zip: _____

Phone: Area Code: _____ Number: _____ Ext: _____

Fax: Area Code: _____ Number: _____

E-mail address: _____

Company Name: _____

Contact Person: _____

Address: Street : _____

City: _____ State: _____ Zip: _____

Phone: Area Code: _____ Number: _____ Ext: _____

Fax: Area Code: _____ Number: _____

E-mail address: _____

Company Name: _____

Contact Person: _____

Address: Street : _____

City: _____ State: _____ Zip: _____

Phone: Area Code: _____ Number: _____ Ext: _____

Fax: Area Code: _____ Number: _____

E-mail address: _____

Company Name: _____

Contact Person: _____

Address: Street : _____

City: _____ State: _____ Zip: _____

Phone: Area Code: _____ Number: _____ Ext: _____

Fax: Area Code: _____ Number: _____

E-mail address: _____

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Coconut Creek Owner's Association *and legally described in exhibit A attached hereto.*

The property described herein is the subject of an application for zoning or development. We hereby designate Rick K Joyce *as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.*

Owner*(signature)

Roger Lissone, President
Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this June 17, 2010 (date), by Roger Lissone, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

Raquel A Miranda
(Name typed, printed or stamped)

(SEAL)

RAQUEL A. MIRANDA
MY COMMISSION # DD 914680
EXPIRES: August 9, 2013
Bonded Thru Budget Notary Services

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JUN 23 2010
COMMUNITY DEVELOPMENT

(Updated 10/11/04) P:\WEBPage\...\authorizationletter.wpd

ADD 2010-00052

LEE COUNTY
SOUTHWEST FLORIDA

ADMINISTRATIVE ACTION REQUEST
SUPPLEMENT H
FOR UNINCORPORATED AREAS ONLY

ADMINISTRATIVE AMENDMENT TO A PUD OR PLANNED DEVELOPMENT PER LCLDC SECTION 34-380(b) or FINAL PLAN APPROVAL FOR A PLANNED DEVELOPMENT

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Case Number: ADD 2010-00052

Project Name: COCONUT CREEK

Applicant's Name: COCONUT CREEK OWNER'S ASSOCIATION

STRAP Number(s): 01-46-23-47-0000A.00CE

Indicate whether REQUEST is for:

X **ADMINISTRATIVE AMENDMENT** (please complete PART 1, PART 2., & PART 3.)

____ **FINAL PLAN APPROVAL** (please complete PART 1, PART 2, & PART 4.)

*Planning District: FONA/MCGREGOR

**If located within the Estero Planning Community and the request includes administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution, please provide meeting summary document (see PART 2.C.). See LCLDC Section 33-54(a)(2).*

If the request is for an administrative amendment to a PUD or to a Planned Development or Final Plan Approval please submit the "Application for Administrative Action" form for unincorporated areas and Supplement H including the following:

****

PART 1.
APPLICATION INFORMATION

A. **ORIGINAL PROJECT NAME** (if different than Project Name currently used): MCGREGOR PALMS

B. **ORIGINAL REZONING RESOLUTION NUMBER**: Z-88-007

C. **SUBSEQUENT ZONING ACTION RESOLUTION/CASE NUMBERS** (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to the original rezoning including Resolution Numbers and Case Numbers (provide added sheets, if necessary; label as **Exhibit H-1.C.**).

D. **DEVELOPMENT ORDER NUMBERS FOR PROJECT** (if any): Please list all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary; label as **Exhibit H-1.D.**).

90-02-04.00D

PART 2.
REQUESTED ACTION

A. **WRITTEN NARRATIVE**: Please provide a written narrative statement explaining exactly what is proposed. Label as **Exhibit H-2.A.**

B. **RELIEF/DEVIATIONS**: Is any relief requested from the provisions of the Lee County Land Development Code? X NO._____YES.

If the answer is YES, provide a **written narrative statement** explaining the specific relief requested (a schedule of deviations). Include specific references to any section (number{s} and name{s}) of the Lee County Land Development Code (LCLDC) from which relief is sought including why the requested relief is necessary and how it will affect the project. Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Label narrative statement as **Exhibit H-2.B.1.**

Also provide three (3) sets of drawings detailing any proposed deviations or changes to the MASTER CONCEPT PLAN (MCP) in 11" X 17" size (two originals required) and one (1) 24" x 36" size. All deviation requests must be specifically keyed to the location on the MCP. Label deviation drawing(s) as **Exhibit H-2.B.2.**

C. Is the property located within the Estero Planning Community and does the request include administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution? X NO._____YES. **IF YES**, submit a copy of the Estero Planning Community Summary Document. Label **Exhibit H-2.C.**

PART 3.
ADDITIONAL SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS

Please submit the following for all Administrative Amendment Applications:

A. **AREA LOCATION MAP**: **An Area Location Map** (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-3.A. [34-373(a)(4)b.]**

B. **APPROVED MASTER CONCEPT PLAN**: Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24" X 36". **Label as Exhibit H-3.B. [34-373(a)(6)]**

C. **REDUCED SIZE MASTER CONCEPT PLAN:** Provide three (3) copies of the MASTER CONCEPT PLAN REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-3.C.**

D. **ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach three (3) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-3.D.**

PART 4.
ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS

Please submit the following for all Final Plan Approval Applications:

A. **AREA LOCATION MAP**: **An Area Location Map** (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-4.A. [34-373(a)(4)b.]**

B. **APPROVED MASTER CONCEPT PLAN**: Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED. Label as **Exhibit H-4.B. [34-373(a)(6)]**

C. **PROPOSED FINAL PLAN**: Please submit three (3) copies of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution. This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. Label as **Exhibit H-4.C.**

D. **REDUCED SIZE COPY OF THE PROPOSED FINAL PLAN:** Please submit three (3) copies of the proposed Final Plan REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-4.D.**

E. **ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach three (3) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-4.E.**

PART 5.
SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH SUBMITTAL ITEM/EXHIBIT IS INDICATED BELOW. PLEASE NOTE THAT THIS SUPPLEMENT NEEDS TO BE ACCOMPANIED BY THE APPLICATION FOR ADMINISTRATIVE ACTION. COPIES OF BOTH OF THESE APPLICATIONS SHOULD BE SUBMITTED TOGETHER IN SETS OF THREE ALONG WITH ALL OTHER REQUIRED DOCUMENTATION. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	Exhibit Number	SUBMITTAL ITEMS
		FOR ADMINISTRATIVE AMENDMENT APPLICATIONS and FOR FINAL PLAN APPROVAL APPLICATIONS
3		Completed Application for Administrative Action Form [34-201(b)]
1		Filing Fee - [34-202(a)(9)]
3	SUP H	Administrative Amendment to a PUD or Planned Development request Supplement Form
3	H-1.C	Subsequent Zoning Action Resolution/Case Numbers (if any and if added sheet is necessary)
3	H-1.D	Development Order Numbers for the Project (if any and if added sheets are necessary)
3	H-2.A	Written Narrative explaining what, exactly, is proposed
3	H-2.B.1	Schedule of Deviations and Justification Statement for each requested deviation (if YES was answered to Item # 2.B.)
3	H-2.B.2	Site plan (24" X 36" size) detailing each requested deviation (if YES was answered to Item # 2.B.)
3	H-2.B.2	Reduced site plans (11" X 17" size) detailing each requested deviation (if YES was answered to Item # 2.B.) - **two originals required**
		ADDITIONAL SUBMITTAL ITEMS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS
3	H-3.A	Area Location Map (8 ½' X 11" size)
1	H-3.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size)
3	H-3.C	Master Concept Plan (11" X 17' maximum size) including detailed drawings of any proposed deviations - **two originals required**
3	H-3.D	Zoning Resolutions/Zoning Documents
		ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS
3	H-4.A	Area Location Map (8 ½' X 11" size)
3	H-4.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size)
1	H-4.C	Proposed Final Plan including Deviations keyed to the plan (24" X 36" size)
3	H-4.D	Proposed Final Plan (11" X 17" maximum size) - **two originals required**
3	H-4.E	Zoning Resolutions/Zoning Documents

- **At least one copy must be an original**

EXPLANATORY NOTES
INSTRUCTIONS FOR COMPLETING COVER PAGE

Case number: Will be inserted by County staff.

Project Name (if applicable): Provide the name that you wish to have assigned to this project. The name is limited to 30 characters and spaces and should be the same as provided on the Administrative Action Application Form.

Applicant's Name-Authorized Agent: The applicant's name must be provided. This is the person to whom all County correspondence will be directed. This is usually the person who signs the Applicant's "Statement Under Oath". (See Administrative Application Form, Part 1, Affidavit Form A1 or A2).

STRAP(S): The STRAP (Section, Township, Range, Area, Parcel) number is the 17- digit number used by the Property Appraiser to identify specific parcels. Where there is more than one parcel encompassed by the application, the STRAP number for every parcel must be provided and be the same as those listed in the Administrative Application Form, Part 2.F.

PART 1.
APPLICATION INFORMATION

A. **ORIGINAL PROJECT NAME:** Please indicate the original project name if it is different than the current Project Name (as provided on the Application for Administrative Action Form and above).

B. **ORIGINAL ZONING RESOLUTION NUMBER:** Please list the Resolution Number per the original rezoning case.

C. **SUBSEQUENT ZONING ACTION RESOLUTION/CASE NUMBERS:** List the Resolution number(s) and case number(s) assigned to any public hearing or administrative actions granted or denied for this project since its original rezoning. Provide added sheets, if necessary; label as **Exhibit H-1.C.**.

D. **DEVELOPMENT ORDER NUMBERS FOR PROJECT:** List the all local Development Order number(s) and current status of any local Lee County Development Orders issued for this project (e.g. status: Issued, Received, Finaled, Vacated, etc.). Provide added sheets, if necessary; label as **Exhibit H-1.C.**

PART 2.
ADDITIONAL SUBMITTAL ITEMS

A. **WRITTEN NARRATIVE:** Please provide a written narrative statement explaining exactly what is proposed under this application. Please be most specific in terms of development parameters (square feet by specific use, number and type of dwelling units, etc.). Label as **Exhibit H-2.A.**

B. **RELIEF/DEVIATIONS:** Self explanatory. For further assistance see LCLDC Section 34-373(a)(9)and 34-373(b)(4).

PART 3.
ADDITIONAL SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS

A.-D. Self explanatory.

PART 4.

ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS

A.-D. Self explanatory.

PART 5.
SUBMITTAL REQUIREMENTS

1. This table represents a summary of the required submittal items. The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by submitting inaccurate or incomplete information will be the responsibility of the applicant.

2. All information submitted with the application becomes a part of the public record and will be a permanent part of the file.

3. Please submit all applications in person. Mailed-in applications will not be processed.

4. All attachments and exhibits submitted must be legible, suitable for recording, and of a size that will fit or conveniently fold to fit into a letter size (8 ½" x 11") folder.

5. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Coconut Creek Owners Association
Lake Management Plan – Lake One

The larger of the two existing storm water retention lakes within the Coconut Creek Residential Community is subject to this administrative amendment request. This lake is a beautiful feature in the backyards of over 30 homes (33 lots). The long-term health and appearance of this lake is of great value to the owners within Coconut Creek. This plan will provide an important course of action to sound lake management.

Lake One is organically shaped with many curves, creating an undulating shoreline. One common area recreational area and lake gazebo on the north side of the lake provides lake access to all residents within Coconut Creek.

The overall health of the lake has been good since the excavation of the lake in the late 1980's. The owner's association has annually funded and secured a professional lake management company to insure health and an attractive appearance. Algae and shoreline weeds are required to be addressed periodically.

A recent lake management company had not done an acceptable job in maintaining the lake shoreline and that resulted in a loss of herbaceous littoral plants through an overly aggressively spraying of herbicide along the lake shoreline to control torpedo grass. That lake management company contract has been terminated and a new lake management company has been hired by the owner's association to do a better job of insuring desirable lake littoral plants are successful.

As a clarification to the plan, the following lake littoral planting is proposed:

Trees
Trees required: 486, minimum 4 feet tall trees.

Credit for all existing trees:
Trees greater than four feet high @ 1 to 1: 198
Additional credit for existing trees less than four feet high @ 2 to 1: 92
Total existing trees credit: 290

Total trees, 3 gallon, minimum four feet tall to be planted: 196

Tree species list:

- laural oak (*Quercus laurifolia*)
- live oak (*Quercus virginana*)
- red maple (*Acer rubrum*)
- bald cypress (*Taxodium distichum*)
- dahoon holly *(Ilex cassine*)
- pop ash (*Fraxinus caroliniana*)
- South Florida slash pine (*Pinus elliotii* var densa)

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Shrubs
No new shrubs will be required. Herbaceous littoral plants will be planted to meet the shrub requirement 5 herbaceous plants to 1 shrub ratio (5:1). For the 350 shrubs required, 1,750 herbaceous plants will be required

Herbaceous, littoral plants
Herbaceous plants required under plan: 2,130, minimum 2 inch sized liner, 12 inches tall
Herbaceous plants to mitigate for shrubs not being planted @ 5:1: 1,750
Total herbaceous plants required: 4,525
Credit for existing herbaceous plants: 595
Total littoral plants required to be planted: 3,880

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Herbaceous plant species list:

- cordgrass (*Spartina bakerii)*
- soft rush (*Juncus effusus*)
- blue flag *(Iris hexagona)*
- yellow canna (*Canna flacida*)
- pickerelweed *Pontederia cordata*)
- arrowhead (*Sagittaria lancefolia*)
- soft stem bulrush (*Scirpus validus*)

The installation of the proposed new trees and herbaceous plants will be done at the appropriate water elevations for the plant species. The new trees and herbaceous plants are proposed to be clustered at intersecting property lines, except where there is abundance of existing plants.

All residents living on Lake One in Coconut Creek will be sent an informative letter regarding lake management. The letter will include:

- The important contributions that the lake shoreline (littoral) trees and herbaceous plants provide to the overall health of the lake they live on.
- The trees and herbaceous plants being installed are an original requirement for the community. Mowing or spraying of herbicides on these required plants may result in the owners association having to replant at added cost to them.
- The basic requirements of the Lee County Fertilizer Ordinance will be provided and how reducing the flow of landscape nutrients to the lake enhances long-term lake health.
- A general description of the use of grass carp as a biological control of lake aquatic weeds.

Rick Joyce / FRI-ECO.COM

From: Rick Joyce / FRI-ECO.COM
Sent: Tuesday, June 08, 2010 7:49 AM
To: Cull, Jason
Subject: RE: Coconut Creek Zoning - Lakes

From: Cull, Jason [mailto:JCull@leegov.com]
Sent: Monday, June 07, 2010 4:22 PM
To: Rick Joyce / FRI-ECO.COM
Subject:

Rick,

The current zoning is the 88-1-7 one, the 96-10-332.13A is for phase 2. See attached 88 zoning.

ZONE NOTES QUERY REPORT

ZONE NOTES ID: ZONE:RPD:003221
ZONING: RPD
STRAP: 01-46-23-27-0000A.00CE

```
96-10-332.13A, RPD, 6/17/97, ADM APPV TO RPD, SUBJ TO CONDS.
Z-88-7, 88-1-7 DCI, RPD, 4/25/88, MCGREGOR PALMS,  DBC FM AG-2 TO RPD,
 W/CONDS.
```

Jason Cull
Environmental Planner & Certified Arborist
DCD/Environmental Sciences
1500 Monroe Street 2nd Floor
Fort Myers, FL 33901
239-533-8159
239-485-8344 (fax)

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BILLED

2590374

RESOLUTION NUMBER Z-88-007

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OR2045 PG3511

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: H. FERNSTROM, D.C.

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

WHEREAS, John States, Trustee and John Saba, Jr., Trustee have properly filed an application on a project known as McGregor Palms for;

A rezoning from AG-2 to Residential Planned Development, to permit a mixed-use residential development with a maximum of 260 dwelling units with buildings not to exceed 35 feet above average grade, on 76.62 total acres of land. The proposed development will also include an interim sewer treatment plant, park area, sales offices and model units (homes), and may include a clubhouse and gatehouses.

NOTE: If approved, the Master Concept Plan will deviate from the following Lee County Standards:

(1) Requirement that properties which exhibit soils, hydrology and vegetation characteristic of saltwater inundation or freshwater ponding be subject to certain additional regulations and ordinances [202.08.C.1.b., DSO Section C.1.b.(4), and Ordinance 86-31, Section 6.03], to allow development of wetland soils;

(2) Minimum setback between structures and a quarter section line of 60 feet (202.15.B.3.b.), to zero (0) feet for the north/south line in Section 1;

(3) Requirement that the lot widths on curvilinear streets be measured at the required setback line (Section 202.15.C.2.b.), to allow lot width to be measured at the midpoint of the side lot lines;

(4) Requirement that lots on cul-de-sacs may have street frontage less than the required width, PROVIDED that the side lot lines are radial to the center point of the cul-de-sac with a minimum angle of 45 degrees (202.15.C.2.c.), to allow lot width to be measured at the midpoint of the side lot lines;

(5) Minimum common open space of 30% for Residential or Mobile Home Planned Developments with clustered single-family detached or attached homes or clustered mobile homes on lots of less than 7500 square feet (431.C.4.d.), to require that all single family lots regardless of size provide a minimum of 4200 square feet of open space, either within each lot if standard or larger or in the case of substandard lots, partly within the individual lot and the balance of the 4200 sq. ft. as common open space. The neighborhood park requirement is also required;

(6) Required minimum lot area, dimensions, and setbacks for a dwelling unit in an RSA district (Section 434.01.A. and B.), to be reduced as follows:

- Area from 6500 square feet to 5000 square feet
- Width from 65 feet to 50 feet
- Side setback from 6.5 feet to zero (0) feet on one side

(7) Minimum water retention excavation setbacks to a quarter section line of 60 feet (518.C.2.), to zero (0) feet for the north/south section line in Section 1;

(8) Minimum water retention excavation setbacks to a street right-of-way of 150 feet (518.C.4.), to 15 feet;

(9) Requirement that streets be laid out to intersect at right angles (90 degrees) and no local or access street shall intersect a collector or arterial street at less than 60 degrees [DSO Section C.3.a.(4)(a) and (b)], to allow a local or access street to intersect an arterial at 40 degrees;

(10) Requirement that access streets be constructed paralleling certain arterial and collector streets [DSO Section C.3.o.(2)], to require no access road along McGregor Boulevard;

(11) Requirement that where a development proposes individual sewage disposal systems (septic tanks) for development of four (4) lots per acre or less, then no lot shall be developed at a greater density than one (1) dwelling unit per lot and no lot shall be less than one-quarter (¼) of an acre (10,890 square feet) [DSO Section E.6.a.(6)], to allow lots less than 10,890 square feet to use septic tanks on an interim basis until sufficient effluent generation exists on-site to operate a sewer treatment plant;

(12) Minimum intersection separation of 660 feet along an arterial street (John Morris Road) (DSO Section C.3.h), to allow intersection separations of 562 feet or 432 feet, and 452 feet along John Morris Road; and

(13) Minimum setback between structures and the centerline of arterial street without frontage road of 1/2 (ROW) plus 50 feet (202.15.B.2.a.), to 1/2 (ROW) plus 25 feet (Setback from 125 feet to 100 feet).

WHEREAS, the subject property is located at the northwest corner of McGregor Boulevard and Kelly Road, described more particularly as:

LEGAL DESCRIPTION: In Section 01, Township 46 South, Range 23 East, Lee County, Florida:

The North One Half (N½) of the Northwest One Quarter (NW¼) of the Northwest One Quarter (NW¼) of Section 01, Township 46 South, Range 23 East, Lee County, Florida.

SUBJECT TO easement for John Morris Road.

SUBJECT TO easements for former Iona Drainage District Canals E and E-2.

All that part of the Northwest One Quarter (NW¼) of the Southeast One Quarter (SE¼) of the Northwest One Quarter (NW¼) of Section 01, Township 46 South, Range 23 East, Lee County, Florida, lying Northwesterly of McGregor Boulevard (County Road 867) (100 feet wide).

All that part of the Northeast One Quarter (NE¼) of the Northwest One Quarter (NW¼) of Section 01, Township 46 South, Range 23 East, Lee County, Florida, lying Northwesterly of McGregor Boulevard (County Road 867) (100 feet wide).

SUBJECT TO easements for former Iona Drainage District Canals E and E-2.

All that part of the Northwest One Quarter (NW¼) of the Northeast One Quarter (NE¼) of Section 01, Township 46 South, Range 23 East, Lee County, Florida, lying Northwesterly of McGregor Boulevard (County Road 867) (100 feet wide).

SUBJECT TO easement for former Iona Drainage District Canal E.

All that part of the Northeast One Quarter (NE¼) of the Southeast One Quarter (SE¼) of the Northwest One Quarter (NW¼) of Section 01, Township 46 South, Range 23 East, Lee County, Florida, lying Northwesterly of McGregor Boulevard (100 feet wide).

(3586Z/2)
(4402L)

OR2045 PG3512

WHEREAS, the applicant has indicated the property's current STRAP numbers are:

01-46-23-00-00001.0000;
01-46-23-00-00003.0000 (Part);
01-46-23-00-00004.0000;
01-46-23-00-00026.0000 (Part).

WHEREAS, proper authorization has been given to John States, Trustee by Annedore Henrich and James H. Burgess, owners of the subject parcel, and proper authorization has been given to Carleton Ryffel by John States, Trustee and John M. Saba, Jr. Trustee, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Planning and Zoning Commission, with full consideration of all the evidence available to the Planning and Zoning Commission; and

WHEREAS, the Lee County Planning and Zoning Commission fully reviewed the matter in a public hearing held on February 1, 1988; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Planning and Zoning Commission, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE a rezoning from AG-2 to Residential Planned Development, to permit a mixed-use residential development with a maximum of 230 dwelling units with buildings not to exceed 35 feet above average grade, on 76.62 total acres of land. The proposed development will also include an interim sewer treatment plant, park area, sales offices and model units (homes), and may include a clubhouse and gatehouses.

Approval is subject to the following conditions:

1.a. The development and use of this property shall be in accordance with the one-page Master Concept Plan entitled, "McGregor Palms", prepared by Carleton Ryffel, AICP last revised on January 28, 1988, except as modified by the conditions herein. This approval does not relieve this development from compliance with all other applicable state or local regulations, except for those specifically approved as part of this residential planned development. Unit mix and location may change except that the northern estate lots shall not change and the total number of units shall not exceed 230.

(3586Z/3)
(4402L)

OR2045 PG3513

b. Property development regulations (interior to the development) regarding minimum setbacks shall be in conformance with the following:

Street	-	variable according to functional classification of the street or road (Section 202.15.B.2)
Side	-	Zero (0) feet on one side with a minimum side setback of 13 feet between each structure - If zero lot lines are utilized in this development, the final plan shall indicate which side of each area will be a zero setback. Otherwise, a 7 foot side setback shall apply.
Rear	-	20 feet
Water body	-	25 feet

(NOTE: Uses and sections referenced in 1. a and 1. b. above are those of the Lee County Zoning Ordinance, as may be amended from time to time.)

2. No direct access to individual lots from perimeter arterial roads shall be permitted. All access for the lots shall be provided from the development's interior road system.

3. No building shall be constructed on any of the lots which abut the northern boundary of the property either:

   a. For a period of five (5) years; or,

   b. Until such time as the Board of County Commissioners decides that the proposed arterial street (Kelly Road) is not going to be aligned at the northeast boundary, whichever shall occur first.

   All development plans and approvals for these lots may be obtained, but construction of any building shall not commence until after this time period has elapsed.

4. The developer will maintain the integrity of the vegetation of the property. Any existing dwelling units may be worked into an overall development, but if not acceptable to the eventual developer, the houses will be offered to the Historic Commission, first, for removal from the property. Further refinement of the word vegetation will be agreed upon by the applicant with input from the staff. Should further refinement of the term vegetation be needed, then this matter may be presented for further review by the Lee County Historic Preservation Commission. The double row of palm trees along the entrance may be moved to allow for a road between the trees. The palms are to be replanted in a manner to guarantee the greatest chance of survival, and in conjunction with the State Forester's recommendation.

5. Prior to final development order approval, the developer shall submit a plan for the removal of any Melaleuca quinquenervia, Brazilian Pepper (schinus terebinthi- foluis) or Australian Pine (Casuarina spp.) located within the development, including a minimum three (3) year maintenance program to control the re-invasion of these species. The plan shall be subject to approval by the Department of Community Development. A 3-foot high berm and/or buffer with trees and/or shrubbery shall be established along the northern property line.

6. This development shall be required to tie in to the public sanitary sewer treatment system when one becomes available to this area. Upon conversion, the area previously serving as the temporary sewer treatment plant may be permitted to be converted to residential use in conformance with this RPD provided that the overall development does not exceed 230 dwelling units. Otherwise, this area shall be incorporated into the development as additional open space/park area.

OR2045 PG3514

7. In order to mitigate future hurricane and emergency medical potential:

   a. The applicant shall initiate the establishment of a homeowners' or residents' association to provide an educational program for hurricane preparedness.

   b. The established homeowners' or residents' association shall maintain an education program for hurricane preparedness. The program shall consist of annually describing the risks of the hurricane hazards to the residents, as well as the actions to mitigate the dangers which these hazards present.

   c. The applicant shall provide a disclosure statement to all prospective purchasers indicating the vulnerability of the proposed project to all categories of hurricanes, and stating the amount of flooding (in feet) that may occur in a category three hurricane.

   d. At the completion of development construction or each phase thereof, a development representative shall provide to Lee County Emergency Medical Service:

      (1) A site plan depicting official street names and building addresses;

      (2) The designated helicopter landing zone(s); and

      (3) Accessibility of the EMS unit.

8. Approval of this request does not imply that any approvals have been granted to deviate from any Lee County development regulations(s) except as follows:

   a. Deviation #1 is hereby APPROVED subject to the mitigation described in Condition #5.

   b. Deviations #3, #4, #6, #12, and #13, are hereby APPROVED as requested.

   c. Deviation #8 is hereby APPROVED with the condition that the reduction in setback be limited to the internal roads of the project only.

   d. Deviation #10 is hereby APPROVED with the condition that the required street setback shall be one-half (1/2) of the required right-of-way (of the Trafficways Map) plus 25 feet.

   e. Deviation #11 is hereby APPROVED to allow only model units and sales office to utilize septic tanks. All other uses must tie into an on-site sewer treatment plant or public sanitary sewer system.

9. Deviations #2, #5, #7, and #9, are hereby DENIED. Deviations #2 and #7 were DENIED because they were no longer required.

10. The developer shall bear the sole responsibility for the repair and maintenance of the on-site sewage treatment plant. Should the plant be cited for any alledged failure to maintain those minimum operating conditions set forth in applicable permits and licenses, no development orders or permits, as defined in Section 163.3164, Florida Statutes, shall be issued, and no work authorized by then existing, otherwise valid development orders or permits shall be allowed, unless and until the plant is re-certified as meeting such minimum operating conditions.

OR2045 PG3515

Site Plan 88-007 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of Residential Planned Development zoning:

a. The proposed uses are appropriate at the subject location;

b. Sufficient safeguards to the public interest are provided by the recommended conditions to the Master Concept Plan and by applicable regulations;

c. All recommended conditions are reasonably related to the impact on the public's interest created by or expected from the development; and

d. Each deviation recommended for approval will enhance the achievement of the objective of the development and the general intent of the zoning regulations to preserve and promote the protection of the public health, safety, and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Manning, and seconded by Commissioner Slisher and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Charles L. Bigelow, Jr.	Aye
Mary Ann Wallace	Nay
Bill Fussell	Aye
Donald D. Slisher	Aye

DULY PASSED AND ADOPTED this 25th day of April, A.D., 1988.

ATTEST:
CHARLIE GREEN, CLERK

BY: Clare J. Wheeler
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [signature]
Chairman

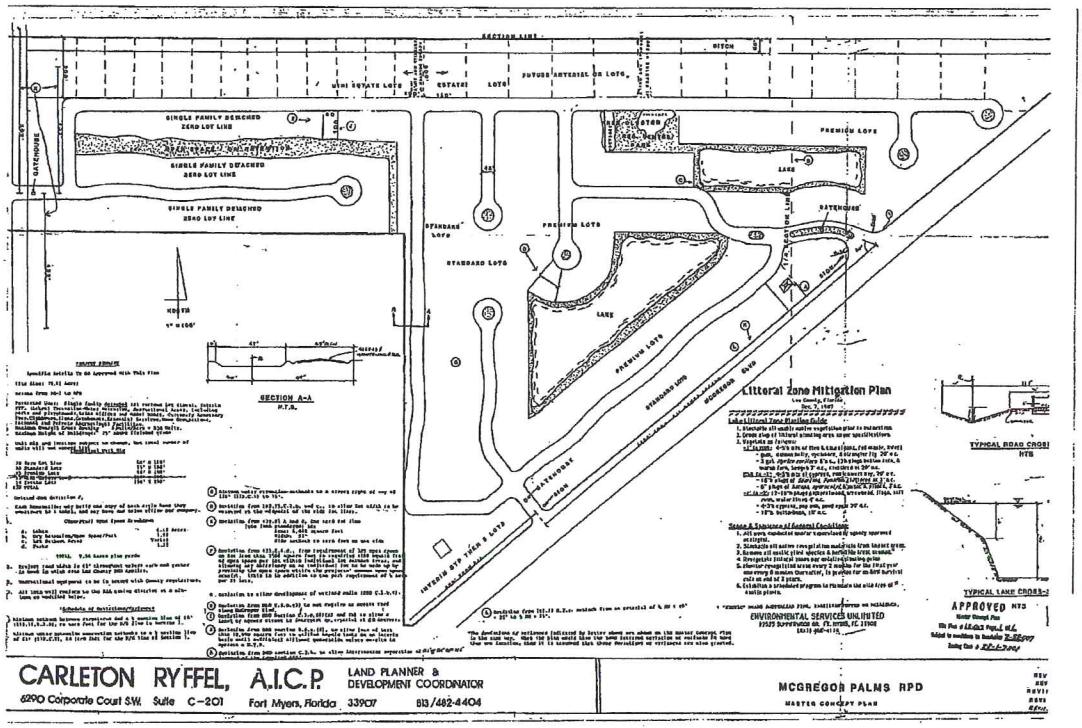
Approved as to form by:

[signature]
County Attorney's Office

FILED
JAN 30 89
CLERK CIRCUIT COURT
BY [signature] D.C.

OR2045

PG3516



ADD 2010-00052

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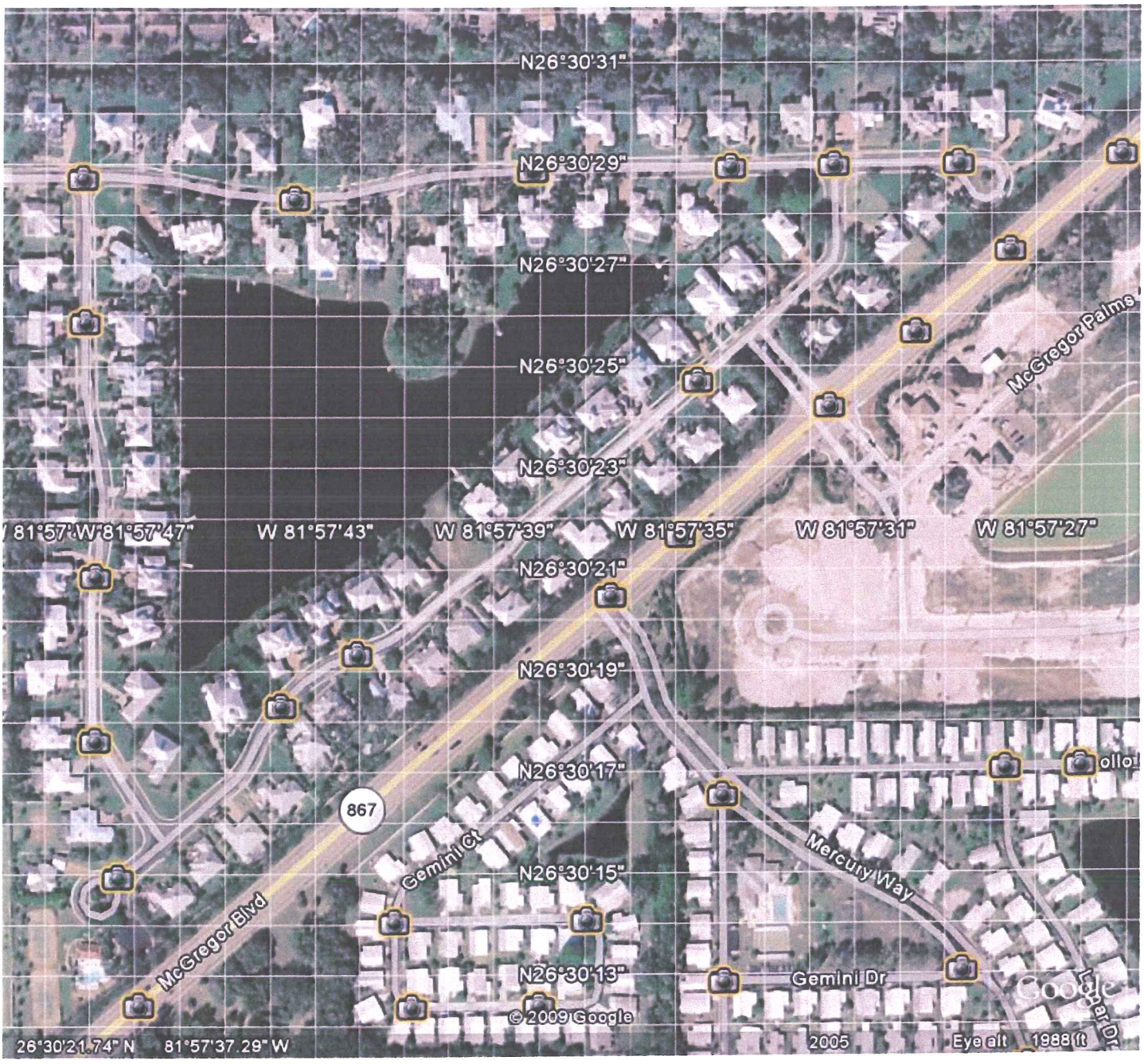

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Google maps

Get Directions My Maps

To see all the details that are visible on the screen,use the "Print" link next to the map.

Print Send Link



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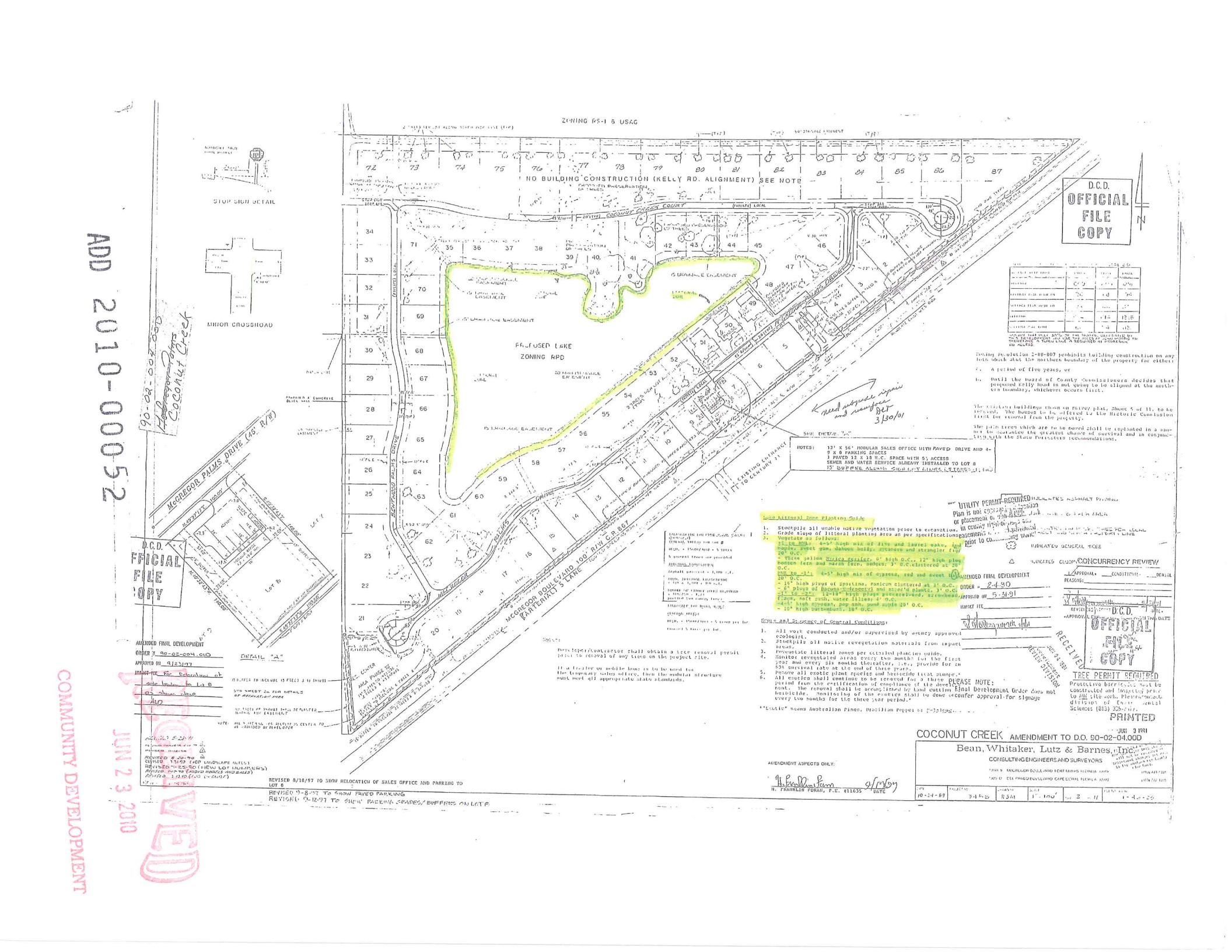
ADD 2010-00052
90-DR-04-06D
Coconut Creek
ZONING RS-1 & USAG
NO BUILDING CONSTRUCTION (KELLY RD. ALIGNMENT) SEE NOTE
STOP SIGN DETAIL
MINOR CROSSROAD
PROPOSED LAKE
ZONING RPD
McGREGOR PALMS DRIVE (46' R/W)
McGREGOR BOULEVARD 100' R/W C.R. 867
(ARTERIAL) S LANE
COCONUT PALMS DRIVE
COCONUT GROVE COURT
D.C.D. OFFICIAL FILE COPY
DETAIL "A"
SITE DETAIL "A"
NOTES: 12' X 56' MODULAR SALES OFFICE WITH PAVED DRIVE AND 4-9 X 8 PARKING SPACES
3 PAVED 12 X 38 H.C. SPACE WITH 5' ACCESS
SEWER AND WATER SERVICE ALREADY INSTALLED TO LOT 8
15' BUFFER ALONG SIGHTLY LINES, 5' TREES @ 20' O.C.
UTILITY PERMIT REQUIRED
Plan is not approved for placement of
prior to
AMENDED FINAL DEVELOPMENT
ORDER # 2-4-90
APPROVED ON 5-3-91
IMPACT FEE
CONCURRENCY REVIEW
APPROVAL ___ CONDITIONAL ___ DENIAL
REASONS:
REVISED
APPROVAL EXPIRATION DATE
RECEIVED
JUN 04 '91
PLANNING & ZONING DIVISION
D.C.D. OFFICIAL FILE COPY
TREE PERMIT REQUIRED
Protective barricades must be constructed and inspected prior to ANY site work. Please contact division of Environmental Sciences (305) 357-6811.
PRINTED
JUN 3 1991
COCONUT CREEK AMENDMENT TO D.O. 90-02-04.00D
Bean, Whitaker, Lutz & Barnes, Inc
CONSULTING ENGINEERS AND SURVEYORS
AMENDED FINAL DEVELOPMENT
ORDER # 90-02-004.00D
APPROVED ON 9/23/97
IMPACT FEE
Sale house to Lot 8
CO shows 2010
ALD
REVISED 8/10/97 TO SHOW RELOCATION OF SALES OFFICE AND PARKING TO LOT 8
REVISED 9-8-97 TO SHOW PAVED PARKING
REVISED 9-18-97 TO SHOW PARKING SPACES/BUFFERS ON LOT 8
AMENDMENT ASPECTS ONLY:
N. FRANKLIN FORAN, P.E. #11635
DATE
10-24-89
3-1-90
RSM
1" = 100'
Sht 2 of 11
1-A-25
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Coconut Creek Owner's Association
RPD Administrative Amendment Request
Zoning Resolution # Z-88-007
Development Order # 90-02-04.00D

This administrative amendment request is to address planting issues and clarify errors in the lake planting (Littoral Zone Mitigation Plan) requirements shown on the approved Master Concept Plan for Lake One in the Coconut Creek residential community. The proposed lake management plan will provide an improved lake appearance and provide a reasonable solution to the compliance with lake planting.

The RPD zoning was approved by the Board of County Commissioners on April 25, 1988. A detailed lake planting schedule titled "Littoral Zone Mitigation Plan" was included on the Master Concept Plan association with this zoning approval

The existing Zoning and subsequent Development Order requirements for the planting of trees, shrubs and herbaceous plants within the lake littoral zone were written in an extremely detailed and confusing manner. This has resulting in compliance issues and difficulty in determining the number of littoral plants that are actually required.

This lake planting plan provided planting detail based on the lake elevation zones. The total number of littoral plants to be installed was not provided in the Littoral Zone Mitigation Plan. The various planting requirements were stated with an "on center" (o.c.) requirement, but the total numbers of plants were not stated.

Unfortunately, if the total trees, shrubs and herbaceous plants were installed based on the Littoral Zone Mitigation Plan, and allowed to mature, residents living along the lake would not be able to see or enjoy the lake. This administrative amendment attempts to address that issue.

This administrative amendment and the proposed lake management plan will provide a specific planting schedule with a total number of plants.

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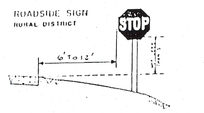
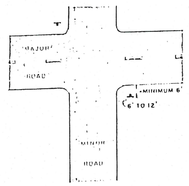
Prepared by Rick Joyce, Forestry Resources Ecological, Inc. June 3, 2010

ZONING RS-1 & USAG



STOP SIGN DETAIL



MINOR CROSSROAD

DETAIL "A"
NTS

TRIP GENERATION FROM ITE MANUAL 5TH EDITION LAND USE CODE 210			
AVERAGE TRIP ENDS	ENTER	LEAVE	TOTAL
WEEKDAY	609	609	1218
WEEKDAY PEAK HOUR AM	26	68	94
WEEKDAY PEAK HOUR PM	73	44	117
WEEKEND	614	614	1228
WEEKEND PEAK HOUR	61	54	115

ASSUME THAT ONLY 30% OF THE TRAFFIC GENERATED BY THIS DEVELOPMENT WILL USE THE ACCES AT JOHN MORRIS RD. THEREFORE A TURN LANE IS REQUIRED AT MCGREGOR RD ACCESS.

Zoning Resolution 2-88-007 prohibits building construction on any lots which abut the northern boundary of the property for either:

A. A period of five years, or

B. Until the Board of County Commissioners decides that proposed Kelly Road is not going to be aligned at the northern boundary, whichever occurs first.

The existing buildings shown on survey plat, Sheet 5 of 11, to be removed. The houses to be offered to the Historic Commission first for removal from the property.

The palm trees which are to be moved shall be replanted in a manner to guarantee the greatest chance of survival and in conjunction with the State Forresters recommendations.

SEE DETAIL "A"

NOTES:
12' X 56' MODULAR SALES OFFICE WITH PAVED DRIVE AND 4-9 X 8 PARKING SPACES
1 PAVED 12 X 18 H.C. SPACE WITH 5' ACCESS
SEWER AND WATER SERVICE ALREADY INSTALLED TO LOT 8
15' BUFFER ALONG SIDE LOT LINES (5 TREES/12 SH)

ADD 2010-00052

RECEIVED
JUN 2 3 2010
COMMUNITY DEVELOPMENT

"P" UTILITY PERMIT REQUIRED INDICATES ASPHALT PAVING
Plan is not approved for construction or placement of improvements in county right-of-ways and easements until permit is issued prior to commencing work.
INDICATES BUFFER AREA
INDICATES PROPOSED TREE FOR LOCAL STREET AND NORTH PROPERTY LINE
INDICATES GENERAL TREE
INDICATES CANOPY TREE

CONCURRENCY REVIEW
APPROVAL* CONDITIONAL* DENIAL
REASONS:
AMENDED FINAL DEVELOPMENT
ORDER # 2-4-90
APPROVED ON 5-31-91
IMPACT FEE
5/31/91
REVIEWERS SIGNATURE DATE*
*APPROVAL EXPIRES ONE YEAR FROM THIS DATE

RECEIVED
JUN 04 1991
DEVELOPMENT REVIEW DIVISION

tha plan
Paul Dunne 6
DO 2-4-90

TREE PERMIT REQUIRED
Protective barricades must be constructed and inspected prior to ANY site work. Please contact division of Environmental Sciences (813) 335-2477.

PLEASE NOTE:
Final Development Order does not confer approval for signage

PRINTED
JUN 3 1991

Lake Littoral Zone Planting Guide

1. Stockpile all usable native vegetation prior to excavation.
2. Grade slope of littoral planting area as per specifications.
3. Vegetate as follows:
   +1 to MWL: 4-5' high mix of live and laurel oaks, red maple, sweet gum, dahoon holly, sycamore and strangler fig; 20' O.C.
   - Three gallon Myrica cerifer, 6' high O.C., 12" high plug boston fern and marsh fern, sedges; 3' O.C.clustered at 20' O.C.
   MWL to -1': 4-5' high mix of cypress, red and sweet bay 20' O.C.
   - 16" high plugs of Spartina, Panicum clustered at 3' O.C.
   - 6" plugs of Bacopa-Hydrocotyl and assoc'd plants, 3' O.C.
   -1' to -2': 12-18" high plugs pickerelweed, arrowhead, flags, soft rush, water lilies; 4' O.C.
   -4-5' high cypress, pop ash, pond apple 20' O.C.
   - 10" high buttenbush, 18' O.C.

Scope and Sequence of General Conditions:

1. All work conducted and/or supervised by agency approved ecologist.
2. Stockpile all native revegetation materials from impact areas.
3. Revegetate litteral zones per detailed planting guide.
4. Monitor revegetated areas every two months for the first year and every six months thereafter, i.e., provide for an 80% survival rate at the end of three years.
5. Remove all exotic plant species and herbicide treat stumps.*
6. All exotics shall continue to be removed for a three year period from the certification of compliance of the development. The removal shall be accomplished by hand cutting & herbicide. Monitoring of the exotics shall be done on every two months for the three year period.*

*"Exotic" means Australian Pines, Brazilian Pepper or Melaleuca.

LANDSCAPING FOR MODULAR SALES OFFICE
GENERAL TREES: FOR LOT 8
REQD. = 15000/3000 = 5 TREES
5 general trees are provided
INTERNAL LANDSCAPING
Asphalt pavement = 3,100 s.f.
REQD. INTERNAL LANDSCAPING = 10% x 3,100 = 310 s.f.
NUMBER OF CANOPY TREES REQUIRED = 310/250 = 1.24
provied two canopy trees

LANDSCAPE FOR MODEL HOMES
GENERAL TREES:
REQD. = 15000/3000 = 5 trees per lot
Provied 5 trees per lot.

Notes:

Developer/Contractor shall obtain a tree removal permit prior to removal of any trees on the project site.

If a trailer or mobile home is to be used for the temporary sales office, then the modular structure must meet all appropriate state standards.

PLANTING LIST AND SPECIFICATIONS:
ALL PLANTS SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, LATEST EDITION, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. LANDSCAPER TO ENSURE NO TREES OR SHRUBS ARE INSTALLED IN ANY EXIST OR PROPOSED EASEMENTS.
ALL REQUIRED LANDSCAPING PLANTINGS SHALL BE FROM THESE LISTS AND CONFORM TO THESE SPECIFICATIONS OR OTHERWISE BE INDIGENOUS AND XERISCAPE VARIETIES SPECIFICALLY APPROVED BY LEE COUNTY DEVELOPMENT REVIEW OR LEE COUNTY D.O.T.

TREES:
RED MAPLE — ACER RUBRUM
POP ASH — FRAXINUS CAROLINIANA
SLASH PINE — PINUS ELLIOTTII VAR. DENSA
LAUREL OAK — QUERCUS LAURIFOLIA
LIVE OAK — QUERCUS VIRGINIANA
CABBAGE PALM — SABAL PALMETTO
FLA. ROYAL PALM — ROYSTONEA ELATA
DAHOO LIMBO

SHRUBS:
WAX MYRTLE — MYRICA CERIFERA
COCO PLUM — CHRYSOBALANUS ICACO
BUTTON BUSH — CEPHALANTHUS OCCIDENTALIS
DAHOON HOLLY — ILEX CASSINE

TREE SPECIFICATIONS:
MINIMUM HEIGHT = 8 FEET AT PLANTING (TO BASE OF PALM/FRONDS).
MINIMUM DIAMETER = 1" AT 3' ABOVE BASE/ROOTBALL.
MATURE SPREAD OF CROWN SHALL BE GREATER THAN 15 FEET/SINGLE OR GROUPED WITH A MATURE HEIGHT GREATER THAN 25 FEET.
A MAXIMUM OF TWENTY FIVE (25) PERCENT PALM VARIETIES (TREES) FOR: MUST BE NATIVE SPECIES.
NATIVE PALMS) WILL BE ALLOWED FOR REQUIRED TREES, 75% OF WHICH

SHRUB SPECIFICATIONS:
MINIMUM HEIGHT = 36 INCHES AT PLANTING.
SHRUBS IN BUFFERS SHALL NORMALLY GROW TO A MINIMUM SIX (6) FOOT HEIGHT.
50% OF REQUIRED SHRUBS MUST BE NATIVE SPECIES.

AMENDMENT ASPECTS ONLY:

H. FRANKLIN FORAN, P.E. #11635 DATE

REVISED 5-23-91 TO SHOW PHASE IA 2-12-91
REVISED 11-12-90
REVISED 8-20-90
REVISED 7-31-90 (ADD LANDSCAPE NOTES)
REVISED 7-25-90 (NEW LOT NUMBERS)
REVISED 7-17-90 (ADDED MODELS AND SALES)
REVISED 3-13-90 (FDOT CRICKLIST)
REVISED 1-25-90
REVISED 9/24/97 TO SHOW LANDSCAPING OF SALES SITE
REVISED 8/18/97 TO SHOW RELOCATION OF SALES OFFICE AND PARKING TO LOT 8
REVISED 9-8-97 TO SHOW PAVED PARKING
REVISED 9-12-97 TO SHOW PARKING GRADES/BUFFERS ON LOT 8

COCONUT CREEK AMENDMENT TO D.O. 90-02-04.00D

Bean, Whitaker, Lutz & Barnes, Inc.
CONSULTING ENGINEERS AND SURVEYORS
13141-B McGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919 (813) 481-1331
1325-D DEL PRADO BOULEVARD, CAPE CORAL, FLORIDA 33990 (813) 772-1331

DATE	PROJECT NO	DRAWN BY	SCALE	SHT	OF	FILE NO IS-T-R1
10-24-89	3458	RSM	1"=100'	2	11	1-46-23

Approval of this D.O. does not constitute that changes will not be required if subsequent changes are made to the uniform Lee County Fire Code.