

ADMINISTRATIVE AMENDMENT (PD) ADD2011-00039

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Herons Glen Recreation District filed an application for administrative approval to a Residential Planned Development on a project known as Herons Glen New Maintenance Building **to change the configuration of the “Utilities Accessory Use Maintenance Facility Expansion Site” development area** for property located at 2250 Avenida Del Vera, North Fort Myers, described more particularly as:

LEGAL DESCRIPTION: In Section 04, Township 43 South, Range 24 East, Lee County, Florida:

See Attached Exhibit A

WHEREAS, the property was originally rezoned in case number 88-3-18-DRI (Z-88-069) (with subsequent amendments in Resolution numbers Z-89-076 and Z-00-078 and Administrative Amendment approvals AAA-PD-90-017, 95-01-207.12A, ADD2002-00005, ADD2002-00088, ADD2003-00096, ADD2004-00217, ADD2004-00018, ADD2005-00209, ADD2006-00080, and ADD2009-00054); and

WHEREAS, there is a current administrative amendment, ADD2009-00084, to amend the Recreational District's Charter to correct some boundary discrepancies and to add some property which the District has acquired; and

WHEREAS, there is current administrative amendment, ADD2011-00017, to add a deviation for use of hardened shoreline structures adjacent to single family homes; and

WHEREAS, the subject property is located in the Outlying Suburban and Wetlands Future Land Use Categories as designated by the Lee Plan Future Land Use Map; 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, the applicant wants to depict the actual impacted configuration of the “Utility Accessory Use Maintenance Facility Expansion Site” development area; and

WHEREAS, the total area of the impacted area does not change from the 3.14 acres approved in ADD2009-00054; and

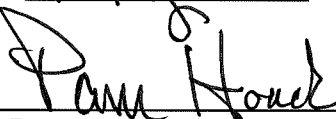
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation 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 Residential Planned Development is **APPROVED, subject to the following conditions:**

1. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended specifically by this action.
2. The existing approved "Master Concept Plan" labeled "H-3.B, Existing Master Concept Plan (Attachment A), approved as part of ADD2009-00054, remains in full force and effect, except as may be amended by this action. No other changes to the approved Master Concept Plan are approved as part of this action.
3. The development area depicted on the previously approved Master Concept Plan for the area entitled "Existing Sewer/Water Utilities Site" and Sewer/Water Utilities Expansion Site" renamed by ADD2009-00054 to "Sewer/Water Utility and Accessory Maintenance Facility Site" is hereby amended. The new and actual impacted area is now depicted on the attached approved Sheet 1 of 1, Herons Glen Maintenance Facility and is now entitled "Maintenance Facility Site (3.14 acres)" Attachment B.
4. No other changes to the approved planned development have been authorized by this action.

DULY SIGNED this 10th day of May, A.D., 2011.

BY: _____



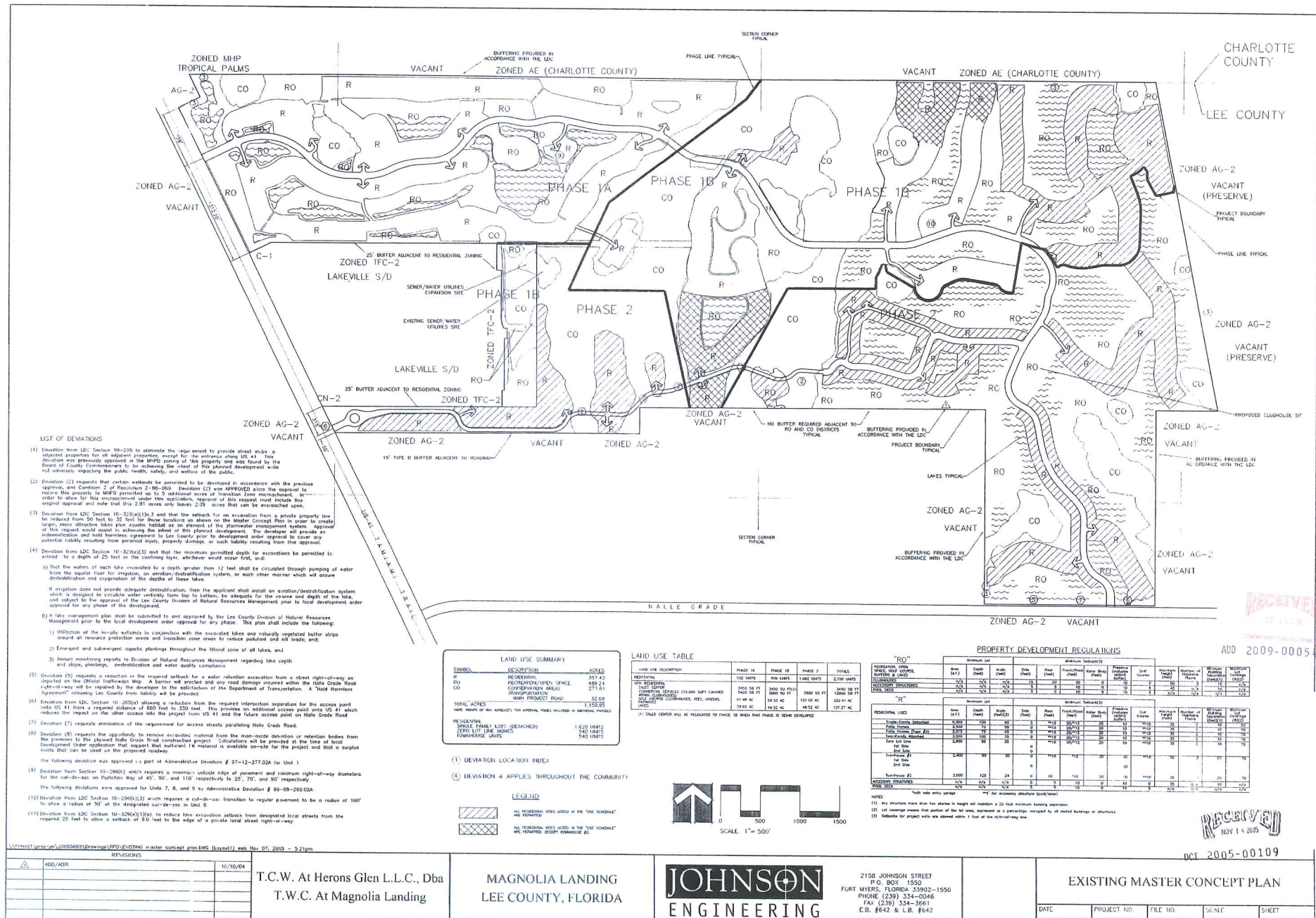
Pam Houck, Director
Division of Zoning
Department of Community Development

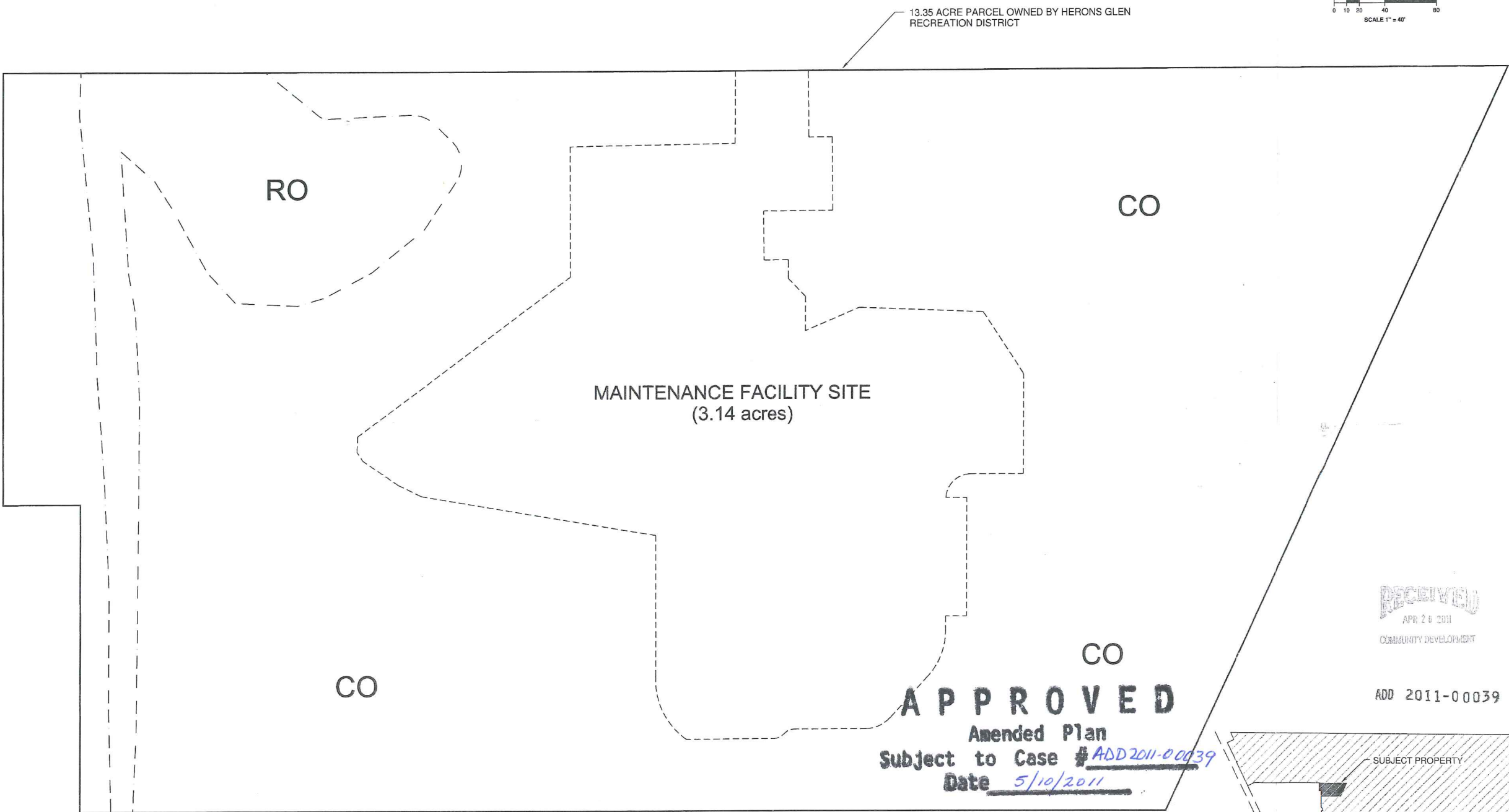
ATTACHMENTS:

- A. Approved Master Concept Plan, ADD2009-00054
- B. Approved Amended Plan depicting Actual Impacted Area for Maintenance Facility Site
- C. Site Plan depicting current versus proposed development areas.

EXHIBITS:

- A. Legal Description





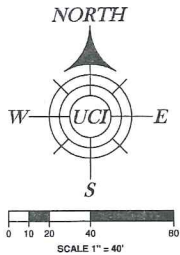
LAND USE SUMMARY:

MAINTENANCE FACILITY:	3.14 ACRES
RO AREA (RECREATION/OPEN SPACE):	1.08 ACRES
CO (CONSERVATION AREA):	9.12 ACRES
TOTAL:	13.35 ACRES

ADMINISTRATIVE AMENDMENT REQUEST:

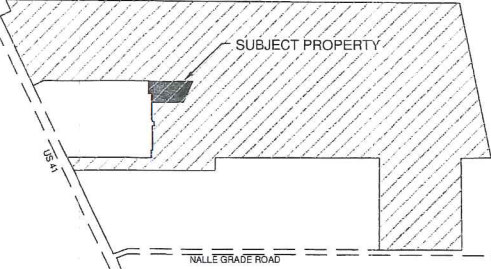
THIS REQUEST IMPACTS ONLY THE 13.35 ACRES OWNED BY HERONS GLEN RECREATION DISTRICT.

THE REQUEST IS TO MODIFY THE AREA IDENTIFIED PREVIOUSLY AS SEWER/WATER UTILITIES SITE - EXISTING & EXPANSION. THE SITE IS PRESENTLY A MAINTENANCE FACILITY SITE AS THE RESULT OF ADD2009-00054.



RECEIVED
APR 26 2011
COMMUNITY DEVELOPMENT

ADD 2011-00039



MAGNOLIA LANDING MCP
(not to scale)

ATTACHMENT B

H-3.B Approved MCP

SCALE: As Shown	DESIGN BY: DEM	DATE: 4-12-11	DATE: 4-12-11
CAD FILE: 08-0016	CHECKED BY: DEM	DATE: 4-12-11	DATE: 4-12-11
DRAWN BY: Herons Glen Golf Maint.	DESIGNED BY: David E. McKee, P.E.	DATE: 4-12-11	DATE: 4-12-11
SHEET: 1 of 1	PROFESSIONAL ENGINEER	DATE: 4-12-11	DATE: 4-12-11
	P.E. #8847 STATE OF FLORIDA	DATE: 4-12-11	DATE: 4-12-11
		Herons Glen Maintenance Facility	Herons Glen Maintenance Facility
		Part of Magnolia Landing MCP	Part of Magnolia Landing MCP
		DCI 2005-00109	DCI 2005-00109
		(part of) STRAP NO. 04-43-24-00-00001.00A0	(part of) STRAP NO. 04-43-24-00-00001.00A0
		(part of) MASTER CONCEPT PLAN	(part of) MASTER CONCEPT PLAN

Exhibit AA-3.C.1.

Commencing at the Southeast corner of Section No. 1 Unit No. 2, LAKEVILLE, as recorded in Plat Book 10, Page 48, Public Records of Lee County, Florida, thence run North 00° 11'07" West, for a distance of 205.00 feet; thence North 89°48'53" East, for a distance of 25.00 feet; thence North 00°11'07" West, for a distance of 650.00 feet; thence North 89°48'53" East for a distance of 35.48 feet; thence North 00° 11'07" West, for a distance of 125.00 feet; thence South 89°48'53" West, for a distance of 39.71 feet to the point of intersection with a non-tangent curve; thence run Northerly along an arc of a curve to the right of radius 236.25 feet (delta 31°56'41") (chord bearing North 16°09'28" West) (chord 130.02 feet), for a distance of 131.72 feet; thence North 00°11'07" West, for a distance of 361.50 feet to the Point of Beginning. From said beginning point continue North 00°11'07" West, for a distance of 238.50 feet; thence South 89°8'53" West, for a distance of 60.00 feet; thence North 00°11'07" West, for a distance of 335.35 feet; thence North 89°48'47" East for a distance of 1169.25 feet; thence South 24° 38' 53" West, for a distance of 635.31 feet; thence South 90° 00'00" West for a distance of 843.42 feet to the Point of Beginning.

RECEIVED
APR 20 2011

COMMUNITY DEVELOPMENT

APPROVED
LEGAL

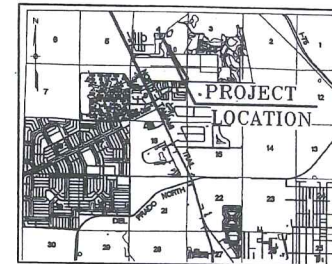
69 4/25/11

ADD 2011-00039

EXHIBIT A

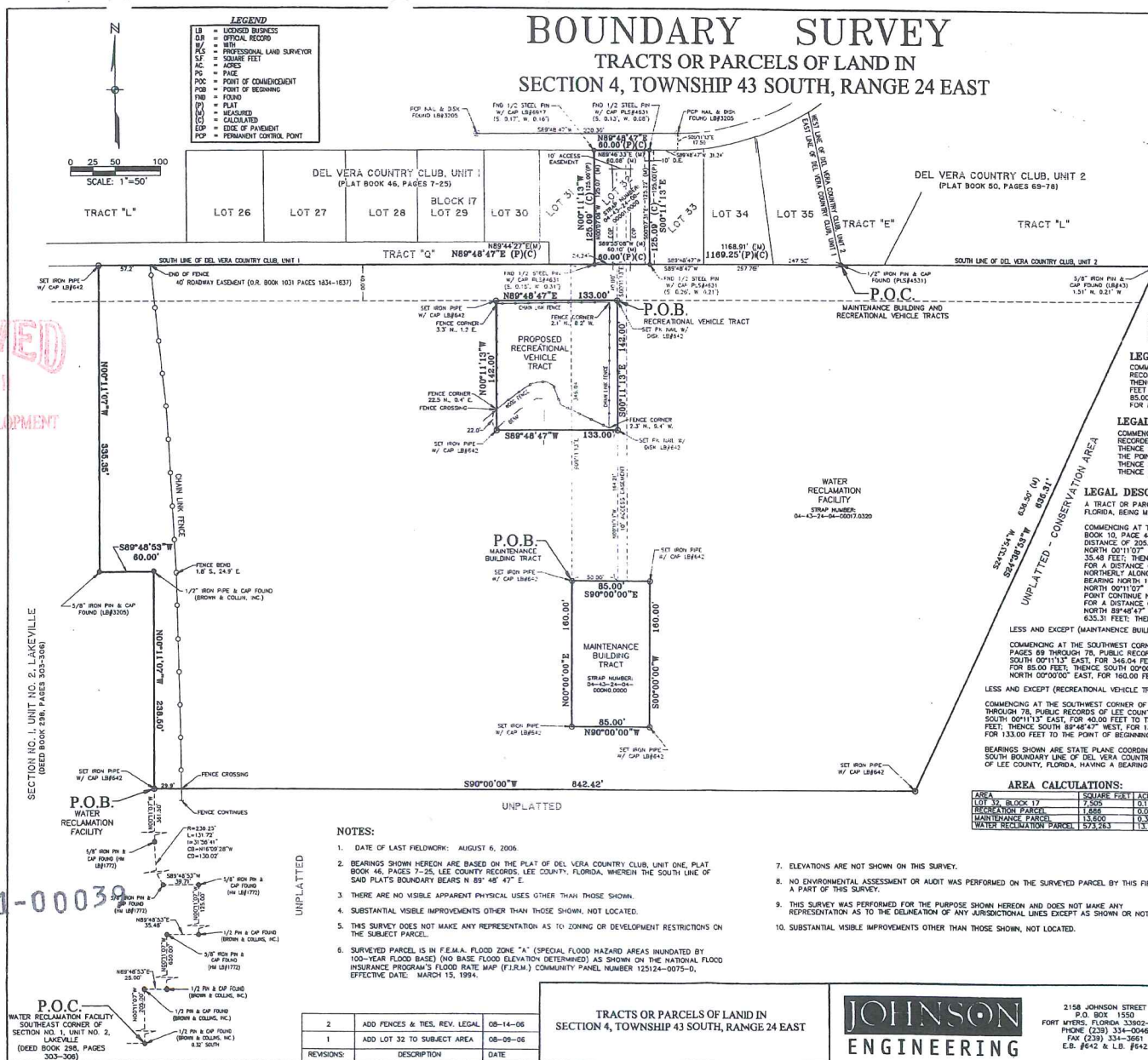
BOUNDARY SURVEY

TRACTS OR PARCELS OF LAND IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 24 EAST



LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION FOR LOT 32:
LOT 32, BLOCK 17 OF "DEL VERA COUNTRY CLUB UNIT 1", RECORDED IN PLAT BOOK 46, PAGES 7 THROUGH 25, PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

LEGAL DESCRIPTION FOR MAINTENANCE BUILDING TRACT:
COMMENCING AT THE SOUTHWEST CORNER OF TRACT "E" OF "DEL VERA COUNTRY CLUB UNIT 2", RECORDED IN PLAT BOOK 50, PAGES 69 THROUGH 78, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°48'47" WEST, FOR 297.76 FEET; THENCE SOUTH 00°11'13" EAST, FOR 346.04 FEET; THENCE SOUTH 00°00'00" WEST, FOR 160.00 FEET; THENCE NORTH 89°48'47" WEST, FOR 85.00 FEET; THENCE NORTH 00°00'00" EAST, FOR 160.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR RECREATIONAL VEHICLE TRACT:
COMMENCING AT THE SOUTHWEST CORNER OF TRACT "E" OF "DEL VERA COUNTRY CLUB UNIT 2", RECORDED IN PLAT BOOK 50, PAGES 69 THROUGH 78, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°48'47" WEST, FOR 297.76 FEET; THENCE SOUTH 00°11'13" EAST, FOR 346.04 FEET TO THE POINT OF BEGINNING. FROM SAID BEGINNING POINT RUN SOUTH 00°11'13" EAST, FOR 142.00 FEET; THENCE SOUTH 89°48'47" WEST, FOR 133.00 FEET; THENCE NORTH 00°11'13" EAST, FOR 142.00 FEET; THENCE NORTH 89°48'47" EAST, FOR 133.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR WATER RECLAMATION FACILITY:
A TRACT OR PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION NO. 1, UNIT NO. 2, LAKEVILLE, AS RECORDED IN PLAT BOOK 10, PAGE 48, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN NORTH 00°11'07" WEST, FOR A DISTANCE OF 205.00 FEET; THENCE NORTH 89°48'53" EAST, FOR A DISTANCE OF 25.00 FEET; THENCE NORTH 00°11'07" WEST, FOR A DISTANCE OF 650.00 FEET; THENCE NORTH 89°48'53" EAST, FOR A DISTANCE OF 35.48 FEET; THENCE NORTH 00°11'07" WEST, FOR A DISTANCE OF 125.00 FEET; THENCE SOUTH 89°48'53" WEST, FOR A DISTANCE OF 39.71 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE. FROM SAID POINT OF INTERSECTION RUN NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 236.25 FEET (DELTA 31°58'41") (CHORD NORTH 00°11'07" WEST, FOR A DISTANCE OF 361.50 FEET TO THE POINT OF BEGINNING. FROM SAID BEGINNING POINT CONTINUE NORTH 00°11'07" WEST, FOR A DISTANCE OF 230.50 FEET; THENCE SOUTH 89°48'53" WEST, FOR A DISTANCE OF 80.00 FEET; THENCE NORTH 00°11'07" WEST, FOR A DISTANCE OF 335.33 FEET; THENCE NORTH 89°48'47" EAST, FOR A DISTANCE OF 116.25 FEET; THENCE SOUTH 24°38'53" WEST, FOR A DISTANCE OF 635.33 FEET; THENCE SOUTH 89°48'47" WEST, FOR A DISTANCE OF 842.42 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (MAINTENANCE BUILDING TRACT)

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "E" OF "DEL VERA COUNTRY CLUB UNIT 2", RECORDED IN PLAT BOOK 50, PAGES 69 THROUGH 78, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°48'47" WEST, FOR 297.76 FEET; THENCE SOUTH 00°11'13" EAST, FOR 346.04 FEET TO THE POINT OF BEGINNING. FROM SAID BEGINNING POINT RUN SOUTH 00°00'00" EAST, FOR 85.00 FEET; THENCE SOUTH 89°48'47" WEST, FOR 133.00 FEET; THENCE NORTH 00°11'13" EAST, FOR 142.00 FEET; THENCE NORTH 89°48'47" EAST, FOR 133.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (RECREATIONAL VEHICLE TRACT)

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "E" OF "DEL VERA COUNTRY CLUB UNIT 2", RECORDED IN PLAT BOOK 50, PAGES 69 THROUGH 78, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°48'47" WEST, FOR 297.76 FEET; THENCE SOUTH 00°11'13" EAST, FOR 346.04 FEET TO THE POINT OF BEGINNING. FROM SAID BEGINNING POINT RUN SOUTH 00°11'13" EAST, FOR 142.00 FEET; THENCE SOUTH 89°48'47" WEST, FOR 133.00 FEET; THENCE NORTH 00°11'13" EAST, FOR 142.00 FEET; THENCE NORTH 89°48'47" EAST, FOR 133.00 FEET TO THE POINT OF BEGINNING.

AREA CALCULATIONS:

AREA	SQUARE FEET	ACRES
LOT 32, BLOCK 17	7,505	0.17
RECREATIONAL VEHICLE TRACT	1,246	0.03
MAINTENANCE BUILDING TRACT	13,600	0.31
WATER RECLAMATION FACILITY	573,263	13.16

THIS SURVEY IS ONLY FOR THE BENEFIT OF:

COOLIDGE FT. MYERS REALTY, LTD.
HERONS GLEN RECREATION DISTRICT
STUMP, CALLAHAN, DIETRICH & SPEARS, P.A.
KNOTT, CONSOER, EBELINI, AND SWETT, P.A.
CHICAGO TITLE INSURANCE COMPANY

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

IN MY PROFESSIONAL OPINION, AS A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A RECENT SURVEY MADE AND PLATTED UNDER MY SUPERVISION AND MADE IN ACCORDANCE WITH CHAPTER 472.02, FLORIDA STATUTES.

K. P. G. Smith
KEVIN M. RICHARDS (FOR THE FIRM L.B. 642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 8433
DATE SIGNED: AUG 14 2006
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTES:

- DATE OF LAST FIELDWORK: AUGUST 6, 2006.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF DEL VERA COUNTRY CLUB, UNIT ONE, PLAT BOOK 46, PAGES 7-25, LEE COUNTY RECORDS, LEE COUNTY, FLORIDA, WHEREIN THE SOUTH LINE OF SAID PLAT'S BOUNDARY BEARS N 89°48'47" E.
- THERE ARE NO VISIBLE APPARENT PHYSICAL USES OTHER THAN THOSE SHOWN.
- SUBSTANTIAL VISIBLE IMPROVEMENTS OTHER THAN THOSE SHOWN, NOT LOCATED.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
- SURVEYED PARCEL IS IN FEMA FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE) (NO BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD RATE MAP (FIRM) COMMUNITY NUMBER 125124-0075-0, EFFECTIVE DATE: MARCH 15, 1994.

- ELEVATIONS ARE NOT SHOWN ON THIS SURVEY.
- NO ENVIRONMENTAL ASSESSMENT OR ADULT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM AS A PART OF THIS SURVEY.
- THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED.
- SUBSTANTIAL VISIBLE IMPROVEMENTS OTHER THAN THOSE SHOWN, NOT LOCATED.

TRACTS OR PARCELS OF LAND IN
SECTION 4, TOWNSHIP 43 SOUTH, RANGE 24 EAST

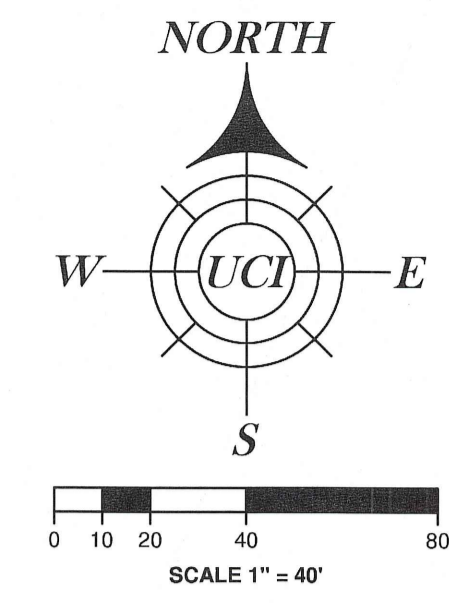
**JOHNSON
ENGINEERING**

2158 JOHNSON STREET
P.O. BOX 1530
FORT MYERS, FLORIDA 33902-1530
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. 6642 & L.B. 6642

BOUNDARY SURVEY

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
AUGUST 8, 2006	20066418	4-43-24	1" = 50'	1 OF 1

REVISIONS	DESCRIPTION	DATE
2	ADD FENCES & TIES, REV. LEGAL	08-14-06
1	ADD LOT 32 TO SUBJECT AREA	08-09-06



13.35 ACRE PARCEL OWNED BY HERONS GLEN RECREATION DISTRICT

RO

CO

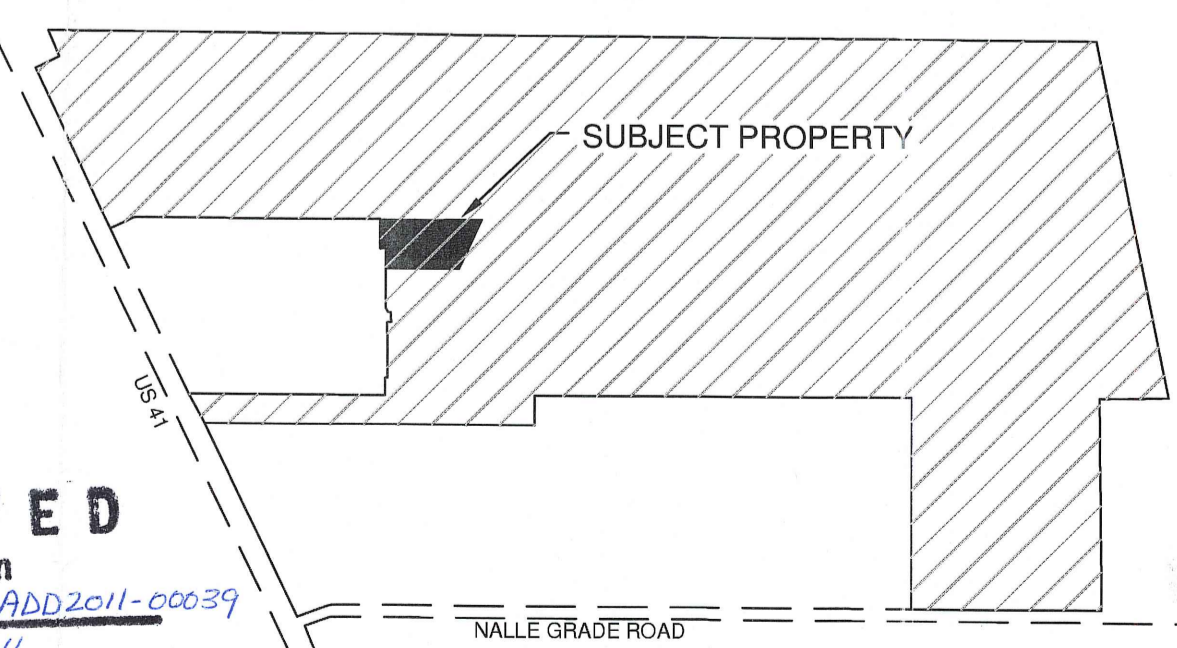
MAINTENANCE FACILITY SITE
(3.14 acres)

CO

CO

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APR 20 2011
COMMUNITY DEVELOPMENT

ADD 2011-00039



LAND USE SUMMARY:

MAINTENANCE FACILITY:	3.14 ACRES
RO AREA (RECREATION/OPEN SPACE):	1.09 ACRES
CO (CONSERVATION AREA):	9.12 ACRES
TOTAL:	13.35 ACRES

ADMINISTRATIVE AMENDMENT REQUEST:

THIS REQUEST IMPACTS ONLY THE 13.35 ACRES OWNED BY HERONS GLEN RECREATION DISTRICT.

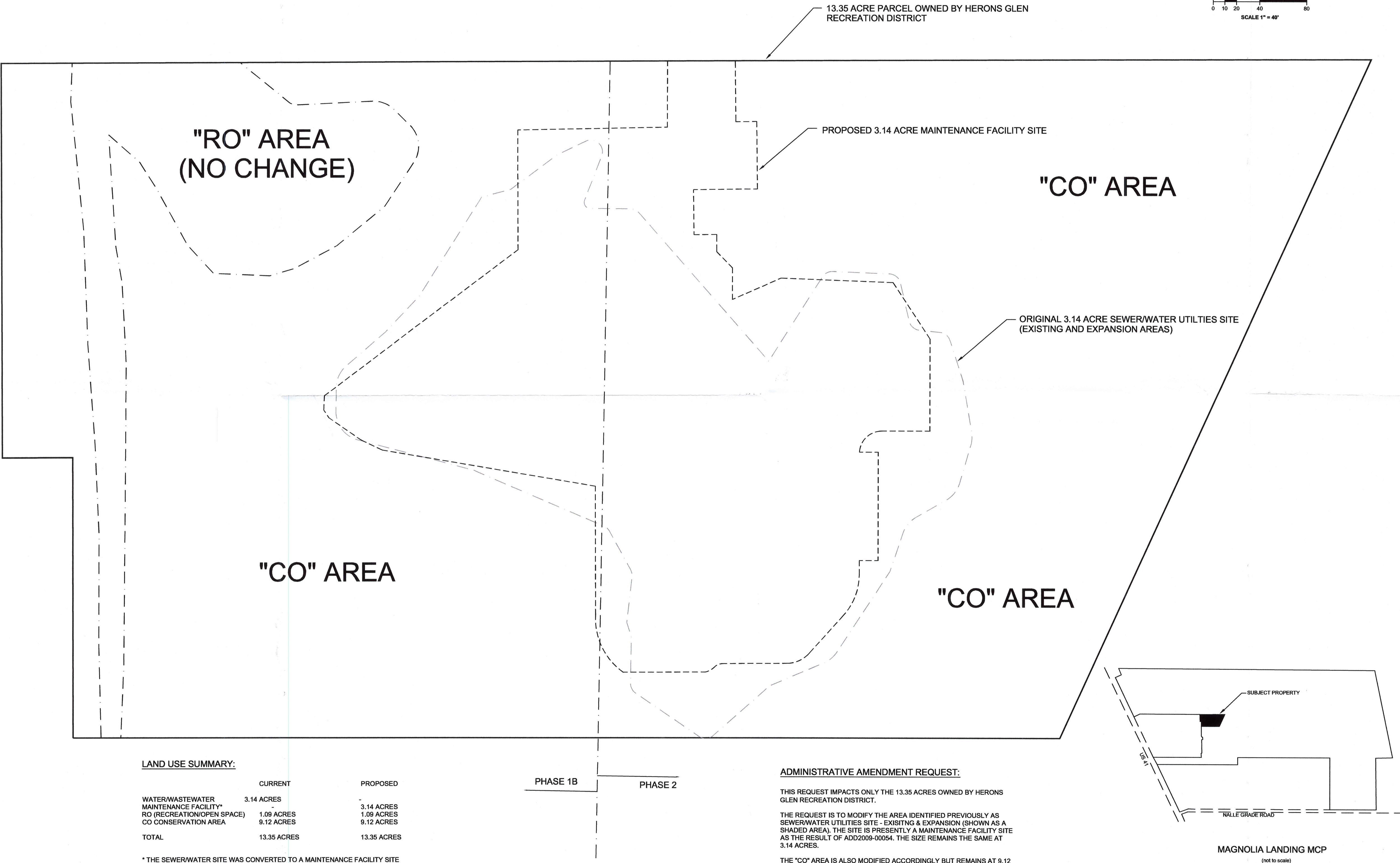
THE REQUEST IS TO MODIFY THE AREA IDENTIFIED PREVIOUSLY AS SEWER/WATER UTILITIES SITE - EXISTING & EXPANSION. THE SITE IS PRESENTLY A MAINTENANCE FACILITY SITE AS THE RESULT OF ADD2009-00054.

APPROVED
Amended Plan
Subject to Case # ADD2011-00039
Date 5/16/2011

MAGNOLIA LANDING MCP
(not to scale)

ATTACHMENT B

DATE	REVISIONS	Herons Glen Maintenance Facility Part of Magnolia Landing MCP DOI 2005-00109 (part of) STRAP NO: 04-43-24-00-00001.00A0 (part of) MASTER CONCEPT PLAN
		Herons Glen Recreation District 2250 Avenida Del Vero North Fort Myers, Florida 33917 (239) 731-4573
DESIGN BY: DEM	DESIGN BY: DEM	Lake Hickory Ventures, Inc. 22210 Fairmount Court, Estero, Florida 33928 Phone: (239) 898-4008 Fax: (239) 495-5008 Certificate of Authorization #27145 E-mail lakehickory@comcast.net
DRAWN BY: DEM	DRAWN BY: DEM	
CHECKED BY: DEM	CHECKED BY: DEM	
DATE: 4-12-11	DATE: 4-12-11	
SCALE: As Shown	SCALE: As Shown	David E. McKee, P.E. PROFESSIONAL ENGINEER P.E. NO. 10001, STATE OF FLORIDA
CAD FILE: 08-0016	CAD FILE: 08-0016	
DWG NO: Herons Glen Golf Maint.	DWG NO: Herons Glen Golf Maint.	
SHEET	SHEET	
1 of 1	1 of 1	



LAND USE SUMMARY:

	CURRENT	PROPOSED
WATER/WASTEWATER MAINTENANCE FACILITY*	3.14 ACRES	3.14 ACRES
RO (RECREATION/OPEN SPACE)	1.09 ACRES	1.09 ACRES
CO CONSERVATION AREA	9.12 ACRES	9.12 ACRES
TOTAL	13.35 ACRES	13.35 ACRES

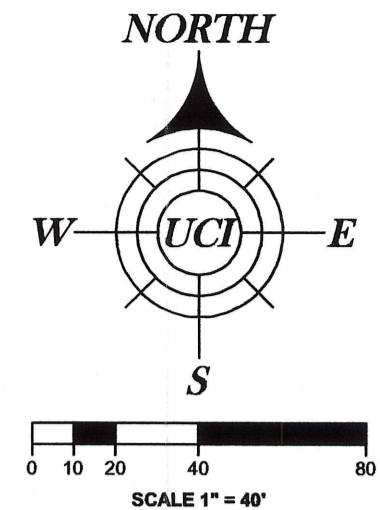
* THE SEWER/WATER SITE WAS CONVERTED TO A MAINTENANCE FACILITY SITE ON 10/22/09 VIA ADD2009-00054.

ADMINISTRATIVE AMENDMENT REQUEST:

THIS REQUEST IMPACTS ONLY THE 13.35 ACRES OWNED BY HERONS GLEN RECREATION DISTRICT.

THE REQUEST IS TO MODIFY THE AREA IDENTIFIED PREVIOUSLY AS SEWER/WATER UTILITIES SITE - EXISTING & EXPANSION (SHOWN AS A SHADED AREA). THE SITE IS PRESENTLY A MAINTENANCE FACILITY SITE AS THE RESULT OF ADD2009-00054. THE SIZE REMAINS THE SAME AT 3.14 ACRES.

THE "CO" AREA IS ALSO MODIFIED ACCORDINGLY BUT REMAINS AT 9.12 ACRES. THE "RO" AREA REMAINS UNCHANGED AT 1.09 ACRES.



SCALE: As Shown	DESIGN BY: DEM	DATE: 4-11-11	DATE: 4-11-11
CAD FILE: 08-0016	DRAWN BY: DEM	CHECKED BY: DEM	DATE: 4-11-11
ENGINEER: Herons Glen Golf Maint.	DESIGNED BY: David E. Nickles, P.E.	CHECKED BY: David E. Nickles, P.E.	DATE: 4-11-11
SHEET: 1 of 1	PROJECT: Herons Glen Golf Maint.	PROJECT: Herons Glen Golf Maint.	PROJECT: Herons Glen Golf Maint.

Lake Hickory Ventures, Inc.
22210 Fairmount Court, Estero, Florida 33928
Phone: (239) 898-4008 Fax: (239) 495-5008
Certificate of Authorization #27145
E-mail lakehickory@comcast.net

Herons Glen Recreation District
2250 Avenida Del Vera
North Fort Myers, Florida 33917
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Herons Glen Maintenance Facility
Part of Magnolia Landing MCP
DCJ 2005-00109
(part of) STRAP NO: 04-43-24-00-00001.00A0
(part of) MASTER CONCEPT PLAN

DATE	REVISIONS: