ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Quattrone and Associates, Inc. filed an application for administrative approval to a Commercial Planned Development on a project known as Alico Lakes Lot 1 CPD to:

1. **Adopt a revised Master Concept Plan reducing the total floor area from 20,000 square feet to a maximum of 10,000 square feet; and**
2. **Add the use of Recreation, commercial – Group I**
3. **Amend Condition 4 of Deviation 1 of Resolution Z-04-061 which permitted a zero (0) foot setback from the existing man-made lake.**

WHEREAS, the subject property is located at 17555 South Tamiami Trail, described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in Zoning Resolution Z-04-061 (with a subsequent extension in DCI2009-00024); 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 owner is now considering a development consisting of 10,000 square feet with site design changes; and

WHEREAS, the owner desires to include the development of an indoor commercial recreational facility (Group I); 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 existing Commercial Planned Development is **APPROVED subject to the following conditions.**

Amendments:

1. **Adopt a revised Master Concept Plan reducing the total floor area from 20,000 square feet to a maximum of 10,000 square feet; and**
2. **Add the use of Recreation, commercial – Group I**
3. **Amend Condition 4 of Deviation 1 of Resolution Z-04-061 which permitted a zero (0) foot setback from the existing man-made lake.**

Conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, stamped received on April 15, 2013. Master Concept Plan for ADD2013-00010 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **The terms and conditions of the original zoning resolution, Z-04-061, remains in full force and effect, except as amended herein.**

3. **The use of Recreation, commercial – Group I is added to the approved Schedule of Uses.**

4. **Deviation 1 of Zoning Resolution Z-04-061 is amended as follows:**

   Deviation (1) seeks relief from the §34-2194(b) requirement of a waterbody setback of 25 feet to permit a zero-foot setback from an existing man-made lake. This deviation is APPROVED, SUBJECT TO the following conditions:

   1. **The developer provide guardrails or other protection deemed necessary at the Development Order stage; and**
   2. **Approval is limited to development consistent with the approved MCP; and**
   3. **<u>The zero-foot setback is only approved for the building, parking lot, and dock on Lot 1 as shown on the approved MCP; and</u>**
   4. **The developer must also install a one-foot high berm along the easterly edge of the parking area on Lot 1 where it abuts the lake and the developer must install ~~vegetation according to a planting plan approved by County staff~~ <u>a double staggered native shrub hedge row along the berm planted at 24" in height and maintained at 36" in height</u>.**

5. **Deviation 2 of Zoning Resolution Z-04-061 is deleted. The approved revised Master Concept Plan demonstrates compliance with the Land Development Code and it is no longer needed.**

6. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

DULY SIGNED this 25th day of April, A.D., 2013.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS • PLANNERS

RECEIVED
FEB 07 2013
COMMUNITY DEVELOPMENT
ADD 2013-00010

LEGAL DESCRIPTION
OF AN EASEMENT LYING IN
SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

(LOT 1, ALICO LAKES CPD 1)

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LOT 1, AS SHOWN ON THE RECORD PLAT OF ALICO LAKES CPD 1, AS RECORDED IN PLAT BOOK 45, AT PAGES 12 & 13, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID LOT 1, AS SHOWN ON SAID RECORD PLAT OF ALICO LAKES CPD 1; THENCE S.24°21'30"E., ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 867.36 FEET; THENCE S.65°38'30"W., ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 205.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 1 AND THE EASTERLY RIGHT OF WAY OF U.S. 41; THENCE N.24°21'30"W., ALONG THE WESTERLY LINE OF SAID LOT 1, AND THE EASTERLY RIGHT OF WAY OS U.S. 41, A DISTANCE OF 398.68 FEET THENCE N.00°44'02"W., LEAVING THE EASTERLY RIGHT OF WAY OF U.S. 41, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 511.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.98 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 1, ALICO LAKES CPD 1 AS BEING S.24°21'30"E.

METRON SURVEYING & MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION LB# 7071

8/20/12

DENIS J. O'CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5430

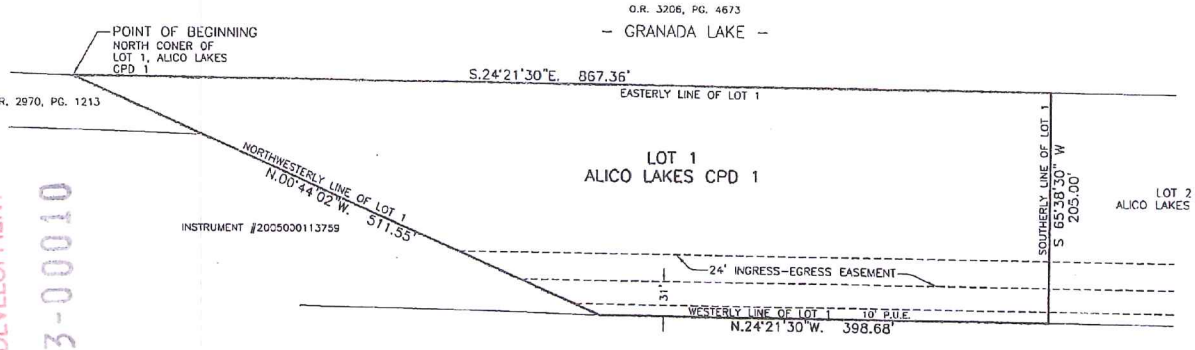
2-14-13
APPROVED
LEGAL

10970 S.CLEVELAND AVE., SUITE #605 • FORT MYERS, FLORIDA 33907 PHONE (239) 275-8575 • FAX (239) 275-8457
www.metronfl.com

EXHIBIT A

SKETCH

OF A PARCEL LYING IN
SECTION 7, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



U.S. 41 (S.R. 45)

2-14-13
APPROVED
LEGAL

RECEIVED
FEB 07 2013
COMMUNITY DEVELOPMENT
ADD2013-00010

*** THIS IS NOT A SURVEY ***

8/20/12

DENIS J. O'DONNELL, JR., PROFESSIONAL SURVEYOR AND MAPPER LS# 3430 DATE SIGNED

LEGEND:

(P) = PLAT
(M) = MEASURED
℄ = CENTER LINE
R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK
PG. = PAGE
I.D. = IDENTIFICATION
O.R. = OFFICIAL RECORD BOOK
P.U.E. = PUBLIC UTILITY EASEMENT

TITLE: SKETCH OF DESCRIPTION

METRON
SURVEYING & MAPPING
LAND SURVEYORS-PLANNERS
LB# 7071

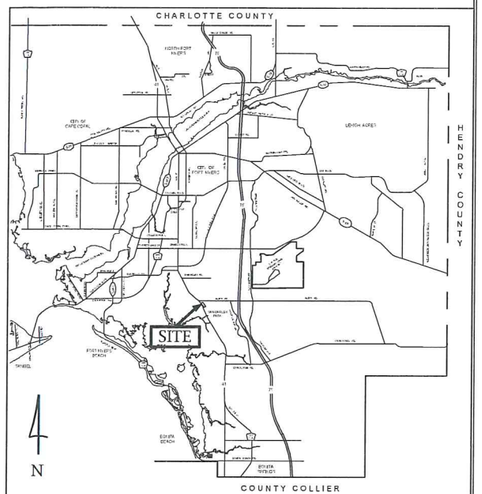
10970 S. CLEVELAND AVENUE,
SUITE 1605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457
www.metronft.com

FILE NAME:		PROJECT NO.:	SHEET:
12384SK.DWG		12384	2 OF 2
SURVEY DATE:	DRAWN BY: / SCALE:	CHECKED BY:	FILE NO. (S-T-R)
8-17-12	DJO / NOT TO SCALE	DJO	7-46-25

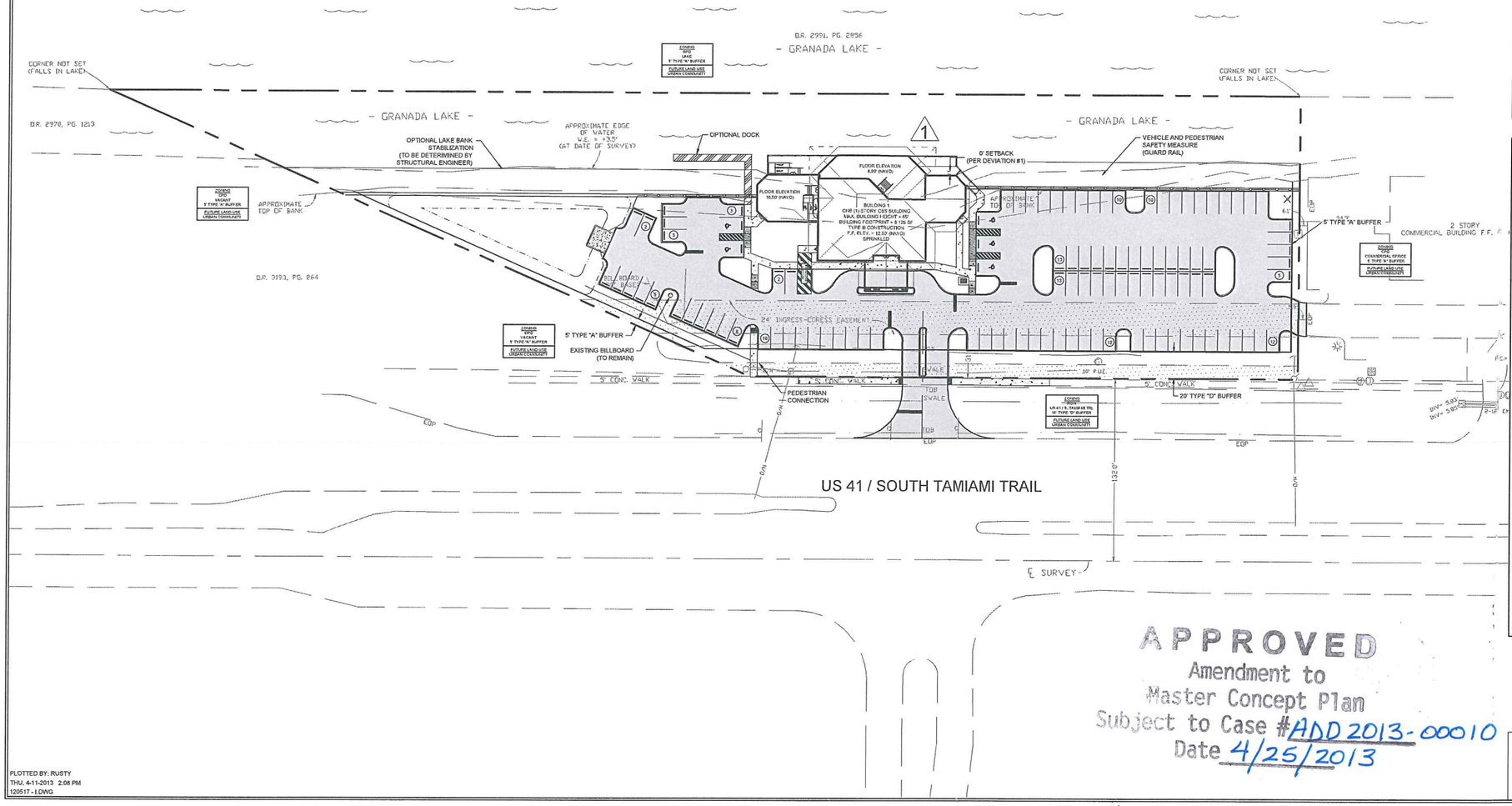
ALICO LAKES LOT 1 CPD

LOCATED IN SECTION 26, TOWNSHIP 45-S, RANGE 25-E, LEE COUNTY, FLORIDA

H-2.B.2
MASTER CONCEPT PLAN
ADD2013-00010



ALICO LAKES LOT 1 CPD
LOCATION MAP
(NOT TO SCALE)



PROJECT SUMMARY

ZONING/REZONING
CPD to CPD

STRAP #'s
07-46-25-07-00000.0010

PROJECT ACREAGE
2.98 ACRES (129,768 SF)

PROJECT INTENSITY
BUILDINGS: 8,125 SF FOOTPRINT

OPEN SPACE REQUIRED (SMALL PROJECT)
20% OPEN SPACE RQD: 25,954 SF (0.60 AC)
25% CAN BE WATER: 6,489 SF
75% MUST BE UPLAND: 19,466 SF

OPEN SPACE PROVIDED
WATER SURFACE: 44,555 SF (1.02 AC)
OPEN SPACE UPLAND: 31,330 SF (0.72 AC)

DEVIATIONS

1 0' SETBACK FROM EDGE OF WATER

NORTH
40' 80'
SCALE 1"= 40'

APPROVED
Amendment to
Master Concept Plan
Subject to Case #ADD2013-00010
Date 4/25/2013

RECEIVED
APR 15 2013
COMMUNITY DEVELOPMENT

ADD 2013-00010

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

PLOTTED BY: RUSTY
THU, 4-11-2013 2:08 PM
120517-1.DWG

ALICO LAKES LOT 1 CPD

LOCATED IN SECTION 26, TOWNSHIP 45-S, RANGE 25-E, LEE COUNTY, FLORIDA

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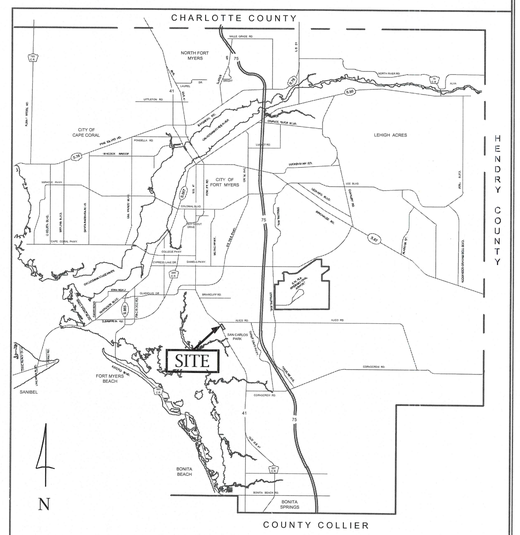

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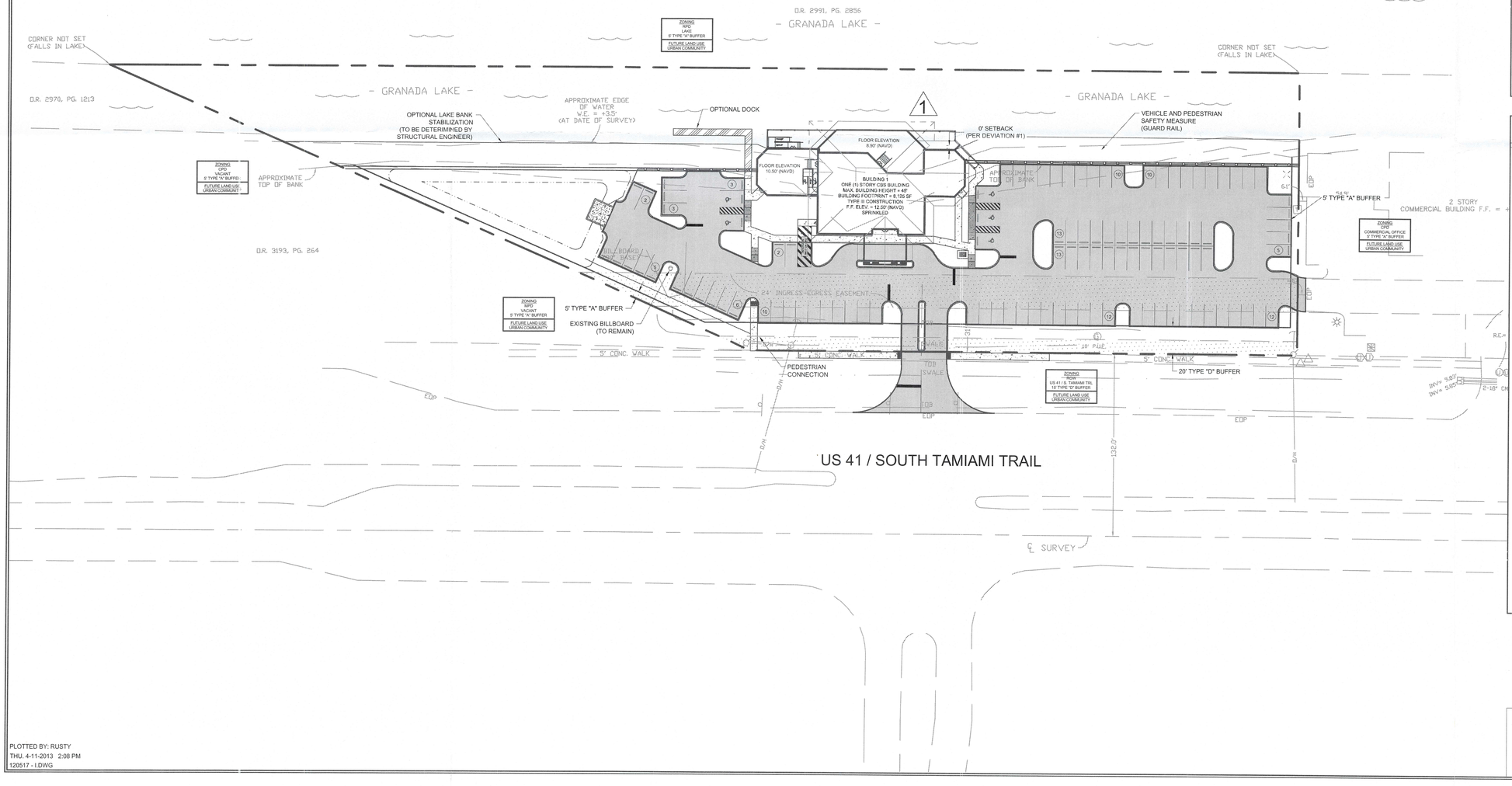
(NOT TO SCALE)



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