

ADMINISTRATIVE AMENDMENT (PD) ADD2016-00120

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Paul H. Freeman Trust filed an application for an administrative amendment to a Residential Planned Development on a project known as Timberwalk South (Parcel M-2) **to amend the RPD to reflect an existing access point to Three Oaks Community Park and relocate a proposed right-in, right-out, resident only, secondary access point onto Three Oaks Parkway shifting the access approximately 475 feet to the south on property located off Three Oaks Parkway**, described more particularly as:

LEGAL DESCRIPTION: In Section 10, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in Resolution Number Z-91-083 (with subsequent amendments in Case Number 96-05-322.12A, Case Number 96-05-332.12A 03.01, Case Number 95-10-289.12A, SEZ2005-00012 and ADD2008-00167 communication tower), and Resolution Z-07-027); and

WHEREAS, the subject property is designated as Urban Community on the Future Land Use Map of the Lee County Comprehensive Plan Category (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 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, a concurrent amendment to the Development of Regional Impact Development Order has been processed and adopted by Lee County finding no substantial deviation to the DRI Development Order and no adverse impacts; 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 **to reflect an existing access point to Three Oaks Community Park and relocate a proposed right-in, right-out, resident only, secondary access point onto Three Oaks Parkway**

shifting the access approximately 475 feet to the south on property located off Three Oaks Parkway is **APPROVED**, subject to the following conditions:

1. The terms and conditions of the original zoning resolution, as amended, remain in full force and effect, except as amended by this action.
2. The Development must be in compliance with the amended Master Concept Plan found as Exhibit B of this action.
3. 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 Zoning Manager 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 passed, adopted, and electronically signed on 1/30/2017 by

Audra Ennis, Zoning Manager
Lee County Community Development

APPROVED
ADD2016-00120
Chick Jakacki, Planner
Lee Co Division of Zoning
7/6/2016

EXHIBIT "A"

DESCRIPTION:

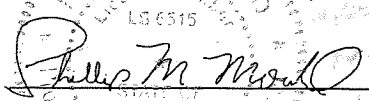
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

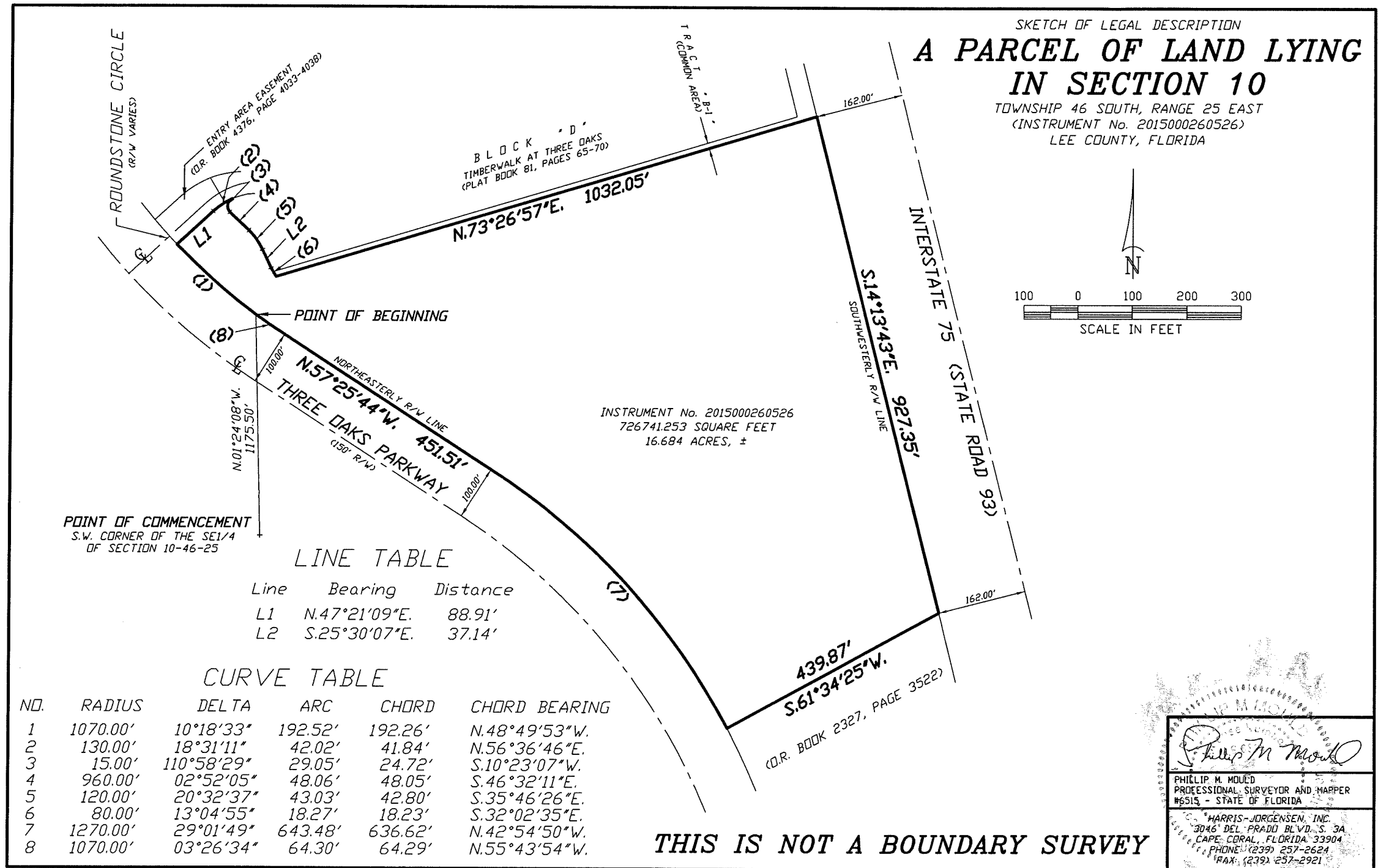
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE AFORESAID SECTION 10; THENCE RUN NORTH 01°24'08" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (S.E. 1/4) FOR 1175.50 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (100 FEET FROM CENTERLINE AS SHOWN ON RIGHT-OF-WAY SKETCH PREPARED BY AIM ENGINEERING & SURVEYING, INC., PROJECT NO. 02-8240 AND DATED OCTOBER 31, 2003) AND THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE; THENCE RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 192.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 1070.00 FEET, A DELTA OF 10°18'33", A CHORD BEARING OF NORTH 48°49'53" WEST, AND A CHORD DISTANCE OF 192.26 FEET; THENCE RUN NORTH 47°21'09" EAST, FOR 88.91 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY FOR 42.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 130.00 FEET, A DELTA OF 18°31'11", A CHORD BEARING OF NORTH 56°36'46" EAST, AND A CHORD DISTANCE OF 41.84 FEET TO A POINT OF CUSP; THENCE RUN SOUTHWESTERLY FOR 29.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 15.00 FEET, A DELTA OF 110°58'29", A CHORD BEARING OF SOUTH 10°23'07" WEST, AND A CHORD DISTANCE OF 24.72 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHEASTERLY FOR 48.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 960.00 FEET, A DELTA OF 02°52'05", A CHORD BEARING OF SOUTH 46°32'11" EAST, AND A CHORD DISTANCE OF 48.05 FEET; THENCE RUN SOUTHEASTERLY FOR 43.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 120.00 FEET, A DELTA OF 20°32'37", A CHORD BEARING OF SOUTH 35°46'26" EAST, AND A CHORD DISTANCE OF 42.80 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 25°30'07" EAST, FOR 37.14 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY FOR 18.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 80.00 FEET, A DELTA OF 13°04'55", A CHORD BEARING OF SOUTH 32°02'35" EAST, AND A CHORD DISTANCE OF 18.23 FEET; THENCE RUN NORTH 73°26'57" EAST FOR 1032.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (162.00 FEET FROM CENTERLINE); THENCE RUN SOUTH 14°13'43" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 927.35 FEET; THENCE RUN SOUTH 61°34'25" WEST, FOR 439.87 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY, SAID POINT BEING ON A CURVE; THENCE RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE (RADIAL TO THE PREVIOUSLY DESCRIBED LINE) FOR 643.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 1270.00 FEET, A DELTA OF 29°01'49", A CHORD BEARING OF NORTH 42°54'50" WEST, AND A CHORD DISTANCE OF 636.62 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 57°25'44" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 451.51 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 64.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 1070.00 FEET, A DELTA OF 03°26'34", A CHORD BEARING OF NORTH 55°43'54" WEST, AND A CHORD DISTANCE OF 64.29 FEET TO THE POINT OF BEGINNING.

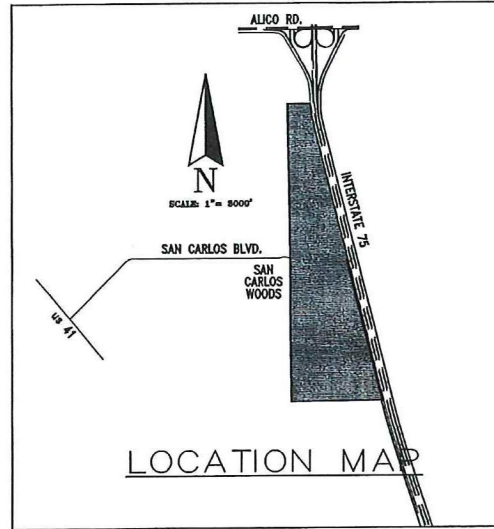
BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE AFORESAID SECTION 10 AS BEING NORTH 01°24'08" WEST.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT GRANTED FOR THE BENEFIT OF THE ABOVE DESCRIBED PROPERTY AS SET FORTH IN THAT CERTAIN ENTRY AREA EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 4376, PAGE 4033, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LS 6515


PHILLIP M. MOULD
 LS #6515
 MAY 24, 2016





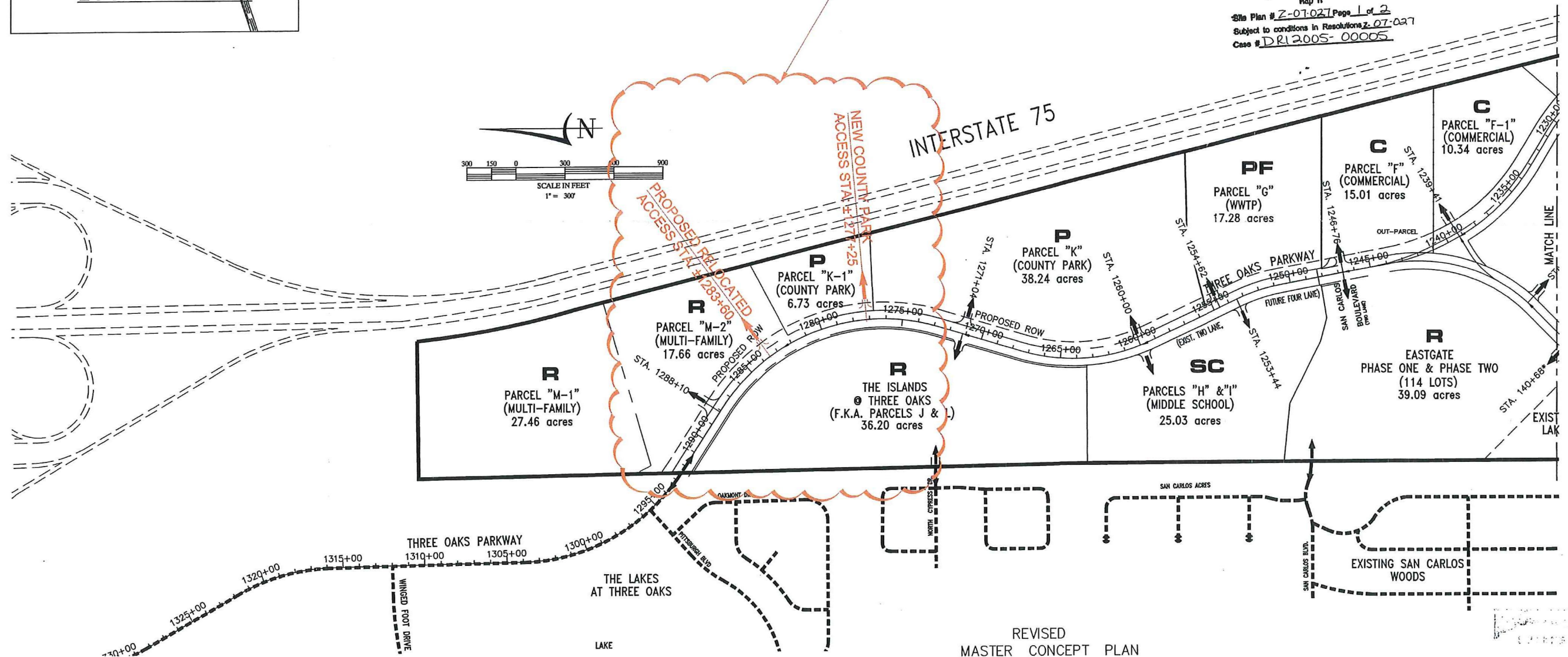
LEGEND

- R** - RESIDENTIAL
- C** - COMMERCIAL
- P** - COUNTY PARK
- PF** - PUBLIC FACILITIES
- SC** - SCHOOL
- PR/WM** - PRESERVE

DESCRIPTION	AREA (ACRES)	PARAMETERS
- RESIDENTIAL TRACTS + R/W	309.32 ACRES	
TOTAL	49.01 ACRES	2,500 D.U.'s
- COMMERCIAL	25.35 ACRES	158,799 SF
- COUNTY PARK	44.97 ACRES	-
- PUBLIC FACILITIES	17.28 ACRES	-
- SCHOOL	25.03 ACRES	-
- PRESERVE	23.80 ACRES	-
TOTAL	494.76 ACRES	-

SEE ATTACHED
ACCESS EXHIBIT

APPROVED
Map H
Site Plan # Z-07-027 Page 1 of 2
Subject to conditions in Resolution Z-07-027
Case # DRI 2005-00005



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT MAP H

2005-00005

* STATIONS FOR THESE C's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

EXHIBIT B

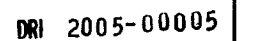
REVISION
DATE
REMARKS
CHG. BY

SOURCE, INC.
ENGINEERS, PLANNERS
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239) 549-2345 FAX (239) 549-6779

JOB NO.
110-05-87
SHEET NO.
C-1
DATE
4-21-89
DRAWN BY
JGH
FILE NAME
05-110



Site Plan # Z-07-027 Page 2 of 2
Subject to conditions in Resolutions Z-07-027
Case # DR12005-00005



COMMUNITY DEVELOPMENT

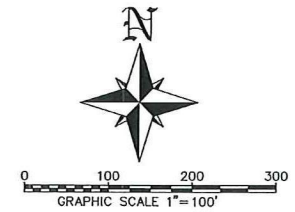
EXHIBIT MAP H

EXHIBIT B

 TIMOTHY E. FUGH, P.E. FLORIDA LICENSE NUMBER 42041 DATE SEP 08 2006	 SOURCE, INC. ENGINEERS • PLANNERS Engineering Building 2307 1334 LAFAYETTE STREET * CAPE CORAL, FL 33904 TELEPHONE (239)549-2345 FAX (239)549-6779	JOB NO. 110-08-87 SHEET NO. C-2 OF _____ DATE _____ DRAWN BY: JEH FILE NAME: _____ 4-21-89
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* STATIONS FOR THESE C's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

S:\JDBS\24XX\2406RG\ZONING\2406RG MCP PARCEL M-2.DWG 6/15/2016 11:20 AM STEVE JOHNSON



2406RG

EXHIBIT B

PREPARED FOR:		</	
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