

ADMINISTRATIVE AMENDMENT (PD) ADD2017-00177

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Place at Corkscrew, LLC filed an application for an administrative amendment to a Residential Planned Development on a project known as Corkscrew Farms **to permit the development of a Real Estate Sales Office**; and

WHEREAS, the property is located along the north side of Corkscrew Road, east of Alico Road, described more particularly in Exhibit A; and

WHEREAS, the property was originally rezoned by the adoption of Resolution Number Z-15-025 (with a subsequent amendment in Case Number ADD2016-00149); and

WHEREAS, the subject property is located in the Density Reduction Groundwater Resource/Environmental Enhancement and Preservation 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 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 **to permit the development of a real estate sales office** within this Residential Planned Development is **APPROVED, subject to the following conditions:**

1. **The terms and conditions of the original zoning resolution, as amended, remains in full force and effect, except as granted in this action.**
2. **Development of the real estate sales office must be in compliance with the Sales Center Plan, Exhibit B.**

3. **No development order or permit for the real estate sales office may be granted until the re-plat for Place at Corkscrew has been recorded in the public records of the Lee County Clerk of Court. The applicant for the development order and permit must demonstrate the recorded plat accurately depict real estate sales office is not being developed on any easements or rights-of-way.**
4. **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 12/21/2017 by

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits:

- A. Legal Description
- B. Site Plan

EXHIBIT A

CASE NUMBER: ADD2017-00177

LEGAL DESCRIPTION:

TRACT U, TRACT R, AND TRACT P-3, PLACE AT CORKSCREW,
SECTION 24, TOWNSHIP 46 SOUTH, RANGE 26 EAST, A
SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, ON
FILE AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT
COURTS, LEE COUNTY, FLORIDA, AT INSTRUMENT NUMBER
2017000047719

STRAP NUMBERS:

24-46-26-L4-0100U.0000

24-46-26-L4-010P3.0000

24-46-26-L4-0100R.0000

REVIEWED
ADD2017-00177
Mike Laskowski, Planning
Technician
Lee County - DCD Planning
10/27/2017

