RESCINDED

AMENDED ADMINISTRATIVE AMENDMENT (PD) ADD2017-00038

AMENDED ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

THIS RESOLUTION IS RESCINDED DUE TO THE INABILITY TO DEMONSTRATE COMPLIANCE WITH LDC SEC. 33-1401.

ADD2017-00038 IS NULL AND VOID

This Resolution has been SUPERSEDED and REPLACED by ADD2017-00038A signed 3/8/18

WHEREAS, RR Copperhead LLC filed an application for an administrative amendment to a Mixed Use Planned Development on a project known as Classic Hills Golf Community, AKA Copperhead to amend the schedule of uses for Block #7 to include Assisted Living Facility, Independent Living Facility and Continuing Care Facility on property located in Lehigh, described more particularly as:

LEGAL DESCRIPTION: In Section 06, Township 45 South, Range 27 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in resolution number Z-99-079 (with subsequent amendments in case number ADD2003-00031 and ADD2006-00187); and

WHEREAS, the subject property is located in the Central Urban 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 applicant wishes to include Assisted Living Facility, Continuing Care Facility and Independent Living Facility to the Schedule of Uses for Block #7 of this Mixed-Use Planned Development; and

WHEREAS, the density equivalency for the proposed uses will be in compliance with the Land Development Code Sections 34-1414 and 34-1494; and

WHEREAS, this request is not proposing any changes to the approved Master Concept Plan; and

WHEREAS, the applicant has held a public informational meeting in the Lehigh Acres Planning Community, as required by the Land Development Code Sec 33-1401, on March 23, 2017 to discuss the proposed amendment to the schedule of uses for this MPD; and

RESCINDED

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 an amendment to Mixed Use Planned Development to amend the schedule of uses for Block #7 to include Assisted Living Facility, Independent Living Facility and Continuing Care Facility is **APPROVED.**

Approval is subject to the following conditions:

1. **The terms, conditions and Master Concept Plan of the original zoning resolutions remain in full force and effect, except as amended herein.**

2. **The Schedule of Uses for this project is hereby amended to include Assisted Living Facility, Independent Living Facility and Continuing Care Facility for Residential Block #7 only.**

3. **The density equivalency for the proposed uses shall be in compliance with the Land Development Code Sections 34-1414 and 34-1494.**

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.**

This Resolution has been SUPERSEDED and REPLACED by ADD2017-00038A signed 3/8/18

Duly passed, adopted, and electronically signed on 8/31/2017 by

Audra Ennis, Zoning Manager
Lee County Community Development

Attachment: Exhibit “A” Legal Description