ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Neal Communities of Southwest Florida LLC filed an application for an administrative amendment to a Residential Planned Development on a project known as Windsong to modify the master concept plan to allow the lake to be located a minimum of 25 feet from Blasingim Road right-of-way instead of the minimum of 50 feet; and

WHEREAS, the site is located in South Fort Myers, described more particularly as STRAP Number: 17-45-25-L1-2200L.00CE

ATTACHED AS EXHIBIT “A”

WHEREAS, the property was originally rezoned in resolution number Z-16-024; and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the subject property has an approved development order DOS2017-00094; and

WHEREAS, granting of this administrative deviation will reduce the planting area but will not reduce the general tree quantity required per Condition 5 of Z-16-024 and as approved in DOS2017-00094; and

WHEREAS, a minor change to DOS2017-00094 will be required to reflect the setback changes and adjustments to the plant material proposed (**see Exhibit B**); 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 for an amendment to Residential Planned Development is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the amended Master Concept Plan, dated June 29, 2018. Master Concept Plan for ADD2018-10017 is hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit C.**

2. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended in 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 8/27/2018 by

Audra Ennis, Zoning Manager
Lee County Community Development

Attachments:
Exhibit A Legal Description
Exhibit B Easement Exhibit dated July 13, 2018
Exhibit C Master Concept Plan dated July 29, 2018

EXHIBIT A

CASE NUMBER: ADD2018-10017

LEGAL DESCRIPTION

WINDSONG, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT 2018000148213, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

REVIEWED
ADD2018-10017
Daniel Munt, Planner
Lee County DCD
8/7/2018

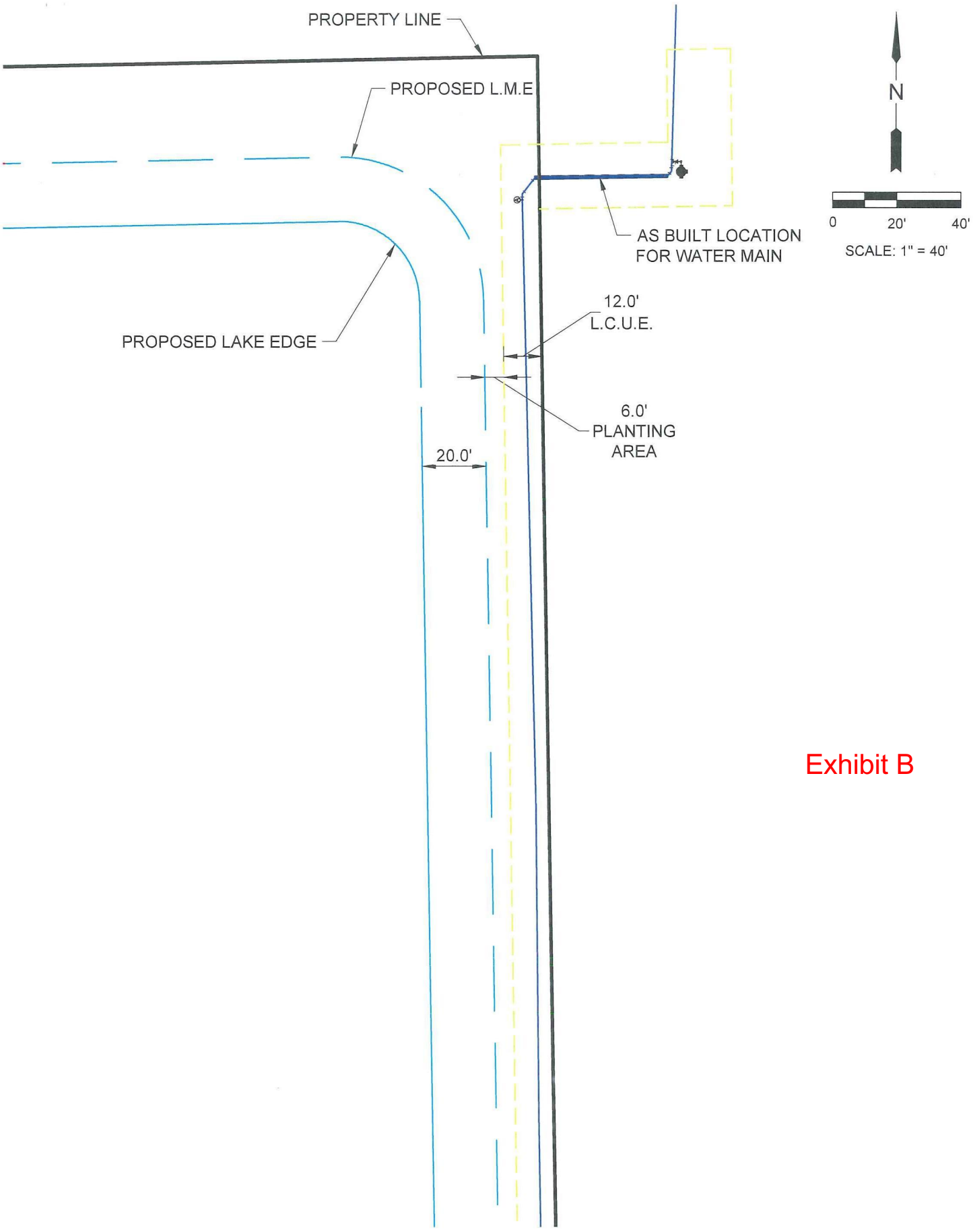


Exhibit B

J.R. EVANS ENGINEERING

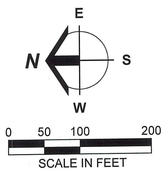
WINDSONG

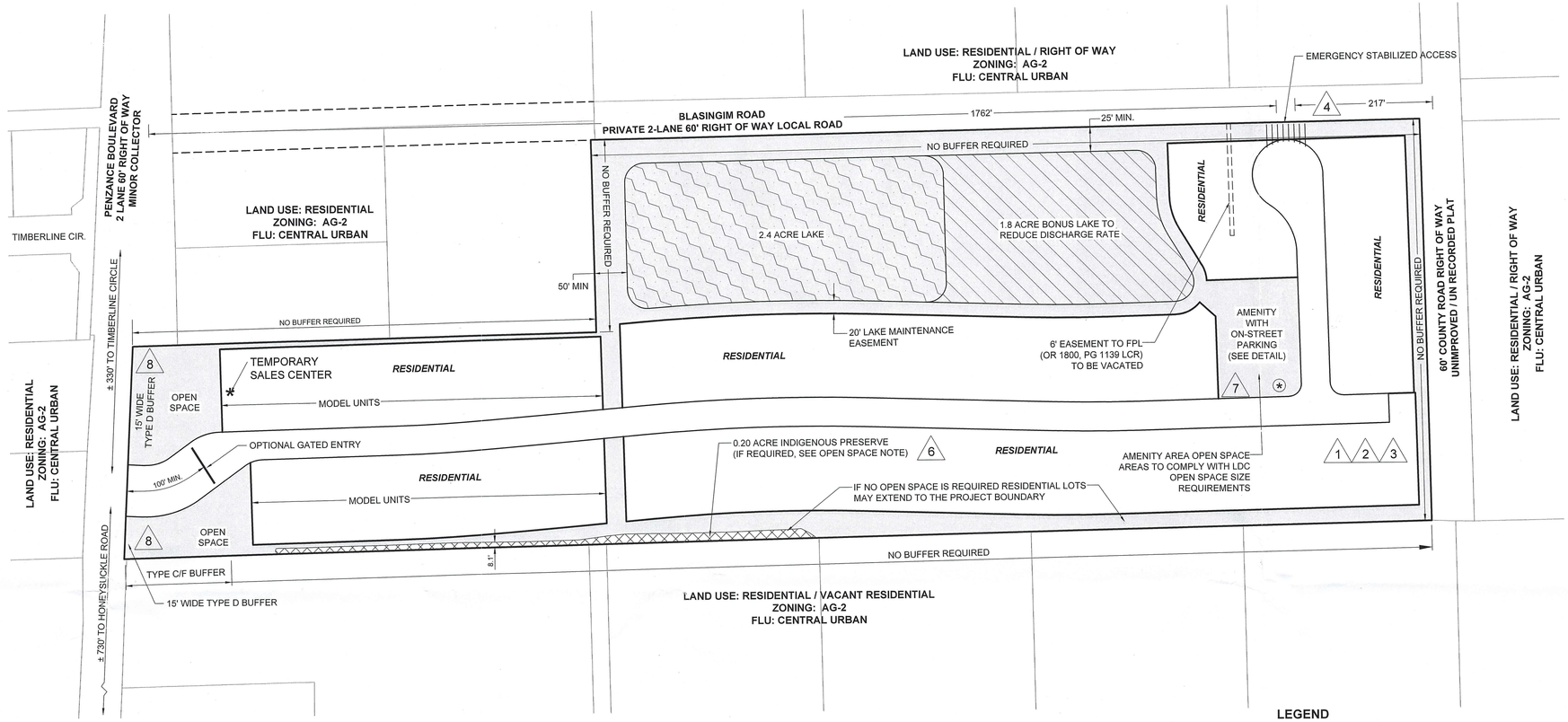
EASEMENT EXHIBIT

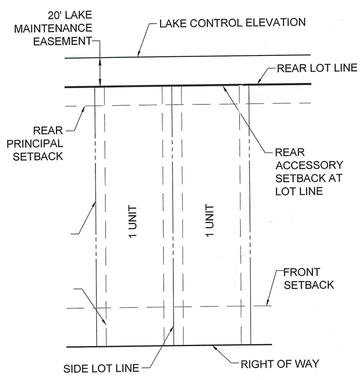
0029800-BASE(2018-07-12).DWG

July 13, 2018

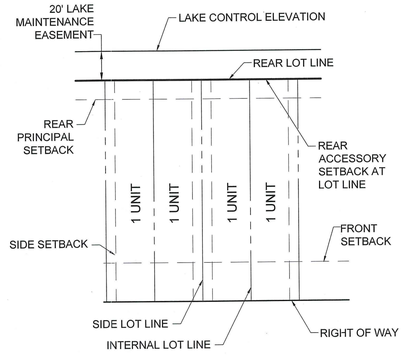
ADD2018-10017 Lee County ePlan







SINGLE FAMILY
TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED
TYPICAL LOT DETAIL

LEGEND

LAKE	COMMON OPEN SPACE AREAS
BONUS LAKE TO REDUCE DISCHARGE	DEVIATION REQUEST (#)
INDIGENOUS PRESERVE	LOADING AREA (*)

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE

24.11 @ 40% = 9.60 AC

PROVIDED OPEN SPACE

PRESERVE	0.20 AC
LAKE & BONUS LAKE (9.6 @ 44%) (5)	4.22 AC
LAKE SLOPE	0.99 AC
AMENITY	0.47 AC
REAR YARD DRAINAGE & PERIMETER BERM	3.72 AC
TOTAL	9.60 AC

REQUIRED INDIGENOUS PRESERVE

9.60 @ 50% = 4.80 AC

PROVIDED INDIGENOUS PRESERVE

PROVIDED = 0.20 AC

NOTE:
NO OPEN SPACE OR INDIGENOUS PRESERVE IS REQUIRED IF THE FOLLOWING CONDITIONS ARE MET:

1. MINIMUM SINGLE FAMILY DETACHED LOT SIZE = 6500 SF
2. MINIMUM TWO-FAMILY ATTACHED LOT SIZE = 3750 SF
3. MAXIMUM LOT COVERAGE RESIDENTIAL LOT COVERAGE = 40%

IF ABOVE CRITERIA IS MET DEVIATION 5 AND ASSOCIATED CONDITIONS OF DEVIATION 5 ARE NOT APPLICABLE.

Exhibit C

J.R. EVANS ENGINEERING, P.A.
9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVANSENGINEERING.COM

J.R. EVANS ENGINEERING

BLASINGIM ROAD RPD

MASTER CONCEPT PLAN

#	DATE	REVISIONS
1	07/11/16	PER LEE COUNTY
2	08/22/16	SECOND SUFFICIENCY
3	09/27/16	REVISE OPEN SPACE TABLE
4	05/17/18	REVISE MINIMUM LAKE SETBACK

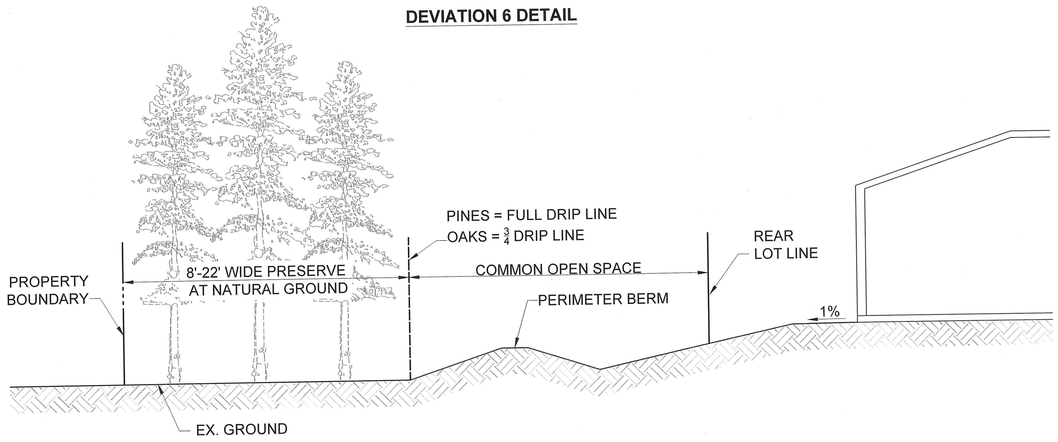
CHRISTOPHER R. MITCHELL P.E.
FL. LICENSE NO. 56740
FL. COA # 29226

PROJECT #: 29800E0301

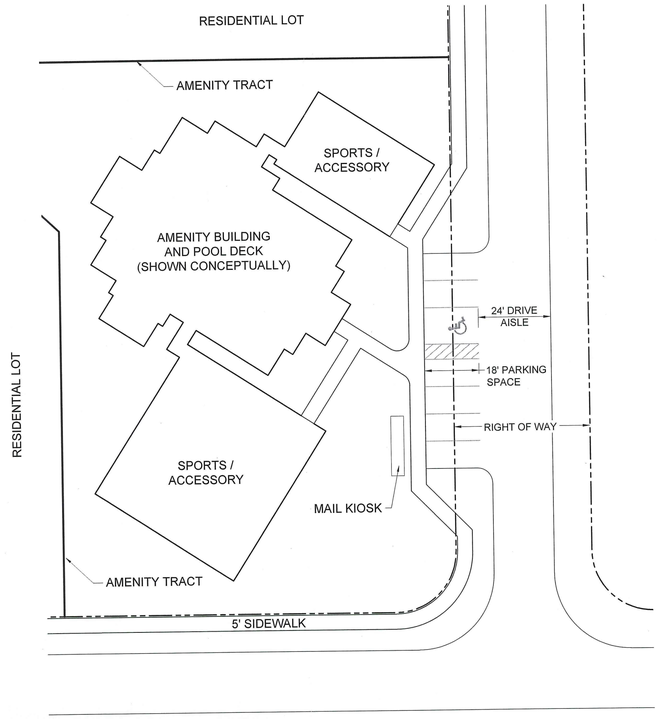
SHEET: 1 OF 2

ADD2018-10017 Lee County ePlan

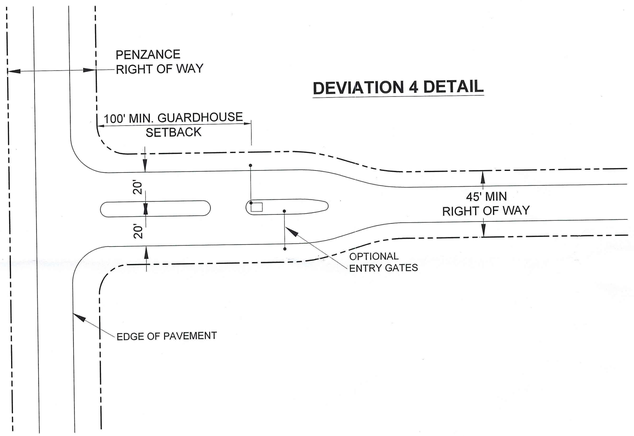
DEVIATION 6 DETAIL



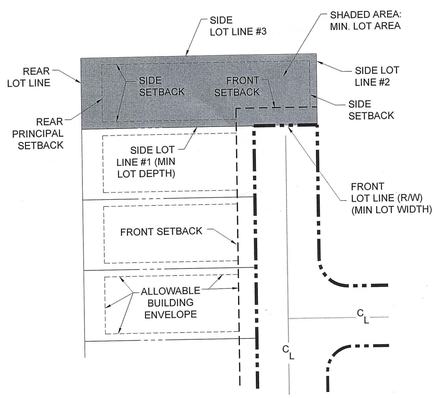
DEVIATION 7 DETAIL



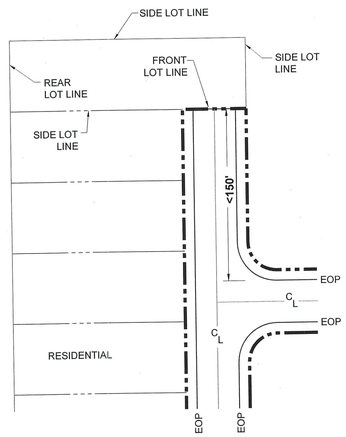
DEVIATION 4 DETAIL



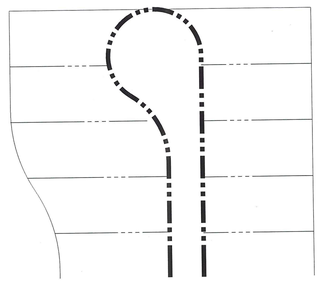
DEVIATION 3 LOT SIZE DETAIL



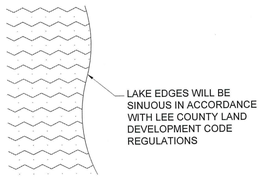
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



CUL-DE-SAC DESIGN DETAIL



SINUOUS LAKE SHORELINE DETAIL



J.R. EVANS ENGINEERING, P.A.
9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVANSENGINEERING.COM

J.R. EVANS ENGINEERING

BLASINGIM ROAD RPD

DETAILS AND DEVIATIONS

#	DATE	REVISIONS
1	07/11/16	PER LEE COUNTY
2	08/22/16	SECOND SUFFICIENCY
3	09/27/16	REVISE OPEN SPACE TABLE
4	09/17/18	REVISE MINIMUM LAKE SETBACK

CHRISTOPHER R. MITCHELL P.E.
FL. LICENSE NO. 56740
FL. COA # 29226

PROJECT #: 29800E0302

SHEET: 2 OF 2

Q:\LAND 2017\29800E - PENZANCE VILLAS\00000E-00 DESIGN & PERMITTING\00-AUTOCAD\EXHIBITS\00000E03 - MCP\00000E03 DWG 09/17/2018 3:25 PM