

ADMINISTRATIVE AMENDMENT (PD) ADD2019-00196

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Thomas Joseph Tiefenthaler/Manuks Development, LLC filed an application for an administrative amendment to a Commercial Planned Development on a project known as Summerlin Square to:

- **Amend the Master Concept Plan to allow the development of two buildings each on a separate lot, instead of the current design allowing development of one building;**
- **Amend the buffer and open space requirements to those allowed in the Mixed Use Overlay.**
- **Amend Conditions 1 and 2 of Resolution Number Z-12-009 to note that two buildings, each building on a separate, minimum one (1) acre lot, can be built.**

WHEREAS the property is located at 11200 & 11250 Summerlin Square Drive, described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 46 South, Range 24 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in Resolution Number Z-12-009 (with no subsequent amendments); and

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

WHEREAS, Lee Plan Map 1 Page 6 of 7 also designates the subject as Mixed Use Overlay; 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 desires to amend the zoning to allow for the development of two parcels, each with a building, and amending the required buffer and open space requirements within the development; 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 Commercial Planned Development is **APPROVED, subject to the following conditions:**

Amendments:

- **Amend the Master Concept Plan to allow the development of two buildings each on a separate lot, instead of the current design allowing development of one building;**
- **Amend the buffer and open space requirements to those allowed in the Mixed Use Overlay.**
- **Amend Conditions 1 and 2 of Resolution Number Z-12-009 to note that two buildings, each building on a separate, minimum one (1) acre lot, can be built.**

Conditions:

1. **The terms and conditions of the original zoning resolution (Z-12-009) remain in full force and effect, except as amended by this action.**
2. **Condition 1 (Resolution Number Z-12-009) is hereby amended as follows:**

Development of this project must be consistent with the one-page Master Concept Plan entitled "Summerlin Square CPD," ~~stamped RECEIVED APR 09 2012 COMMUNITY DEVELOPMENT (see Exhibit C), found as Exhibit B to this action,~~ except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Development is limited to ~~one~~ 20,335 square feet of floor area. ~~square feet building.~~

3. **Condition 1.a. (Resolution Number Z-12-009) is hereby amended as follows:**

Site Development Regulations

Minimum Lot Area and Dimensions:

Minimum Lot Area: 2.06 acres one (1) acre

Minimum Lot Width: 100 feet

Minimum Lot Depth: 100 feet

Minimum setbacks:

**Street: 50 feet from Summerlin Road
25 feet from Summerlin Square Drive**

Side: 15 feet

Rear: 25 feet (Summerlin Square Drive)

Max. Lot Coverage: 35 percent
Max. Building Height: 50 feet (2-Story)
Open Space: ~~20~~ 10 percent (Minimum)
Building Space: ~~Maximum 20,335 square feet one building.~~

4. Condition 3.a. (Resolution Number Z-12-009) is amended as follows:

Open Space:

- a. Prior to local development order approval, the development order plans must delineate a minimum total of ~~0.41 acres (20 percent)~~ 0.2 acres open space within the planned development. Each lot is required to provide 0.1 acres of open space.
5. 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 2/7/2020

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits:

- A. Legal Description
- B. Master Concept Plan

EXHIBIT A

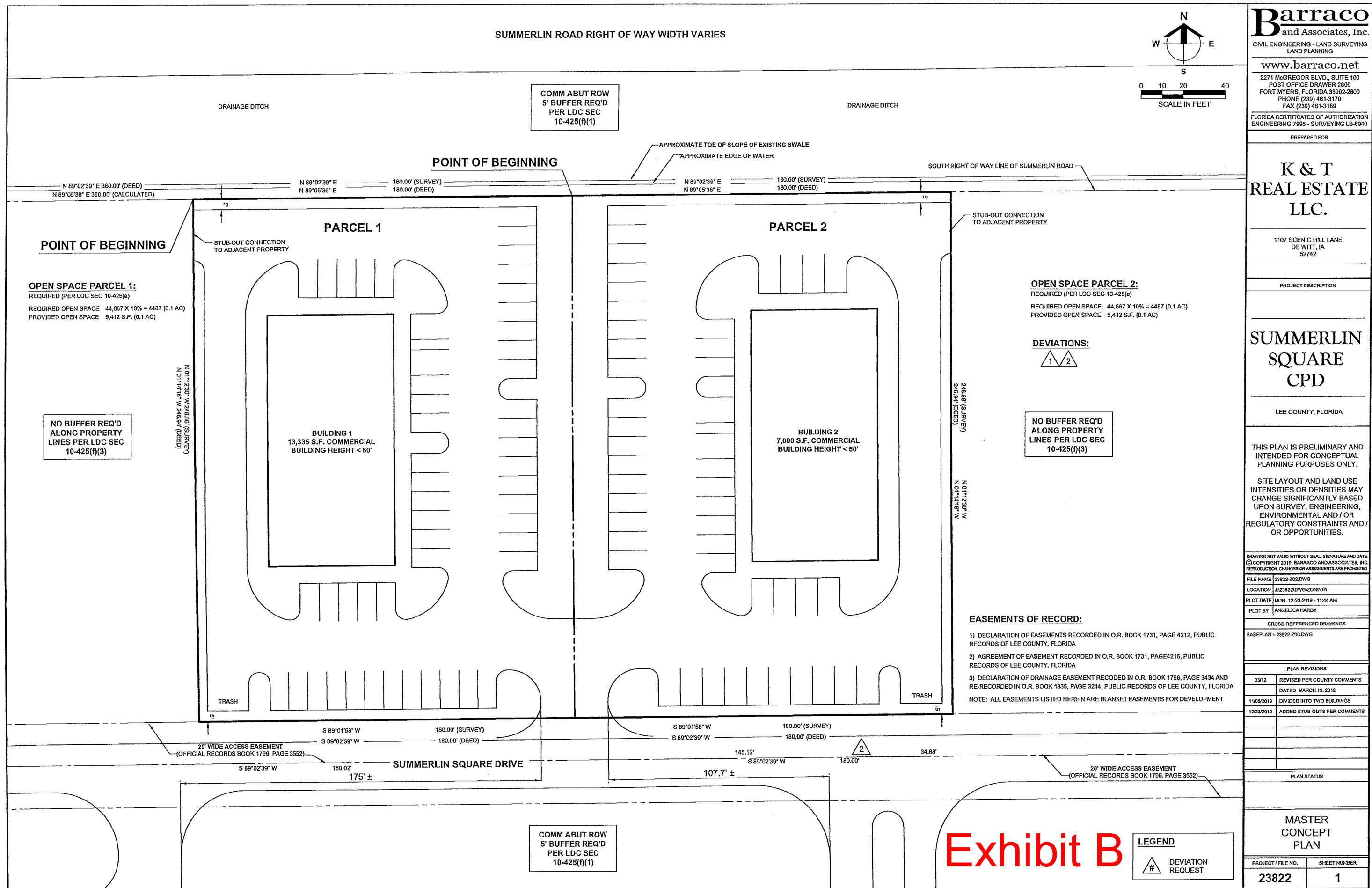
CASE NUMBER: ADD2019 -00196

STRAP NUMBERS

07-46-24-00-00005.1060

07-46-24-00-00005.1070

***REVIEWED
ADD2019-00196
Daniel Munt, Planner
Lee County DCD
12/6/2019***



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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR
**K & T
REAL ESTATE
LLC.**
1107 SCENIC HILL LANE
DE WITT, IA
52742

PROJECT DESCRIPTION
**SUMMERLIN
SQUARE
CPD**
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS AND /
OR OPPORTUNITIES.

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FILE NAME	23822-202.DWG
LOCATION	R23822DWGZONING
PLOT DATE	MON, 12-23-2019 - 11:44 AM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS
BASEPLAN = 23822-200.DWG

PLAN REVISIONS	
03/12	REVISED PER COUNTY COMMENTS
	DATED MARCH 13, 2012
11/08/2019	DIVIDED INTO TWO BUILDINGS
12/23/2019	ADDED STUB-OUTS PER COMMENTS

PLAN STATUS
**MASTER
CONCEPT
PLAN**

PROJECT / FILE NO.	SHEET NUMBER
23822	1