

ADMINISTRATIVE AMENDMENT (FPA) - ADD2001-00043

ADMINISTRATIVE AMENDMENT  
BONITA SPRINGS, FLORIDA

WHEREAS, Long Bay Partners, LLC filed an application for Final Zoning Plan Approval to a Residential Planned Development on a project known as Marcello at Mediterra on property located at Corso Mediterra Circle/Marcello Way, described more particularly as:

LEGAL DESCRIPTION: In Section 02, Township 48 South, Range 25 East, Bonita Springs, Florida:

See Exhibit A (attached)

WHEREAS, the property was originally rezoned in accordance with resolution number Z-99-074 (case number 99-05-191.03Z 01.01); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans; and

WHEREAS, Condition 3 of resolution number Z-99-074, requires Final Plan Approval for vertical development within the Mediterra RPD; and

WHEREAS, the applicant has requested Final Plan Approval for the development of 31 single family residential lots; and

WHEREAS, the applicant has requested a deviation from Land Development Code Section 10-291(3) which requires, where practical, any residential development of more than five acres must provide two or more means of ingress or egress for the development to permit the proposed subdivision with only one means of ingress and egress; and

WHEREAS, the deviation was requested as the proposed Marcello subdivision is located between a portion of the golf course, two lakes, and a large preserve area and has only one access point from the central internal spine road; and

WHEREAS, at the time the Mediterra RPD was approved it was found consistent with LDC Section 10-291(3) because the overall development will have access to two, possibly three, arterial roads external to the project; and

WHEREAS, staff has determined that the requested deviation therefore, is not required; and

WHEREAS, the proposed development is in compliance with the property development regulations approved in accordance with resolution Z-99-074; 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 Final Zoning Plan Approval to the Mediterra Residential Planned Development for a single family residential subdivision known as Marcello is **APPROVED subject to the following conditions:**

1. **The development of the subject property must be in compliance with the two page site plan entitled "Marcello At Mediterra (Parcel 114)" prepared by Barraco and Associates, Inc., and stamped received at Community Development on May 4, 2001. This site plan for ADD2001-00043 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. The terms and conditions of the original zoning resolution and any amending resolutions remain in full force and effect.

DULY SIGNED this 17<sup>th</sup> day of May, A.D., 2001.

BY: Mary Gibbs  
Mary Gibbs, Director  
Department of Community Development

**RECEIVED**  
MAY 18 2001

**DESCRIPTION**  
**MEDITERRA PARCEL 114**  
**Section 2, Township 48 S, Range 25 E PERMIT COUNTER**  
**Lee County, Florida**

A tract or parcel of land lying in Section 2, Township 48 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows;

From the southwest corner of the southwest quarter (SW 1/4) of said Section 2 run N 88° 57' 27" E along the south line of said fraction for 1708.49 feet; thence run N 01° 02' 33" W perpendicular to the south line of said fraction for 720.99 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run N 37° 18' 52" W for 161.04 feet; thence run N 49° 29' 45" W for 208.53 feet to a point of curvature; thence run northerly along the arc of said curve to the right of radius 450.00 feet (delta 59° 14' 25") (chord bearing N 19° 52' 32" W) (chord 444.82 feet), for 465.27 feet to a point of tangency; thence run N 09° 44' 40" E for 544.60 feet; thence run N 06° 01' 20" E for 272.94 feet to a point of curvature; thence run northerly along the arc of said curve to the left of radius 150.00 feet (delta 40° 22' 22") (chord bearing N 14° 09' 51" W) (chord 103.52 feet), for 105.70 feet to a point of reverse curvature; thence run northerly along the arc of said curve to the right of radius 450.00 feet (delta 49° 22' 38") (chord bearing N 09° 39' 43" W) (chord 375.92 feet) for 387.81 feet to a point of tangency; thence run N 15° 01' 36" E for 254.41 feet; thence run N 19° 05' 03" E for 317.52 feet; thence run S 73° 40' 36" E for 57.28 feet; thence run S 67° 50' 16" E for 158.80 feet; thence run S 13° 20' 48" W for 161.91 feet to a point on a non tangent curve; thence run southerly along the arc of said curve to the right of radius 70.00 feet (delta 125° 23' 19") (chord bearing S 05° 10' 28" E) (chord 124.40 feet) for 153.19 feet to a point of reverse curvature; thence run southwesterly along the arc of said curve to the left of radius 85.00 feet (delta 36° 14' 58") (chord bearing S 39° 23' 43" W) (chord 52.88 feet) for 53.78 feet to a point of tangency; thence run S 21° 16' 14" W for 110.04 feet; thence run S 68° 43' 46" E for 25.00 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 40.00 feet (delta 49° 33' 42") (chord bearing S 43° 56' 55" E) (chord 33.53 feet), for 34.60 feet to a point of tangency; thence run S 19° 10' 05" E for 110.14 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left of radius 55.00 feet (delta 37° 49' 03") (chord bearing S 38° 04' 36" E) (chord 35.65 feet), for 36.30 feet to a point of reverse curvature; thence run southeasterly along the arc of said curve to the right of radius 120.00 feet (delta 29° 28' 18") (chord bearing S 42° 14' 59" E) (chord 61.05 feet) for 61.73 feet to a point of tangency; thence run S 27° 30' 49" E for 174.98 feet; thence run South for 157.86 feet; thence run S 87° 36' 24" E for 56.81 feet to a point of curvature; thence run easterly along the arc of said curve to the right of radius 70.00 feet (delta 05° 08' 00") (chord bearing S 85° 02' 23" E) (chord 6.27 feet), for 6.27 feet to a point of tangency; thence run S 82° 28' 23" E for 15.09 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 40.00 feet (delta 57°

05' 38") (chord bearing S 53° 55' 34" E) (chord 38.23 feet), for 39.86 feet to a point of tangency; thence run S 25° 22' 45" E for 187.18 feet to a point of curvature; thence run southerly along the arc of said curve to the right of radius 120.00 feet (delta 62° 25' 25") (chord bearing S 05° 49' 57" W) (chord 124.37 feet), for 130.74 feet to a point of tangency; thence run S 37° 02' 39" W for 142.93 feet to a point of curvature; thence run southerly along the arc of said curve to the left of radius 30.00 feet (delta 31° 01' 20") (chord bearing S 21° 31' 59" W) (chord 16.05 feet), for 16.24 feet to a point of tangency; thence run S 06° 01' 20" W for 214.49 feet to a point of curvature; thence run southerly along the arc of said curve to the right of radius 1,090.00 feet (delta 07° 23' 38") (chord bearing S 09° 43' 08" W) (chord 140.56 feet), for 140.66 feet to a point of reverse curvature; thence run southerly along the arc of said curve to the left of radius 30.00 feet (delta 49° 19' 54") (chord bearing S 11° 14' 59" E) (chord 25.04 feet) for 25.83 feet to a point of tangency; thence run S 35° 54' 57" E for 49.98 feet to a point of curvature; thence run southeasterly along the arc of said curve to the right of radius 120.00 feet (delta 22° 17' 09") (chord bearing S 24° 46' 22" E) (chord 46.38 feet), for 46.68 feet to a point of tangency; thence run S 13° 37' 48" E for 92.58 feet to a point of curvature; thence run southeasterly along the arc of said curve to the left of radius 180.00 feet (delta 27° 34' 54") (chord bearing S 27° 25' 15" E) (chord 85.82 feet), for 86.65 feet to a point of tangency; thence run S 41° 12' 42" E for 126.15 feet to a point on a non tangent curve; thence run southerly along the arc of said curve to the right of radius 69.99 feet (delta 88° 09' 02") (chord bearing S 02° 52' 46" W) (chord 97.37 feet) for 107.68 feet to a point on a non-tangent line; thence run S 20° 45' 17" E for 15.02 feet to a point of curvature; thence run southwesterly along the arc of said curve to the left of radius 1,400.00 feet (delta 16° 58' 09") (chord bearing S 60° 45' 39" W) (chord 413.12 feet) for 414.63 feet to the POINT OF BEGINNING.

Containing 26.37 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the south line of the (SW 1/4) of said section 2 to bear N 88° 57' 27" E.

SEE SURVEY IN FILE

Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

RECEIVED  
MAY 18 2001

PERMIT COUNTER

21526

Description 2-7-01

Applicant's Legal Checked

by Jm 5/10/01

ADD 2001-00043



**MEDITEERRA RPD DEVIATIONS (APPLICABLE)**

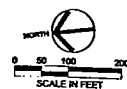
- [illegible]

**MEDICINA REQUESTED DIVISIONS**

- ⚠** DEVIATION FROM MFC SECTION 14.11 (2), WHICH REQUIRES PERSONNEL ASSIGNMENTS/WORKING TIMES TO PROVIDE TWO-ON-MORE MEANS OF EGRESS/EXIT, TO ALLOW A SINGLE PERSON TO THE DRIVE/CHUTE.

### MINIMUM SETBACK REQUIREMENTS

- 20 FROM RETAIL TO PROPERTY LINE  
 20 FROM RETAIL TO PROPERTY LINE FOR RAIL STREET BRIDGE  
 20 RETAIL TO PROPERTY LINE (FRANCIAL STRUCTURE)  
 20 RETAIL BRIDGE TO RETAIL BRIDGE  
 20 RAIL, RAIL TO RAIL  
 20 HIGHWAY  
 20 RAIL BUILDING RETAIL  
 20 RAIL TO RAIL  
 20 RAIL TO RAIL  
 20 RAIL TO RAIL  
 20 RAIL TO RAIL



## Rarraco

**D** and Associates, Inc.  
CIVIL ENGINEERS, SURVEYORS &  
LAND SURVEYORS

**www.barraco.net**

2121 WEST FIRST STREET, SUITE 4  
POST OFFICE BOX 2800  
PORT MYERS, FLORIDA 33902-2800  
PHONE (813) 402-7636

FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING BOARD

PREPARED FOR

3

**LONG BAY**

PARTNERS, LLC  
3431 BONITA BAY BOULEVARD

SUITE 202  
BONITA SPRINGS, FL 33434-4303

PHONE (841) 485-1000  
FAX (841) 892-2872  
[WWW.BONETAGAYORCUP.COM](http://WWW.BONETAGAYORCUP.COM)

**PROJECT DESCRIPTION**

MARCELLO

AT


**MEDITERRA**  
(DARCEI 114)

(PARCEL 114)

PART OF SECTION 2  
TOWNSHIP 48 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

PROJECT NUMBER

**SPONSOR OF RECORD:**  
CARL A. BARRACLO, P.E.  
FOR THE FIRM  
2121 WEST PICO AVENUE


 BUTTE MO. 6  
 PORT MYERS, FLORIDA 33901  
 FLORIDA P.E. MO. 30038

NOT VALID WITHOUT EMPLOYER SEAL, SIGNATURE AND DATE

FILE NAME 216299PAZJING

LAYOUT	LAYOUT
LOCATION	REFERENCE
DATE OF DRAWING	DATE OF DRAWING

FILED BY	REC SOLICITOR
DISPOSED BY	REC SOLICITOR

NAME	BASEPLAN - TOPHOLDING
AGE	

2002	
2003	

КРЕД	
КРЕД	

PLAN REVISIONS	




PLAN STATUS
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APPROVAL SUBMITTAL PLANS  
NOT FOR CONSTRUCTION

**FINAL  
PLAN**

# APPROVAL

21528 2-40-25	2
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