

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Frances and Wilma Patane, represented by Thomas Hardin, has filed an application for administrative approval for administrative setback variance for development of property located at 17861 Dracena Circle, North Fort Myers, described more particularly as:

LEGAL DESCRIPTION: In Section 22, Township 43 South, Range 24 East, Lee County, Florida:

Block 9, Unit 1, SABAL SPRINGS GOLF AND RACQUET CLUB SUBDIVISION, as recorded in Plat Book 41, Page 20, of the Public Records of Lee County, Florida, lying in Section 22, Township 43 South, Range 24 East, Lee County, FL.

WHEREAS, the applicant has indicated the property's current STRAP number is 22-43-24-02-00009.0090; and

WHEREAS, the property is zoned RPD; and

WHEREAS, an application for approval of an administrative setback variance has been filed pursuant to the Lee County Land Development Code Section 34-268; and

WHEREAS, the Lee County Land Development Code provides for administrative approval from the Zoning Regulations for matters involving setbacks in LDC Sections 34-651 through 34-1041 and 34-1744; and

WHEREAS, administrative approval is requested in the RPD zoning district, as provided by the Lee County Land Development Code, Chapter 34, from the Lee County zoning regulations contained in LDC Section 34-935(e)(2)a., from the minimum required rear setback of 20 feet, to 15 feet±.

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; and

WHEREAS, a determination that the residence and lanai were permitted by the county and an error was made in the location of the structure at the time of construction is substantiated by the following facts:

1. The existing residence was constructed in 1989 pursuant to Building Permit #198909491, which permitted the structure with a 25 foot roadway setback, 25 foot rear setback and 20 foot setback from the rear property line to an open-mesh lanai (copy of approved site plan attached as A). The residence was built with a 27.64 foot roadway setback, 20 foot rear setback and 15 foot setback to the open-mesh lanai.
2. The open-mesh lanai was expanded in 1992 by Building Permit #199200265, maintaining the existing building line and locating the screen lanai with a 15 foot setback to the rear property line (as shown on the approved site plan attached as B).
3. An updated survey of March 29, 1995 (attached as C) reflects the rear of the residence located 18.5 feet± from the rear property line and the screened lanai 15.08 feet from the rear property line.

WHEREAS, based upon these factors, it is the applicant's intent to bring the structures into compliance with current setback regulations and replace the open-mesh lanai with a roofed lanai; and

WHEREAS, the following findings of fact are offered:

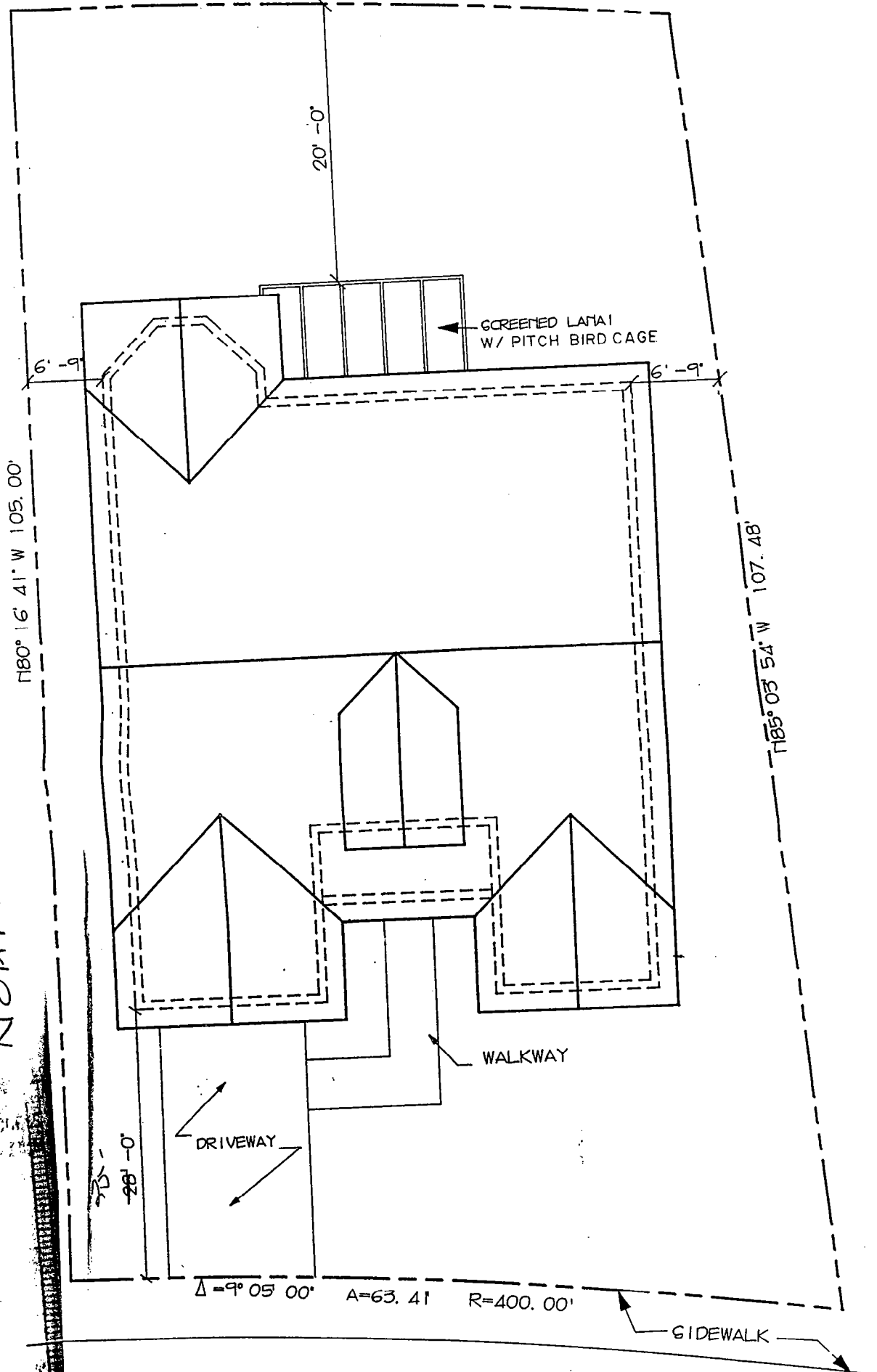
1. There are no apparent deleterious effects upon the adjoining property owners;
2. The modifications will not have an adverse impact on the public health, safety and welfare; and
3. The modifications will be the minimum required.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for relief in the RPD zoning district from the Lee County Land Development Code Section 34-935(e)(2)a., from the minimum required rear setback of 20 feet, to 15 feet± is APPROVED, limiting the proposed roofed lanai to the 10 foot by 29.6 foot located at the rear of the residence as reflected on the updated survey of March 29, 1995 attached as C.

DULY SIGNED this 20th day of April, A.D., 1995.

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

$\Delta = 6^{\circ} 09' 32''$ $A = 54.28'$ $R = 505.00'$



GITE/LANDSCAPING PLAN



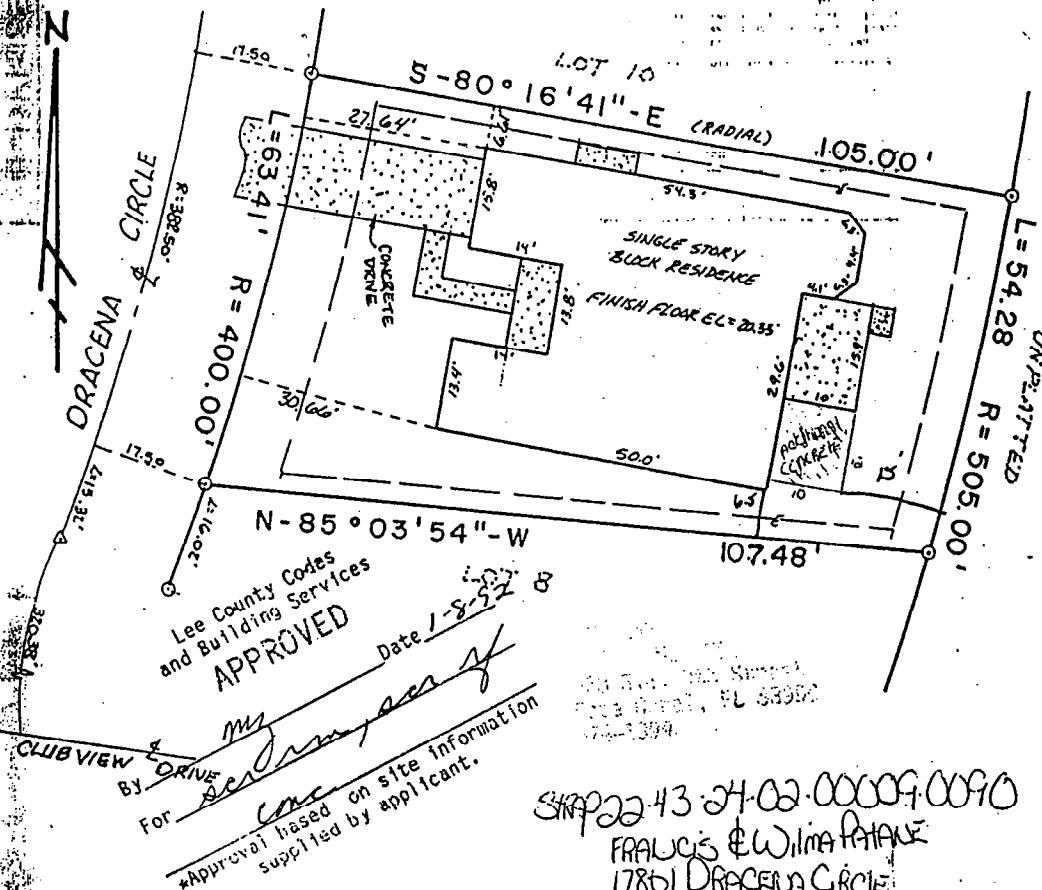
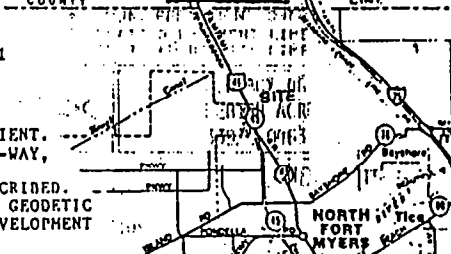
LEGAL DESCRIPTION:

ALL OF LOT 9, BLOCK 9, SABA SPRINGS GOLF AND RACQUET CLUB, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 20, OF PAGES 14 - 21 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD OR OWNERSHIP.
3. BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT AS DESCRIBED.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICLE DATUM OF 1929, AND ARE DERIVED FROM SITE DEVELOPMENT BENCHMARKS PROVIDED BY THE PROJECT ENGINEERING FIRM.

VICINITY MAP



Lee County Codes
and Building Services
APPROVED
Date 1-8-92
By *[Signature]*
For *[Signature]*
*Approval based on site information
supplied by applicant.

SRP22-43-24-02-00009-00910
FRANCIS & WILMA PATANE
17801 DRACENA CIRCLE
N.F. MYERS FLA

ALSO CERTIFIED TO:
SOUTHWEST TITLE, INC.

- LEGEND**
- FOUND IRON ROD
 - SET IRON ROD W/CAP
 - FOUND CONCRETE MONUMENT
 - FOUND WATER METER
 - ⊞ CATCH BASIN
 - JUNCTION BOX
 - △ FOUND PERMANENT CONTROL POINT
 - E- PLATTED EASEMENT LINE
 - o- OVERHEAD UTILITY LINES

THE KURIOS COMPANY



P.O. BOX 463
LEHIGH ACRES, FL.
33970-0463

LAND SURVEYOR

(813)-369-3535

LAND PLANNER

PREPARED FOR: SABA SPRINGS GOLF & RACQUET CLUB LTD.

CLIENT: FRANCIS & WILMA PATANE

FILE NO.: 89-1608 F.B./PG.: 89-16/57

SCALE: 1"=20' DATE: 8-17-89

REVISIONS: BY: DATE: BY: DATE:

AS-BUILT SURVEY 10-16-89 R. ELLIS

FINAL SURVEY 2-21-90 K.T.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY REPRESENTS A FIELD SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON, THAT THE SURVEY WAS RECENTLY PERFORMED UNDER MY DIRECTION, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, (CHAPTER 21 MM-6 F.A.C.) EFFECTIVE SEPT. 1, 1981.

NOT VALID UNLESS SEALED WITH AN ENCLOSED SURVEYOR'S SEAL.

[Signature] 2/22/90
ROBERT A. ELLIS, PROFESSIONAL LAND SURVEYOR NO. 3466

SURVEY PLAT

OF LOT 9, BLOCK 9, SABAL SPRINGS GOLF AND RACQUET CLUB, UNIT 1,
PLAT BOOK 41, PAGE 20, LEE COUNTY, FLORIDA, PUBLIC RECORDS.

NOTES:

1. LAND DESCRIPTION AS SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR ZONING, EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR RESTRICTIONS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 22, T-43-S, R-24-E, AS BEARING N89°57'02"W, PER RECORD PLAT.
4. ELEVATIONS AS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND ARE DERIVED FROM SITE DEVELOPMENT BENCHMARKS PROVIDED BY THE PROJECT ENGINEERING FIRM.
5. LANDS SHOWN HEREON LIE IN FLOOD ZONE "AE", WITH A BASE FLOOD ELEVATION OF +18. THIS INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP 125124 0200 C, EFFECTIVE DATE 9-19-84 AND REVISED 3-15-94.
6. PROPOSED FLOOR ELEVATION IS 20.33'
7. ALL DIMENSIONS SHOWN ARE TAKEN FROM PLAT AND ARE MEASURED UNLESS OTHERWISE NOTED.
8. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S RAISED, EMBOSSED SEAL.

LEGEND

- FOUND IRON ROD
- SET 5/8" K&T IRON ROD
- FND. FOUND
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- (1) CURVE No. 1, SEE TABLE
- (R) RADIAL LINE
- (NR) NON RADIAL LINE
- E- EASEMENT LINE
- CONC. CONCRETE
- INDICATES CONCRETE
- TELEVISION PEDESTAL
- TELEPHONE PEDESTAL
- △ WATER METER
- ⊞ ELECTRIC SERVICE
- ⊞ ELECTRIC TRANSFORMER
- * FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ TYPICAL ELEVATION
- ⊙ PERMANENT CONTROL POINT

TYPICAL EASEMENTS:

SIDELINES: 3' DRAINAGE & PUBLIC UTILITY.
FRONT: 10' PUBLIC UTILITY.
REAR: 6' DRAINAGE.

Curve number 1
Radius= 38250
Delta= 09°04'58"
Arc= 60.64
Tangent= 30.38
Chord= 60.57
Chord Brg. S14°5'48"W.

Curve number 2
Radius= 400.00
Delta= 09°04'58"
Arc= 63.41
Tangent= 31.77
Chord= 63.34
Chord Brg. S14°5'48"W.

Curve number 3
Radius= 505.00
Delta= 06°09'30"
Arc= 54.28
Tangent= 27.17
Chord= 54.25
Chord Brg. S12°48'04"W.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS BOUNDARY/TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61017-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Thomas C. Shaw
THOMAS C. SHAW, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4872

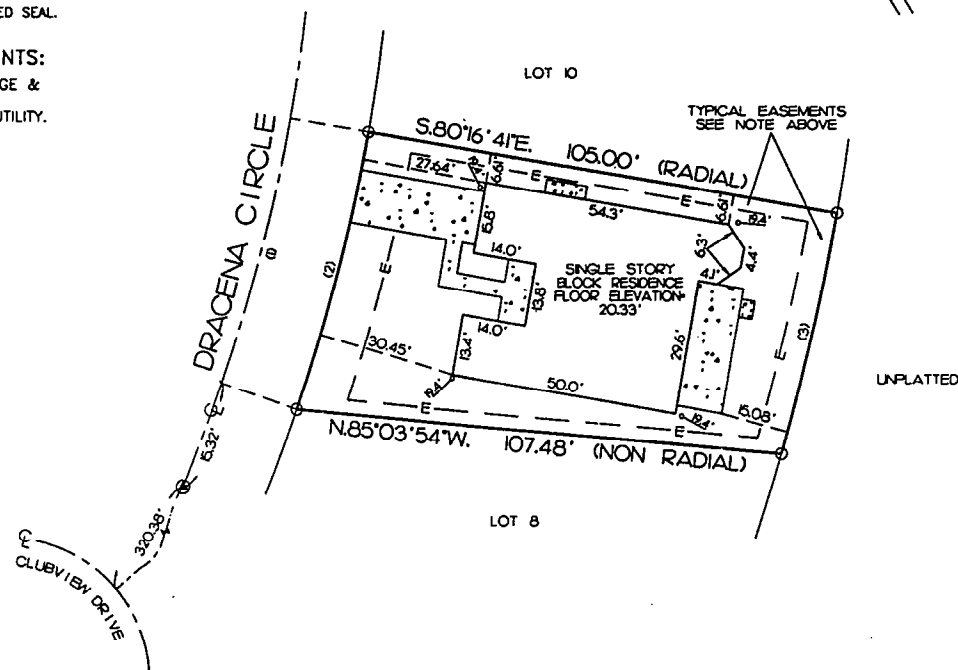
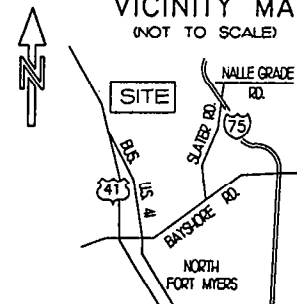
STREET ADDRESS: 17661 DRACENA CIRCLE

CERTIFIED TO:

1. WILMA E. FRANCIS PATANE
2. SOUTH-WEST TITLE INC.

VICINITY MAP

(NOT TO SCALE)



UNPLATTED

DATE:	3-29-95 PH
REVISIONS:	UP DATE SURVEY

PREPARED FOR: SABAL SPRINGS GOLF & RACQUET CLUB, LTD.	#148
PATANE	
FILE NO.: 89-1608	F.B./P.G. 89-16/57
SCALE: 1" = 30'	DATE: 8-17-89

K&T	
SURVEY GROUP, INC.	
LAND SURVEYORS	
2223 Ridge Road, Fort Myers, Florida 33901	
Phone (813) 332-5661 Fax (813) 332-9013	