

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Old Bridge Village Co-Op, Inc., in reference to Lot 775, Old Bridge Village Mobile Home Park, filed an application for administrative approval for administrative setback variance **from LDC Sec. 34-1174(d)(2) minimum required side setback of 5 feet for an accessory structure to allow 4.1 feet for an existing shed and carport** on property located at 14528 Lara Circle, described more particularly as:

LEGAL DESCRIPTION: In Section 01, Township 44 South, Range 24 East, Lee County, Florida:

SEE ATTACHED TWO-PAGE "EXHIBIT A"

WHEREAS, the applicant has indicated the property's current STRAP number is 01-44-24-23-00000.7750; and

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

WHEREAS, the property is zoned Mobile Home Planned Development (MHPD); and

WHEREAS, Old Bridge Village Co-Op, Inc., the owner of the subject property, has authorized Beverly Grady to act as agent to pursue this administrative application; and

WHEREAS, the applicant has requested an administrative setback variance for an existing accessory shed and carport on Lot 775 of the Old Bridge Village Mobile Home Park; and

WHEREAS, the existing shed is located 4.1 feet from the side property line, as shown on the attached Site Plan "Attachment A;" and

WHEREAS, Old Bridge Village Co-Op, Inc. is also the owner of Lot 774, which is the lot adjacent to the shed and carport; and

WHEREAS, the applicant has provided an Affidavit of No Objection from the Managers and Members of the Old Bridge Village Co-Op, Inc.; and

WHEREAS, a copy of the Affidavit of No Objection is enclosed as "Attachment B;" 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 MPHD zoning district, as provided by the Lee County Land Development Code, Chapter 34, from the Lee County Zoning Regulations contained in LDC Section 34-1174(d)(2), from the minimum required 5 feet, to 4.1 feet; 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; 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 MHPD zoning district from the Lee County Land Development Code Section 34-1174(d)(2), from the minimum required 5 feet to allow 4.1 feet for the existing shed and carport is **APPROVED, limited to the site plan stamped received August 20, 2007. A reduced copy is attached hereto.**

DULY PASSED AND ADOPTED this 20th day of August, A.D., 2007.

BY: _____



Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

RECEIVED
AUG 20 2007

PERMIT COUNTER

LEGAL DESCRIPTION - LOT 775, 'OLD BRIDGE VILLAGE'

A PORTION OF 'OLD BRIDGE VILLAGE' (FORMERLY OLD BRIDGE PARK), ACCORDING TO THAT CERTAIN LEGAL DESCRIPTION THEREOF, AS PREPARED BY JOHNSON ENGINEERING (EXHIBIT A), AS RECORDED IN OFFICIAL RECORDS BOOK 3684, PAGES 4782 THROUGH 4821, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 24 EAST; THENCE N00°44'06"W FOR 417.97 FEET; THENCE N89°49'12"W FOR 486.17 FEET; (THE PRECEDING TWO COURSES BEING COINCIDENTAL WITH SAID 'OLD BRIDGE VILLAGE' BOUNDARY); THENCE N00°10'48"E FOR 247.80 FEET TO THE POINT OF BEGINNING; THENCE N44°51'00"W FOR 55.00 FEET; THENCE N45°09'00"E FOR 100.00 FEET; THENCE S44°51'00"E FOR 55.00 FEET; THENCE S45°09'00"W FOR 100.00 FEET TO THE POINT OF BEGINNING.


CONTAINING 5500 SQUARE FEET, MORE OR LESS.

ADD 2007-00157

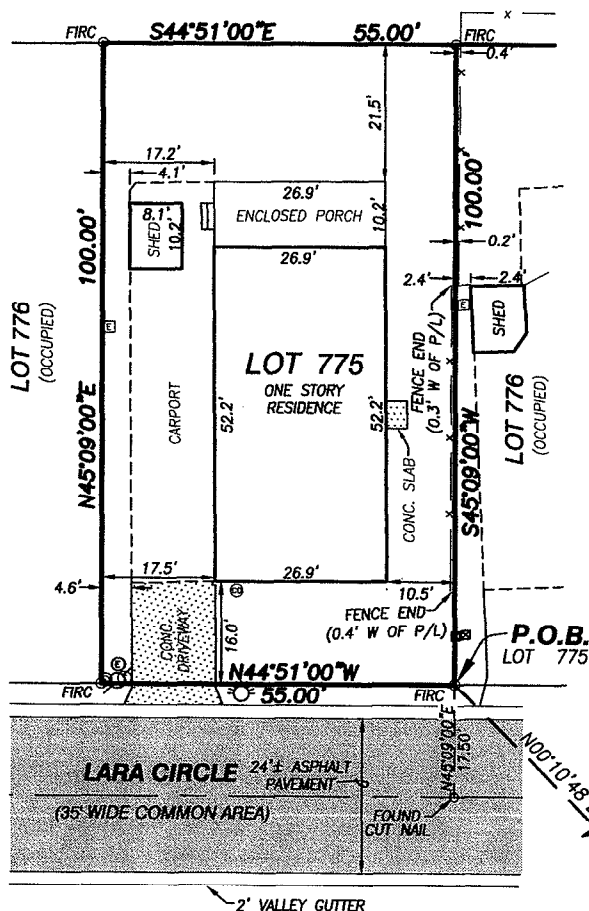
Applicant's Legal Checked
by (Signature) 8/23/07

EXHIBIT
AA-3.C.1
Legal Desc.

NOTE: SEE SHEET 2 OF 2 FOR SURVEY SKETCH, LEGEND, SURVEYOR'S NOTES AND CERTIFICATION.

 J H McCARRIER LAND SURVEYING, INC. Licensed Business No. 7027	PROJECT BOUNDARY SURVEY / SITE PLAN LOT 775, 'OLD BRIDGE VILLAGE'		ADDRESS 14528 LARA CIRCLE NORTH FORT MYERS, FL 33917	
	CLIENT ROETZEL & ANDRESS 2320 FIRST STREET, SUITE 1000 FORT MYERS, FL 33901-2904 Phone: (239) 338-4244 Fax: (239) 337-0970	REVISIONS Original Survey date = 01-28-05 F.B. / PG.: obv_lot775.job	SCALE N.A. FILENAME R&A_obv_lot775.dwg DRAWN BY JHM CHECKED BY JHM	DATE JULY 20, 2007 PROJECT NO. 07-022 SHEET 1 OF 2

2480 SUNRISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone: (239) 277-7821 • Fax: (239) 277-7829



RECEIVED

AUG 20 2007

PERMIT COUNTER

0 10 20 30
GRAPHIC SCALE IN FEET

ADD 2007-00157

OLD BRIDGE
VILLAGE
(OFFICIAL RECORDS BOOK 3684,
PAGE 4782)

P.O.C.
SE CORNER OF
NE 1/4 OF NW 1/4,
SECTION 1, TOWNSHIP 44S,
RANGE 24E

LEGEND

FIRC DENOTES FOUND 5/8" IRON ROD & CAP
STAMPED "JHM LB7027".
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
P/L DENOTES PROPERTY LINE
x DENOTES 4' HIGH CHAIN LINK FENCE
E DENOTES ELECTRIC METER

© DENOTES CABLE TV RISER
CONC. DENOTES CONCRETE
☀ DENOTES LAMP POST
⊗ DENOTES SEWER CLEAN-OUT
⊙ DENOTES WATER METER
① DENOTES TELEPHONE TUBE
⊕ DENOTES ELECTRIC BOX

Applicant's Legal Checked
251 8/23/07

NOTE: SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION.

SURVEYOR'S NOTES

- 1) UNDERGROUND ENCROACHMENTS AND/OR IMPROVEMENTS WERE NOT LOCATED OR SHOWN HEREON.
- 2) BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 83, FLORIDA WEST ZONE, WHERE THE MONUMENTED EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEARS N00°44'06"W.
- 3) THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.
- 5) THE SUBJECT PROPERTY LIES IN ZONE AE AS SHOWN ON FLOOD INSURANCE RATE MAP 125124, PANEL # 0225-C, DATED MARCH 15, 1994 (BASE FLOOD ELEVATION=8.0).

CERTIFIED TO: ROETZEL & ANDRESS

EXHIBIT
AA-3.C.2
Sketch

JUDITH H. McCARRIER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6021

14599 LARA CIRCLE
NORTH FORT MYERS, FL 33917

JHM
J H McCARRIER LAND SURVEYING, INC.
Licensed Business No. 7027

2460 SUNRISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone: (239) 277-7821 • Fax: (239) 277-7829

PROJECT

**BOUNDARY SURVEY / SITE PLAN
LOT 775, 'OLD BRIDGE VILLAGE'**

CLIENT

ROETZEL & ANDRESS
2320 FIRST STREET, SUITE 1000
FORT MYERS, FL 33901-2904
Phone: (239) 338-4244
Fax: (239) 337-0970

REVISIONS

Original Survey date = 01-28-05

F.B. / PG.

obv_lot776.job

SCALE

1"=30'

FILENAME

R&A_obv_lot775.dwg

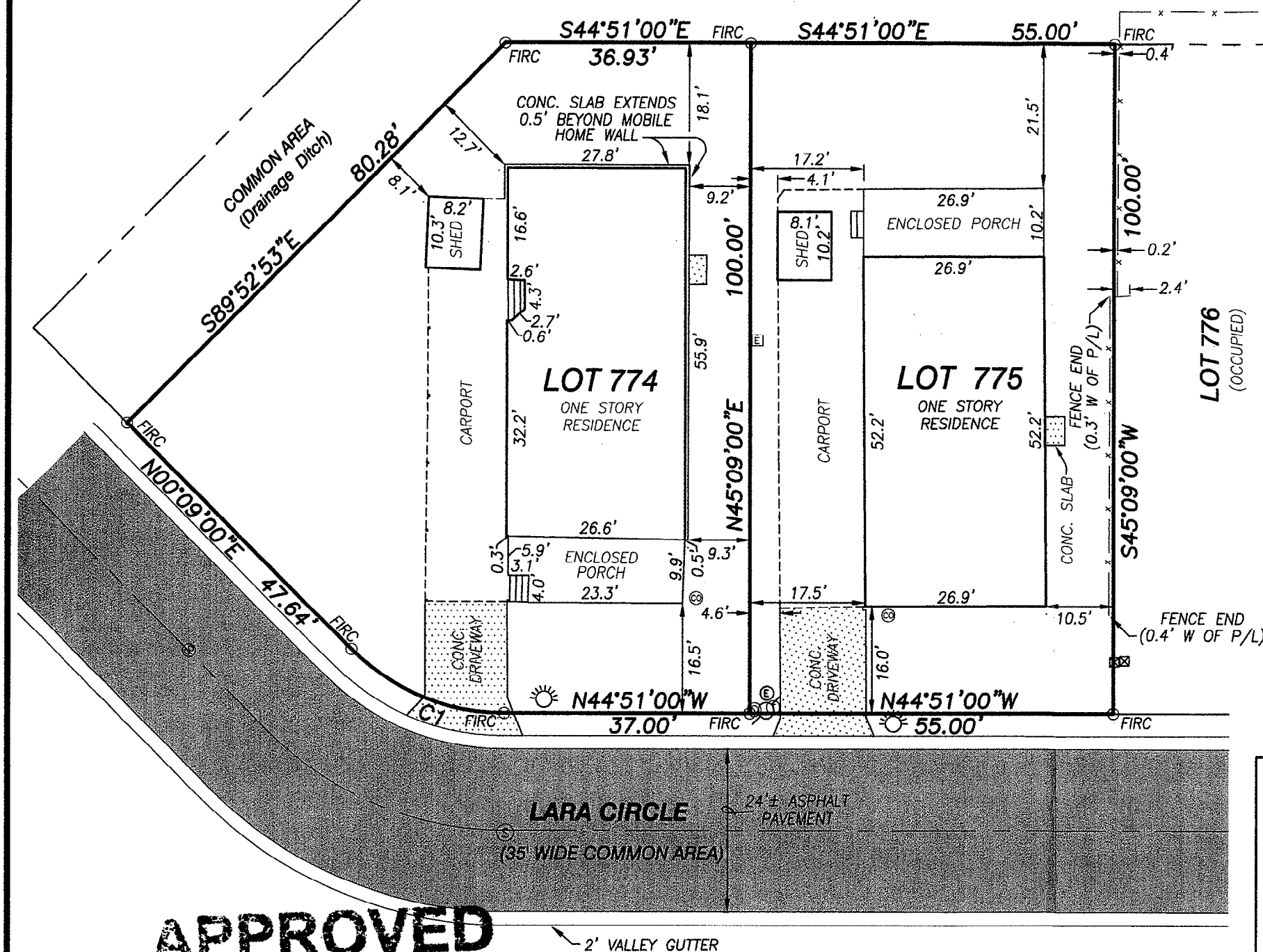
DRAWN BY

CHECKED BY

DATE JULY 20, 2007

PROJECT NO. 07-022

SHEET 2 OF 2



CURVE DATA	
Curve No. =	C1
Radius =	32.50'
Delta =	45°00'00"
Arc =	25.53'
Chord =	24.87'
Chord Bearing =	N22°21'00"W

LEGEND	
FIRC	DENOTES FOUND 5/8" IRON ROD & CAP STAMPED 'JHM LB7027'
P/L	DENOTES PROPERTY LINE
— x —	DENOTES 4' HIGH CHAIN LINK FENCE
Ⓜ	DENOTES ELECTRIC METER
CONC.	DENOTES CONCRETE
Ⓢ	DENOTES CONCRETE
Ⓢ	DENOTES POWER POLE
Ⓢ	DENOTES LAMP POST
Ⓢ	DENOTES SEWER CLEAN-OUT
Ⓢ	DENOTES WATER METER
Ⓢ	DENOTES TELEPHONE TUBE
Ⓢ	DENOTES CABLE TV RISER
Ⓢ	DENOTES SEWER MANHOLE
Ⓢ	DENOTES ELECTRIC BOX

RECEIVED
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- 5) THE SUBJECT PROPERTY LIES IN ZONE AE AS SHOWN ON FLOOD INSURANCE RATE MAP 125124, PANEL # 0225-C, DATED MARCH 15, 1994 (BASE FLOOD ELEVATION=8.0).

EXHIBIT
A-2.A.2
Site Plan

APPROVED
Plan

Subject to Case # ADD2007-00157
Date 8/29/2007



J H McCARRIER LAND SURVEYING, INC.
Licensed Business No. 7027
2400 GUNNISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone: (239) 277-7821 Fax: (239) 277-7828

CLIENT

ROETZEL & ANDRESS
2320 FIRST STREET, SUITE 1000
FORT MYERS, FL 33901-2904
Phone: (239) 338-4244
Fax: (239) 337-0970

PROJECT

SITE PLAN - LOTS 774 & 775
'OLD BRIDGE VILLAGE'

ADDRESS

14536 LARA CIRCLE
and 14528 LARA CIRCLE
NORTH FORT MYERS, FL 33917

REVISIONS

Original Survey date = 01-28-05 (Lot 775)

FILENAME

RSA_dmv_lot74&7756.dwg

DRAWN BY

JHM

CHECKED BY

JHM

SCALE

1"=20'

DATE

JULY 16, 2007

PROJECT NO.

07-022

SHEET

1 OF 1

CERTIFIED TO: ROETZEL & ANDRESS

JUDITH H. McCARRIER

PROFESSIONAL SURVEYOR & MAPPER

FLORIDA LICENSE NO. 6021

To: Lee County Community Development

From: Old Bridge Village Co-op, Inc. Managers and Members
Owner of Lot 774, 14536 Lara Circle

RE: Affidavit of No Objection Request for variance from side setback on Lot 775 Old Bridge Village Mobile Home Park

To Whom It May Concern at Lee County Community Development:

Old Bridge Village Co-op, Inc., is the manager of the co-operative mobile home park in which both lots of record are located; and known as lot 775, with strap number 01-44-24-23-00000.7750 with an address of 14528 Lara Circle (Lot 775), North Ft. Myers, FL; and, known as lot 774 with strap number 01-44-24-23-0000.7740 with an address of 14536 Lara Circle (Lot 774), North Ft. Myers, FL.. Old Bridge Village Co-op, Inc. is the owner of record for lot 774 as well. Old Bridge Village Co-op, Inc. Managers and Members are in favor of the request for a variance for the side setback on Lot 775, which is located between lots 774 and 775. We confirm that this would be a variance from the required five feet to 4.1 feet for accessory structures, as depicted on the attached sketch.

The Managers and Members of Old Bridge Village Co-op, Inc., do not object to this request for a variance from the County's regulations for side setbacks between lots 774 and 775 and recommend you grant the request for the variance as depicted on the attached sketch.

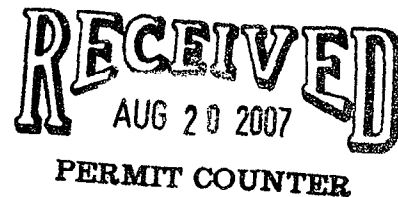
Sincerely,
Old Bridge Village Co-op, Inc.

By: [Signature]

(Signature)

Printed Name and Title: James Lattmann, Manager

Date: 7/9/07



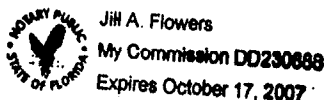
STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 9th day of July, 2007, by James Lattmann as Manager of Old Bridge Village Co-op, Inc., who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

(SEAL)

[Signature]
Signature of Notary Public

Jill A. Flowers
(Name typed, printed or stamped)



ADD 2007-00157

