

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Mirasol Holdings, LLC., filed an application for administrative approval to a Mixed Use Planned Development on a project known as Mirasol – Tract 3D at Coconut Point to reduce the minimum required water body setback of 25 feet to 20 feet for Buildings #4, #16, and #22.

WHEREAS the subject property is located at 23471 Alamanda Drive, described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 47 South, Range 25 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally a part of a larger parcel of land rezoned to Mixed Use Planned Development, MPD by Zoning Resolution Z-02-009 for the Coconut Point DRI (with subsequent amendments to the planned development zoning on the subject property found in Case Numbers ADD2004-00048, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00187, ADD2004-00206, ADD2005-00011, ADD2005-00026, ADD2005-00080, ADD2005-00122, and ADD2005-00177); and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; 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 reduce the minimum required water body setback for Buildings #4, #16, and #22; and

WHEREAS, the applicant confirms this will not impact the 20 foot lake maintenance easement and remains available for lake maintenance activities; and

WHEREAS, this applicant seeks no change to the previously approved 4:1 lake slope; 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 Mixed Use Planned Development is **APPROVED**, subject to the following conditions:

1. There is no requested change to the existing Master Concept Plan and development must remain substantially consistent with the existing Master Concept Plan. In addition, the terms and conditions of the original zoning resolutions remain in full force and effect, except as may be amended by this action.
2. Condition 2.b. Site Development Regulations is amended as follows for Tract 3D only:

Tract 3D

Minimum Lot Size: Multiple Family Building

Lot Width	100 feet
Lot Depth	100 feet
Lot Area	10,000 square feet
Maximum Lot Coverage	40 percent

Minimum Setbacks:

Front (street)	25 feet
Side	10 feet
Rear	20 feet (5 feet for an accessory structure)
Water body	25 feet (20 feet for an accessory structure)
	20 feet for Buildings #4, #16, and #22 only (see Exhibit B for building locations)

Minimum Building Separation: one-half the sum of the building heights but not less than 20 feet

Maximum Building Height: 45 feet/3 stories

DULY SIGNED this 29th day of March, A.D., 2012.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT "A"

A parcel of land located in a portion of COCONUT POINT – AREA 3, according to the plat thereof as recorded in OR Instrument No. 2006000470844, Public Records of Lee County, Florida, and being more particularly described as follows:

Tract 3D, Lake Tract 6-1, Lake Tract 6-2 and Lake Tract 6-3, COCONUT POINT – AREA 3, according to the plat thereof as recorded in OR Instrument No. 2006000470844, Public Records of Lee County, Florida.

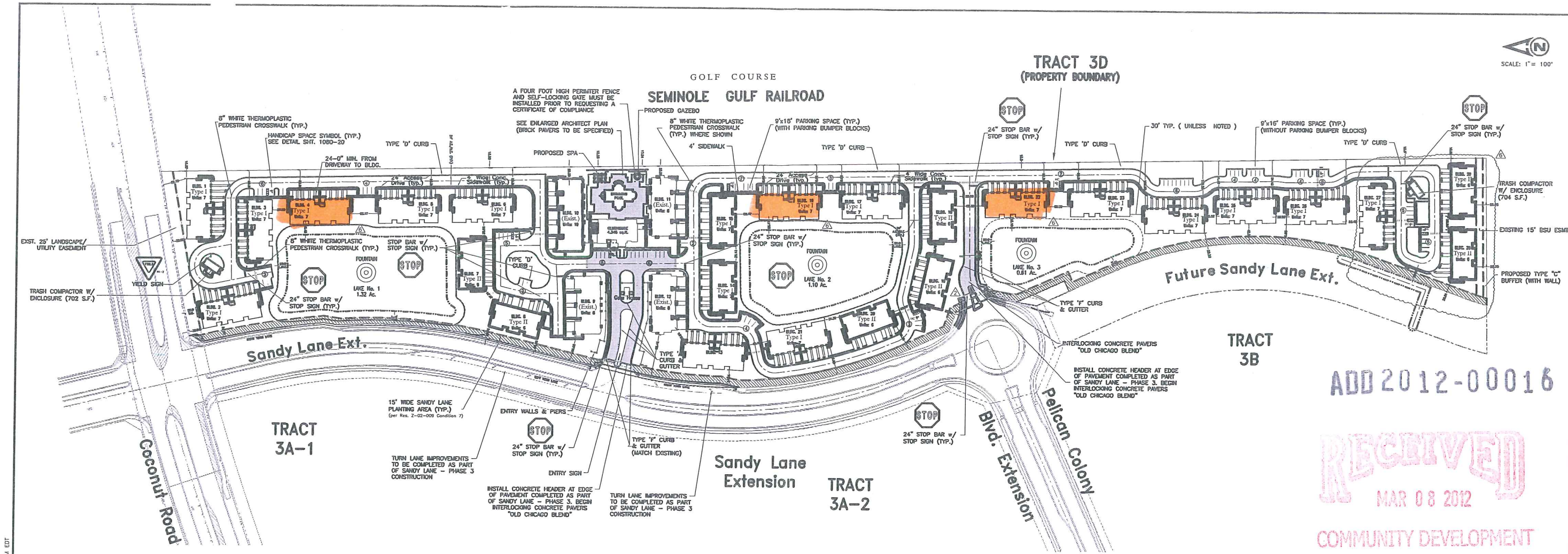
ADD 2012-00016

3-20-12

APPROVED
LEGAL



EXHIBIT A



PROJECT SUMMARY:
EXISTING LAND USAGE:

USEAGE	ZONING
SUBJECT PARCEL	VACANT
NORTH	R.O.W.
WEST	R.O.W.
SOUTH	INDUSTRIAL
EAST	RAILROAD

LAND USE BREAKDOWN:

	Sq.Ft.	Ac.	%Total
IMPERVIOUS SURFACE AREAS:			
Buildings (footprint only)	186,958.0	±4.29	19.8%
Pavement / Curbing / Brick Pavers	166,076.1	±3.81	17.6%
Sidewalks	38,742.3	±0.89	4.1%
Driveways	50,416.0	±1.16	5.3%
Misc. Imperv. Areas			
A/C pads	3,248.0	±0.07	0.3%
Patios / Entry Walks	10,572.7	±0.24	1.1%
Dumpsters / Compactors	1340.0	±0.03	0.1%
Sub-Total	457,353.1	±10.49	48.4%
PERVIOUS AREAS:			
Lakes (SWM Areas)	131,783.4	±3.03	14.0%
Green Area/Open Space	355,386.1	±8.16 *	37.6%
Sub-Total	463,639.1	±11.19	51.6%
TOTAL PROJECT AREA	944,522.6	±21.68	100.0%

* 7.61 Ac. REPRESENTS THE TOTAL GREEN AREA OF WHICH 7.18 Ac. IS APPLICABLE TO THE OPEN SPACE CALCULATION

DEVELOPMENT REGULATIONS:

- TRACT 3D (per Zoning Res. #7-02-009)**
- a.) Minimum Lot Size: (Multi-family)
 - Lot Area: 10,000 sf
 - Min. width: 100 ft
 - Min. depth: 100 ft
 - b.) Minimum Setbacks:
 - Street: 25 ft
 - Front: 25 ft
 - Side: 10 ft
 - Rear: 15 ft
 - (5 ft for Accessory Structure)
 - Waterbody: 25 ft ** (20 ft for Accessory Structure)
 - c.) Maximum Building Height: 35 ft (2 Stories) Δ
 - d.) Maximum Lot Coverage: 40%
 - e.) Minimum Building Separation: One-half the sum of the building heights - not less than 20'
- ** WATERBODY SETBACK FOR BUILDINGS 4, 16 & 22 IS REDUCED TO 22 FEET Δ

PARKING CALCULATIONS:

TOTAL PARKING REQ'D: PER LEE COUNTY LAND DEVELOPMENT CODE SEC. 34-2020(S)

PROJECT DATA:

TOTAL UNITS: 224 D.U.

PARKING DATA:

UNIT TYPE	REQUIRED	PROVIDED
2BR UNIT	117 @ 1.75 PER DU = 205	234 (@ 2 spcs. / unit)
3BR UNIT	83 @ 2 PER DU = 166	166 (@ 2 spcs. / unit)
CLUBHOUSE	4,344 SF @ 1/250 SF = 17	17 (inc. 1 H.C. Space)
VISITOR PARKING	10% OF 371 = 37	73 (inc. 7 H.C. Spaces)
TOTAL	425	490

AREA 3 PERMITTED/PROPOSED TRACT INTENSITY TABULATION:

* MAX. ALLOWABLE INTENSITY DETERMINED BY ZONING RESOLUTION Z-02-009 AS AMENDED BY ADD2004-0080.

TRACT	ALLOWABLE USES	MAX. ALLOWABLE INTENSITY	PREVIOUSLY PERMITTED INTENSITY	CURRENTLY REQUESTED INTENSITY	TOTAL TO DATE INTENSITY
3A-1	COMMERCIAL - RETAIL	60,000 SF	0 SF	0 SF	0 SF
3A-2	COMMERCIAL - OFFICE	130,000 SF	0 SF	0 SF	0 SF
3A-3	HOTEL	150 ROOMS	0 ROOMS	0 ROOMS	0 ROOMS
3B	RESIDENTIAL - MULTI FAMILY	250 DU	0 DU	0 DU	0 DU
3C	COMMERCIAL - RETAIL	40,000 SF	0 SF	0 SF	0 SF
	COMMERCIAL - OFFICE	30,000 SF	0 SF	0 SF	0 SF
	HOTEL	150 ROOMS	0 ROOMS	0 ROOMS	0 ROOMS
3D	RESIDENTIAL - MULTI FAMILY	250 DU	0 DU	224 DU	224 DU

REFUSE/SOLID WASTE REQUIREMENTS:

Building I.D. Number	No. of Bldgs. (est. type)	UNITS PER BUILDING	TOTAL UNITS
TYPE I	16	7	112
TYPE II	9	6	54
EXIST-1	1	10	10
EXIST-2	3	8	24
TOTALS	29		200

REFUSE/SOLID WASTE CALCULATIONS:

(RES) REQUIRED REFUSE AREA = 168 SF (5 - 25 UNITS), ADD 4.8/UNIT OVER 25
200 UNITS - 25 UNITS = 175 UNITS
175 UNITS X 4.8 SF PER ADDITIONAL UNIT = 840.0 SF
168 SF + 840 SF = 1008 SF (REQUIRED)
702 SF + 704 SF = 1,406 SF (PROVIDED)*

*NOTES Two (2) Trash Compactor locations are provided on-site.

EXHIBIT B