ADD2014-00188 Lee County ePlan

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Seven Lakes Association, Inc., in reference to Seven Lakes East Entrance Improvements, filed an application for administrative approval pursuant to Land Development Code (LDC) Section 34-2020(c)(4) that allows the minimum required parking for a use to be reduced by one space for every two designated golf cart spaces to allow a reduction of 7 parking spaces and the addition of 14 designated golf cart parking spaces for an existing club house and its ancillary uses on property located at 1965 Seven lakes Blvd., described more particularly as:

LEGAL DESCRIPTION: In Section 23, Township 45 South, Range 24 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the applicant has indicated the property's current STRAP number is 23-45-24-00-00000.00CE; and

WHEREAS, the subject property is zoned Commercial (C-1) and is located in the Intensive Development Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County LDC provides for certain administrative reductions in the required parking provisions set forth in chapter 34-2020; and

WHEREAS, LDC Section 34-2020(c) allows the Director to administratively approve a reduction to the minimum required number of parking spaces for non-residential uses by a maximum of ten percent based on the provision of various alternative means of transportation other than the motor vehicle; and

WHEREAS, an application has been filed for administrative approval for a reduction of one parking space for every two designated golf cart spaces pursuant to LDC 34-2020(c)(4); and

WHEREAS, LDC Section 34-2020(c)(4) indicates that the Director may administratively approve a reduction one parking space for every two designated golf cart spaces if: golf carts will be used as a means of travel to the proposed use; the use is accessed by a street where golf cart travel has been approved within Lee County, and, designated golf cart parking is provided; and

WHEREAS, the subject property was developed in 1972, prior to adoption of development standards, with a club house and ancillary uses including a swimming pool, tennis courts, and bocce ball courts; and

WHEREAS, the applicant is proposing to modify the existing parking lot to make ADA parking and drainage improvements; and

WHEREAS, currently a total of 102 parking spaces are provided for the club house and the applicant is requesting to remove 7 parking spaces (a 7% reduction) and provide 14 designated golf cart parking spaces; and

WHEREAS, the club house is located within a gated residential/golf course community that allows golf carts as a means of travel on the roads within the community and that provide access to the club house; 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, the following findings of fact are offered:

a. There will be no apparent deleterious effect upon surrounding properties or the immediate neighborhood;

b. The reduced parking will not have an adverse impact on the public health, safety, and welfare;

c. The proposed use is not solely dependent on vehicular traffic; and

d. No part of a parking lot intended to satisfy required parking for a use is used to offset the parking requirements for another use unless the peak parking demands occur at different times.

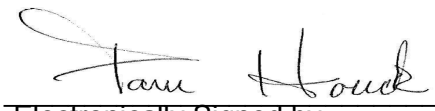
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to allow a reduction of 7 parking spaces and the addition of 14 designated golf cart parking spaces for an existing club house and its ancillary uses is **APPROVED subject to the following conditions:**

1. **Approval is limited to the reduction of 7 parking spaces and the addition of 14 parking spaces in substantial compliance with the Variance Site Plan attached as Exhibit B.**

2. **The limited development order must show a minimum of 14 designated golf cart parking spaces that comply with Section 34-2016(1)c. and a minimum of 66 parking spaces within the labeled as "Project Limits" on the Variance Site Plan (see Exhibit B).**

3. **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 Director 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 AND ADOPTED ON 11/4/2014

BY: 

Electronically Signed by
Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibits:

A – Legal Description
B – Variance Site Plan

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EXHIBIT A

PARCEL IN
SECTION 23, T.45S.,R24E.
LEE COUNTY, FLORIDA

A tract or parcel of land located in Section 23, Township 45 South, Range 24 East, Lee County, Florida, which tract or parcel is more particularly described as follows:

Beginning at the northeast corner of Section 23, Township 45 South, Range 24 East, run S 89°11'50" W along the North line of said Section 23 for 132.18 feet and the point of beginning. of herein described parcel; from said point of beginning continue S 89°11'50" W for 2401.79 feet to a point and the quarter section corner common to Sections 14 and 23; from said quarter corner run S 89°02'40" W for 1989.60 feet along the North line of said Section 23 to a point; from said point run S 0°57'10" E for 1650.78 feet to a point; from said point run S 89°05'30" W for 594.46 feet to a point on the easterly side of a dedicated right of way (O.R. Book 225, page 688); from said point run S 0°54'30" E along easterly side of said right of way for 950.29 feet to a point, said point being on the northerly right of way for Cypress Lake Drive; from said point run N 89°08'20" E along said northerly right of way line for 3498.15 feet to a point on the arc of a curve; thence run nothereasterly along said arc of a curve to the right of radius 1860 feet for 185.24 feet (chord bearing N 79°20'30" E, chord distance 185.16 feet); thence run N 1°16'00" W for 1745.99 feet; thence run N 89°08'20" E for 1320.0 feet to a point on the westerly right of way of State Road No. 45 (Tamiami Trail); from said point run N 1°16'00" W for 824.96 feet to point of beginning.

SUBJECT TO: the right of way of the former Iona Drainage District Canal "H-7".

ALSO SUBJECT TO: an easement for utility purposes as recorded in O.R. Book 498, page 677, of the public records of Lee County, Florida

Containing 219.69 acres.

Bearings hereinabove mentioned are from centerline survey State Road No. 45 (new alignment). To convert to old alignment basis, apply correction of 0°03'30" (+) in northwest quadrant.

LESS the following described property, tract or parcel containing 40.0 acres:

A tract or parcel of land lying in the North half of Section 23, Township 45 South, Range 24 East, Lee County, Florida, more particularly described as follows:

From the northeast corner of said Section 23, run S 89°11'50" W along the North line of the northeast quarter of said Section 23 for 132.18 feet to the West right of way of State Road No.45

APPROVED
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Chick Jakacki, Planner
Lee Co Division of Zoning
10/15/2014

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(Tamiami Trail); thence run S 1°16'00" E along said West right of way for 560.95 feet to the point of beginning of the lands herein described. From said Point of beginning run S 89°08'20"W parallel with the North line of the lands described in O.R.Book 320 at page 402 of the public records of Lee County for 174.77 feet to a point of curvature; thence from said point of curvature run southwesterly along the arc of a curve to the left of radius 310.68 feet (chord bearing S 68°32'00" W - chord distance 218.67 feet) for 223.46 feet to an intersection with a line 380 feet West of and parallel with said West right of way of State Road No. 45(T.T.); thence run N 1°16'00" W along said parallel line for 42.95 feet to an intersection with a line 230.00 feet north of and parallel with the North line of the lands described in O. R. Book 320 on page 402 of said public records; thence run S 89°08'20" W along said parallel line for 170.00 feet to an intersection with a line 550 feet West of and parallel with said West right of way of State Road No. 45 (Tamiami Trail); thence run N 1°16'00" W along said parallel line for 170.00 feet to an intersection with a line 400.00 feet North of and parallel with the North line of the lands described in O. R. Book 320 on page 402 of said public records; thence run S 89°08'20" W along said parallel line for 374.99 feet; thence run N 1°16'00" W parallel with said West line of State Road No. 45(Tamiami Trail) for 425.90 feet, more or less, to a point on the aforesaid North line of the northeast quarter of Section 23, said point being 925.00 feet westerly of (as measured along said North line) the West right of way of State Road No. 45 (Tamiami Trail); thence run S 89°11'50" W along said North line for 209.85 feet to the easterly terminus of the former Iona Drainage District Canal "H-7"; thence run S 0°48'10" E for 30.00 feet to the South line of said canal; thence run S 89°11'50" W parallel with said North line of the northeast quarter of Section 23 along said South line of the former Iona Drainage District Canal "H-7" for 1266.90 feet; thence run S 89°02'40" W parallel with the North line of the northwest quarter of Section 23 along said South line of the former Iona Drainage District Canal "H-7" for 249.27 feet; thence run S 1°16'00" E for 485.72 feet; thence run N 89°11'50" E for 421.04 feet; thence run N 1°16'00" W for 130.00 feet; thence run N 89°11'50" E for 450.00 feet; thence run S 1°16'00" E for 60.00 feet; thence run N 89°11'50" E for 435.00 feet; thence run N 1°16'20" W for 20.00 feet; thence run N 89°08'20" E for 215.00 feet; thence run S 1°16'00" E for 322.45 feet; thence run S 89°08'20" W for 675.00 feet; thence run S 1°16'20" E for 730.00 feet; thence run N 89°08'20" E for 115.00 feet; thence run S 1°16'20" E for 460.00 feet; thence run N 89°08'20" E for 70.00 feet; thence run S 1°16'20" E for 655.00 feet to the North line of Cypress Lake Road; thence run N 98°08'20" E along said North line for 117.35 feet; thence run northeasterly along the arc of a curve to the right of radius 1860.00 feet (chord bearing N 79°20'30" E - chord distance 185.16 feet) for 185.24 feet to the southwest corner of the lands described in O. R. Book 307 at page 581 of said public records; thence run N 1°16'00" W along the West line of said lands, and a prolongation thereof for 1745.99 feet to the northwest corner of the aforesaid lands described in O. R. Book 320 on page 402; thence run N 89°08'20" E along

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the North line of said lands for 720.00 feet; thence run N 1°16'00" W for 20.00 feet; thence run N 89°08'20" E for 28.52 feet to a point of curvature; thence run northeasterly along the arc of a curve to the left of radius 276.68 feet (chord bearing N 64°38'20" E - chord distance 229.47 feet) for 236.61 feet to a point of reverse curvature; thence run northeasterly along the arc of a curve to the right of radius 246.68 feet (chord bearing N 64°38'20" E - chord distance 204.59 feet) for 210.96 feet to a point of tangency; thence run N 89°08'20" E for 175.22 feet to the aforesaid West line of State Road No. 45 (Tamiami Trail); thence run N 1°16'00" W along said West line for 64.00 feet to the point of beginning.

FILED FOR RECORD IN OFFICIAL RECORDS OF LEE COUNTY, FLORIDA
FEB 2 12 19 PM '78
D. T. FANNING CLERK CIRCUIT COURT
BY [illegible] D.C.

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Exhibit B

PROPERTY LINE

LIMITS OF PRIVACY WALL

EXISTING STORMWATER MANAGEMENT AREA

C–1 ZONING

8'± PRIVACY WALL

TAMIAMI TRAIL (US 41)

RPD ZONING

LEISURE DRIVE (PRIVATE)

PROPERTY LINE

C–1 ZONING

PROPOSED GOLF CART PARKING

PROJECT LIMITS

PROPERTY LINE

LIMITS OF PRIVACY WALL

RPD ZONING

EXISTING COMMUNITY CENTER

C–1 ZONING

C–1 ZONING

PROPERTY LINE

SEVEN LAKES BLVD (PRIVATE)

AERIAL IMAGE PROVIDED BY LEE COUNTY GIS, 2011

SITE DATA
ZONING C–1

PROJECT AREA = ±1.13 ACRES
IMPERVIOUS = ± 0.87 ACRES
PERVIOUS = ± 0.26 ACRES

VARIANCE ITEM
SECTION 34–2020 TO ALLOW FOR VEHICULAR SPACES TO BE REPLACED WITH GOLF CART PARKING SPACES AT A 2:1 RATIO

WEST PARKING

TOTAL EXISTING PARKING SPACES = 29
TOTAL EXISTING HANDICAP SPACES = 3

PARKING WITHIN PROJECT LIMITS
TOTAL EXISTING VEHICULAR PARKING SPACES WITHIN PROJECT LIMITS = 73

TOTAL REQUIRED = 73
TOTAL PROVIDED
66 VEHICULAR SPACES +
14 GOLF CART PARKING SPACES AT 2:1 = 73

TOTAL HANDICAP SPACES REQUIRED = 3
TOTAL HANDICAP SPACES PROVIDED = 3

40 20 0 40
GRAPHIC SCALE
11" X 17" SCALE 1"=80'–0"
24" X 36" SCALE 1"=40'–0"

FILE NAME: 01-14-0126-SITE-VAR.DWG
LAYOUT: PLAN
LOCATION: H:\14-0126 GSL\CADD\DWG\ADD\VAR\
PLOT BY: JGILL
PLOT DATE: THU, 10-30-2014 - 5:34 PM

DDAI
DAVID DOUGLAS ASSOCIATES, INC.
1821 Victoria Avenue,
Fort Myers, Florida 33901
Ph. 239-337-3330
Website: www.ddai-engineers.com
Certification of Authorization # 7568

Project Name:

SEVEN LAKES EAST ENTRANCE IMPROVEMENTS

Project Address:

1965 SEVEN LAKES BOULEVARD
FORT MYERS, FL 33907

Client/Owner:

SEVEN LAKES ASSOCIATION, INC.
1965 SEVEN LAKES BLVD
FORT MYERS, FLORIDA 33907

David Douglas, P.E. Project Manager
Phone: 239-337-3330
Email: dd@ddai-engineers.com

Project Engineer:

THIS PLAN IS INTENDED FOR THE USE OF ZONING APPROVAL ONLY. ACTUAL ENGINEERING AND ARCHITECTURAL CONSTRUCTION DOCUMENTS WILL BE PREPARED ONCE ZONING IS APPROVED & COMPLETE.

NOT FOR CONSTRUCTION

Legal Disclaimer:

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DAVID DOUGLAS ASSOCIATES, INC. © 2010.

Revisions:

DATE:	DESCRIPTION

SITE DATA:

STRAP #	23-45-24-00-00000.00CE
SEC-TWP-RGE	SEC. 23 TWP. 45S RGE. 24E
CITY PERMIT#	N/A
SF PERMIT #	N/A
LEE COUNTY #	N/A

PROJECT MGR : CLAIR WRIGHT, III, P.E.
PROJECT # : 14-0126-SIT
FILE NAME : 01-14-0126-SITE-VAR.DWG
ORIGIN DATE : 09-23-14
DESIGNER : JG
CADD : JNP
CHECKED BY : CEW
PLOT DATE : THU. 10-30-2014-5:34 PM
PLOTTED BY : JGILL

SHEET TITLE:

SITE PLAN

SHEET NO. 01

VARIANCE

APPROVED