

ADMINISTRATIVE AMENDMENT (PD) ADD2013-00030

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Next Level Church, Inc. filed an application for administrative approval to a Planned Unit Development on a project known as Gateway-Next Level Church Sign from LDC Section 30-153(3)a(5) to allow two ground mounted signs on the same right-of-way in addition to the existing off-site residential entry sign; and from LDC Section 30-5(18) to allow a wall sign to exceed the roofline of the building by 48 inches on property located at 11803 Gateway Blvd., described more particularly as:

LEGAL DESCRIPTION: In Section 06, Township 46 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned by Resolution number ZAB-85-43 (with subsequent amendments in case numbers ADD2004-00162, ADD2008-00009, ADD2010-00066); and

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

WHEREAS, the subject property is located in a Commercial tract labeled as "Neighborhood/Community Convenience Centers"; and

WHEREAS, the site is being developed with a place of worship known as Next Level Church; and

WHEREAS, the subject parcel is a corner lot with frontages on Gateway Blvd and Gateway Lakes Blvd; and

WHEREAS, the subject site already contains a ground mounted sign advertizing for a development known as Hampton Park, which is a residential development located approximately 1,000 feet to the east of the subject site; and

WHEREAS, LDC Sec. 30-153(3)a(4) allows a ground mounted sign up to 96 square feet in area; and

WHEREAS, LDC Sec. 30-153(3)a(5) allows corner lots a secondary ground mounted sign on the secondary right-of-way not to exceed 24 square feet in area; and

WHEREAS, the proposed place of worship, contains two access point, both located on Gateway Blvd; and

WHEREAS, the applicant is requesting a deviation from LDC Sec. 30-153(3)a(5) to install two identical 40.85 square feet ground mounted signs, one at each of the two access points to the site in addition to keeping the existing off premises ground mounted sign advertising for Hampton Park residential development; and

WHEREAS, the design of the building include an architecturally designed parapet wall, which extends above the roof of the building; and

WHEREAS, the applicant wishes to install a wall sign at the main entrance to the building on the architecturally designed parapet wall, which will partially be above the existing buildings roof of the building; and

WHEREAS, LDC Sec. 30-5(18) does not allow wall signs above the main roof of the buildings; and

WHEREAS, the applicant is requesting a deviation from LDC Sec. 30-5(18) to allow the top of the wall sign to be 48 inches above the roof of the building; 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 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:

1. Deviation from LDC Sec. 30-153(3)a(5), which allows commercial properties with frontage on more than one public right-of-way to have a secondary on the secondary frontage to allow two 40.85 square feet ground mounted signs along Gateway Blvd frontage and retention of the existing off-site residential entry signs at the corner of Gateway Blvd and Gateway Lakes Blvd.

2. Deviation from LDC Sec. 30-5(18), which prohibits roof signs, to allow a wall sign installed on a parapet wall that would be 48 inches above the roof of the building.

is **APPROVED** subject to the following conditions:

1. The location of the proposed signs must be in substantial compliance with the aerial map attached hereto as Exhibit "B".
2. The terms and conditions and Master Concept Plan of the original zoning resolutions remain in full force and effect.
3. The two proposed "Next Level Church" ground mounted signs are limited to 10 feet in height and 40.85 square feet in area each as depicted in Exhibit "C".
4. The wall sign shall not exceed 48 inches above the roof of the building and is limited to 181.24 square feet in area as depicted in Exhibit "D".

DULY SIGNED this 24th day of April, A.D., 2013.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

ADD 2013-00030

4.8.13

APPROVED
LEGAL



DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF TRACT "E" AS SHOWN ON THE RECORD PLAT OF "GATEWAY HIDDEN LINKS II" AS RECORDED IN PLAT BOOK 69, PAGE 97, LEE COUNTY RECORDS RUN N.66°01'25"E FOR 78.99 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A FLORIDA POWER & LIGHT COMPANY TRANSMISSION LINE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1606, PAGE 1275, LEE COUNTY RECORDS; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING TWO COURSES: S.35°22'47"E. FOR 896.74 FEET; S.37°57'04"E. FOR 226.66 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF GATEWAY LAKES BOULEVARD (TRACT "A")(WIDTH VARIES) AS SHOWN ON THE RECORD PLAT OF "HAMPTON PARK AT GATEWAY" AS RECORDED IN PLAT BOOK 83, PAGE 64, LEE COUNTY RECORDS; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX COURSES: SOUTHWESTERLY ALONG AN ARC OF A NON-TANGENT CURVE TO THE RIGHT OF RADIUS 560.00 FEET (DELTA 08°28'51")(CHORD BEARING S.47°04'39"W.)(CHORD 82.81) FOR 82.89 FEET TO A POINT OF COMPOUND CURVATURE; SOUTHWESTERLY ALONG AN ARC OF A TANGENT CURVE TO THE RIGHT OF RADIUS 381.00 FEET (DELTA 29°19'57")(CHORD BEARING S.65°59'03"W.)(CHORD 192.93) FOR 195.05 FEET TO A POINT OF TANGENCY; S.80°39'02"W. FOR 99.66 FEET TO A POINT OF CURVATURE; WESTERLY ALONG AN ARC OF A TANGENT CURVE TO THE LEFT OF RADIUS 319.00 FEET (DELTA 06°30'30")(CHORD BEARING S.77°23'47"W.)(CHORD 36.22) FOR 36.24 FEET TO A POINT OF REVERSE CURVATURE; WESTERLY ALONG AN ARC OF A TANGENT CURVE TO THE RIGHT OF RADIUS 281.00 FEET (DELTA 13°50'28")(CHORD BEARING S.81°03'46"W.)(CHORD 67.72) FOR 67.88 FEET TO A POINT OF TANGENCY AND S.87°59'00"W. FOR 99.57 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF GATEWAY BOULEVARD (TRACT "B")(120' WIDE) AS SHOWN ON THE RECORD PLAT OF "GATEWAY PHASE 24" RECORDED IN PLAT BOOK 65, PAGE 9, LEE COUNTY RECORDS; THENCE RUN ALONG THE EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: N.02°01'00"W. FOR 249.24 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG AN ARC OF A TANGENT CURVE TO THE LEFT OF RADIUS 2160.00 FEET (DELTA 21°57'35")(CHORD BEARING N.12°59'47"W.)(CHORD 822.80) FOR 827.86 FEET TO THE POINT OF BEGINNING.

BEARINGS HEREINABOVE MENTIONED ARE BASED ON THE NORTHERLY LINE OF TRACT "E" AS SHOWN ON THE RECORD PLAT OF "GATEWAY HIDDEN LINKS II" AS RECORDED IN PLAT BOOK 69, PAGE 97, LEE COUNTY RECORDS TO BEAR N.66°01'25"E.

EXHIBIT A

RECEIVED
APR 05 2013

COMMUNITY DEVELOPMENT

ADD 2013-00030

14 ft
10.75 ft

APPROVED

Plan

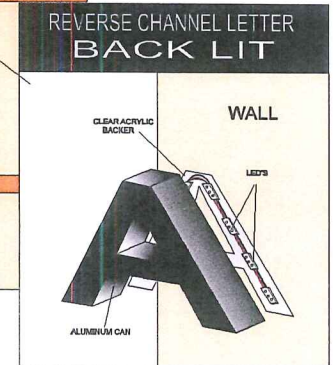
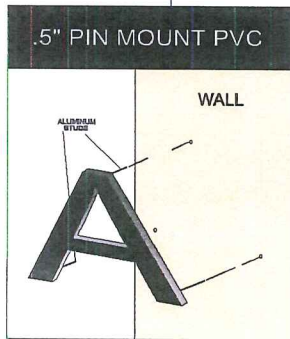
10 ft

46 in

13.16 in
15 in

next level
CHURCH
www.nextlevelchurch.com

Subject to Case # ADD2013-00030
Date 4/24/2013



SIGN AREA 3.8' X 10.75' = 40.85 SQF EXHIBIT C

THIS SIGN, INCLUDING BUT NOT LIMITED TO ALL PLASTIC OR SIMILAR COMPONENTS THEREOF, HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2007W/2009 AMENDMENTS EDITION FLORIDA BUILDING CODE INCLUDING SE. 1609 WIND LOADS AND SEC 3107 SIGNS
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS.

CLIENT NEXT LEVEL CHURCH	DATE 2.4.11
LOCATION AAA	SCALE



3300 PALM AVE. FT. MYERS, FLORIDA 33901
239.278.4245 FAX 239.278.3912
WWW.LEEDESIGNSLLC.COM

DESIGNER CHELO N	SALESPERSON MIKE J
DOCUMENT LOCATION N/NEXTLEVELCHURCH	FILE NAME MONUMENTFINALfinal.JPG

Wall Sign for Next Level Church_revised

- 181.24 square footage of copy area
- Reverse-lit aluminum channel letters
- painted black
- white LEDs
- flush-mounted to facade

APPROVED Plan

Subject to Case # ADD 2013-00030
Date 4/24/2013



① Elevation
Scale: 1/8" = 1'-0"



② Layout
Scale: 1/8" = 1'-0"

RECEIVED
APR 05 2013

COMMUNITY DEVELOPMENT

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EXHIBIT D

	<small>THIS SIGN INCLUDING BUT NOT LIMITED TO ALL PLASTIC OR SIMILAR COMPONENTS THEREOF, HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2007W/2009 AMENDMENTS EDITION FLORIDA BUILDING CODE INCLUDING SE. 1609 WIND LOADS AND SEC 3107 SIGNS THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS</small>			
	A: 3300 Palm Ave. Fort Myers, FL 33901 P: 239.278.4245 F: 239.278.3912	Designer: Matt Salesperson: Mike	Client: Next Level Church Location: Fort Myers, FL Filepath: Grfx on Server/S/Scanlon Lexus/Scanlon LEXus Interior Spec	Drawings Dates Initial: 12/2/11 Revisions: