ADD2016-00083 Lee County ePlan

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Ronald Surliuga for Perineus, LLC filed an application for an administrative amendment to a Residential Planned Development on a project known as Greenwood Villas (f/k/a Villa Magnifica, The Preserve at San Carlos Park, and Porro RPD) to request the following two additional deviations for the installation of a monument sign:

> Deviation #13: A deviation from the LDC Section 30-152(2)a(1)i which requires residential development identification signs to have a minimum of 15 foot setback from the right-of-way of the public access road and a minimum of 5 feet from the edge of the pavement of the entrance and exit lanes, to allow a monument sign with a 10 foot setback from the right-of-way and 1.79 foot setback from the edge of pavement of the entrance and exit lanes.
>
> Deviation #14: A deviation from the LDC Section 34-625(3)e which requires externally illuminated signs to have the light fixtures mounted on top of the sign and aimed downward, to allow ground mounted light fixtures pointed toward the sign.

on property located 7135-7169 Greenwood Park Circle, described more particularly as:

LEGAL DESCRIPTION: In Section 17, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT “A”

WHEREAS, the property was originally rezoned in resolution number Z-06-091 (with subsequent amendments in case numbers ADD2012-00004; ADD2014-00218); 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 wishes to install a residential development identification sign at the entrance to the development; and

WHEREAS, due to the limited width of the developable portion of the property at the entrance, the landscaped median is only 10 foot wide; and

WHEREAS, the base of the proposed sign is 6’-5” wide, resulting in a setback of 1.79 feet from the edge of pavement of the entrance and exit lanes; and

WHEREAS, the applicant is proposing to install the sign 10 feet from the property line, when the Land Development Code Section 30-152(2)a(1)i requires a minimum of 15 feet; and

WHEREAS, the edge of the pavement on South Tamiami Trail will be at least 55 feet from the outer edge of the proposed sign; and

WHEREAS, the Land Development Section 34-625(3)e allows illuminated signs to have top mounted lights aimed downward; and

WHEREAS, the applicant proposes to illuminate the sign with the ground mounted light fixtures pointed toward the sign; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Permitting and Code Enforcement Section; 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 Residential Planned Development to request the following two additional deviations for the installation of a monument sign:

Deviation #13: A deviation from the LDC Section 30-152(2)a(1)i which requires residential development identification signs to have a minimum of 15 foot setback from the right-of-way of the public access road and a minimum of 5 feet from the edge of the pavement of the entrance and exit lanes, to allow a monument sign with a 10 foot setback from the right-of-way and 1.79 foot setback from the edge of pavement of the entrance and exit lanes.

Deviation #14: A deviation from the LDC Section 34-625(3)e which requires externally illuminated signs to have the light fixtures mounted on top of the sign and aimed downward, to allow ground mounted light fixtures pointed toward the sign.

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

1. **The Development must be in compliance with the amended Master Concept Plan, dated 05/13/2015. Master Concept Plan for ADD2016-00083 is hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit "B".**

2. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

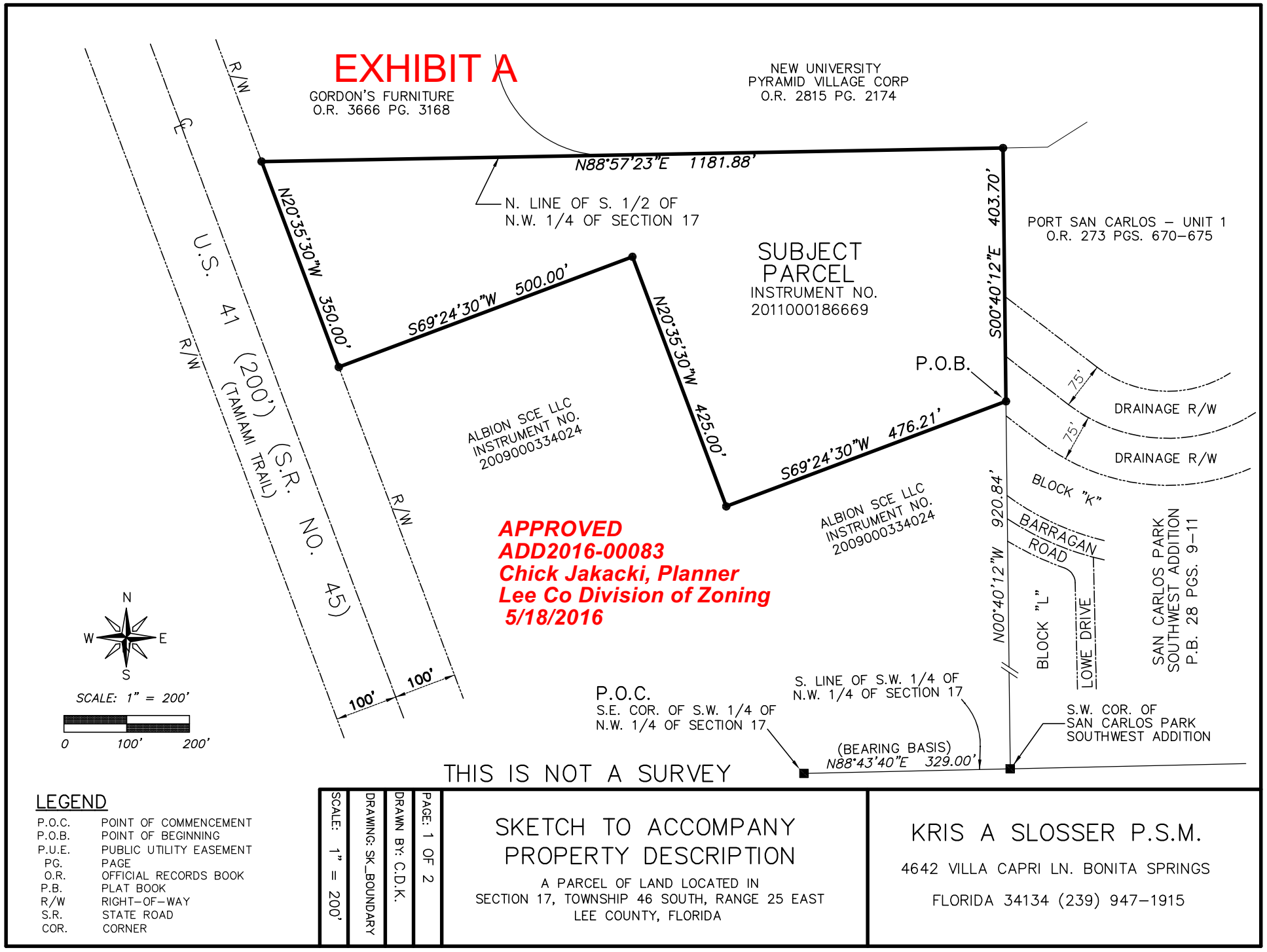
3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 6/29/2016 by

Pam Houck, Zoning Manager
Department of Community Development

Attachments: Exhibit "A" Legal Description
Exhibit "B" Revised Master Concept Plan

EXHIBIT A



APPROVED
ADD2016-00083
Chick Jakacki, Planner
Lee Co Division of Zoning
5/18/2016

THIS IS NOT A SURVEY

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
PG.	PAGE
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
R/W	RIGHT-OF-WAY
S.R.	STATE ROAD
COR.	CORNER

SCALE: 1" = 200' | DRAWING: SK_BOUNDARY | DRAWN BY: C.D.K. | PAGE: 1 OF 2

SKETCH TO ACCOMPANY PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

KRIS A SLOSSER P.S.M.
4642 VILLA CAPRI LN. BONITA SPRINGS
FLORIDA 34134 (239) 947–1915

ADD2016-00083 Lee County ePlan

PROPERTY DESCRIPTION

A PARCEL OF LAND
LYING IN
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(OVERALL BOUNDARY)

AS SHOWN IN INSTRUMENT NO. 2011000186669 OF THE PUBLIC RECORDS IN LEE COUNTY, FLORIDA:

A TRACT OR PARCEL OF LAND IN THE WEST 1/2 OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LYING EAST OF U.S. HIGHWAY NO. 41, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, RUN NORTH 88 DEGREES 43'40" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17, A DISTANCE OF 329 FEET TO THE SOUTHWEST CORNER OF SAN CARLOS PARK, SOUTHWEST ADDITION, AS RECORDED IN PLAT BOOK 28, PAGES 9 THROUGH 11 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 40'12" WEST ALONG THE WEST LINE OF SAID SOUTHWEST ADDITION A DISTANCE OF 920.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 69 DEGREES 24'30" WEST 476.21 FEET; THENCE NORTH 20 DEGREES 35'30" W 425 FEET; THENCE SOUTH 69 DEGREES 24'30" WEST 500 FEET; THENCE NORTH 20 DEGREES 35'30" WEST 350 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 45 (U.S. NO. 41 - 200 FEET WIDE) TO THE NORTH LINE OF SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 88 DEGREES 57'23" EAST ALONG SAID NORTH LINE 1181.88 FEET TO THE WEST LINE OF PORT SAN CARLOS, UNIT 1, AS SHOWN IN O.R. BOOK 273, PAGE 670 THRU 675, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 40'12" EAST ALONG SAID WEST LINE 403.70 FEET TO THE POINT OF BEGINNING.

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE DESCRIPTION AS SHOWN IN INSTRUMENT NUMBER 2011000186669 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA WITH THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER (S.W. 1/4) OF THE NORTHWEST ONE QUARTER (N.W. 1/4) OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEARING N.88°43'40"E.

2.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3.) PARCEL CONTAINS 9.28 ACRES MORE OR LESS.

KRIS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #5560)
SEE ATTACHED SKETCH

DRAWING: SK_BOUNDARY | DRAWN BY: C.D.K. | PAGE: 2 OF 2

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

KRIS A SLOSSER P.S.M.
4642 VILLA CAPRI LN. BONITA SPRINGS
FLORIDA 34134 (239) 947-1915

ADD2016-00083 Lee County ePlan

STRAP NUMBER

17-46-25-00-00002.0070

ADDRESS

GREENWOOD PARK CIRCLE
FORT MYERS, FL 33967

PROJECT INFORMATION

CURRENT ZONING/USE	= RPD/VACANT
PROPOSED USE	= MULTI-FAMILY, TOWNHOMES
FUTURE LAND USE	= URBAN COMMUNITY
TOTAL ACREAGE	= 9.24
PROPOSED DENSITY	= 55 DWELLING UNITS 55 DU/9.24 AC = 5.95 DU/AC
EXISTING SOIL TYPES	= #55 COCOA FINE SAND
IRRIGATION SERVICE	= IRRIGATION WELL
ARCHAEOLOGICAL SENSITIVITY LEVEL	= 2

ZONING/ACTUAL USE

NORTH: C-2 AND CT (GORDON'S FURNITURE & VACANT)
SOUTH: AG-2 (VACANT)
EAST: RS-1 (SINGLE-FAMILY RESIDENTIAL)
WEST: ROW (US 41)

LANDSCAPE BUFFERS

NORTH = MFR TO C-2 AND CT: NO BUFFER REQUIRED
*SEE PROJECT NOTE
EAST = MFR TO RS-1: 15' WIDE TYPE B BUFFER REQUIRED
INDIGENOUS PRESERVE TO SERVE AS BUFFER
SOUTH = MFR TO AG-2: NO BUFFER REQUIRED
WEST = MFR TO ROW: 15' WIDE TYPE D BUFFER REQUIRED
INDIGENOUS PRESERVE TO SERVE AS BUFFER

PROJECT NOTE

A MINIMUM 5' WIDE LANDSCAPE BUFFER IS REQUIRED BETWEEN THE INDIGENOUS PRESERVE AND THE NATURAL WATERWAY BUFFER (TO BE NATIVE SPECIES AND INCLUDE 4 TREES AND 18 SHRUBS PER 100 LINEAR FEET).

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE: 40% PER ADD2012-00101
0.40 X 404,479 = 161,792 SF

PROVIDED: INDIGENOUS PRESERVE AREAS + CREEK @ TOB + DRY DETENTION AREAS @ TOB + WATERWAY BUFFER + OPEN SPACE

= 83,182 SF + 37,025 SF + 51,108 SF + 16,341 SF + 26,228 SF

= 213,884 SF / 4.91 AC (52.9%)

INDIGENOUS PRESERVE REQUIREMENTS

REQUIRED: 50% OF OPEN SPACE
50% X 161,792 SF = 80,896 SF (1.86 AC)

PROVIDED: INDIGENOUS AREA #1 WITH CREDITS
47,958 SF + 4,796 SF (10% ADJACENT TO ROADWAY)
+ 11,990 SF (25% GREATER THAN 1 ACRE) = 64,744 SF

INDIGENOUS AREA #2 WITH CREDITS
35,224 SF + 3,522 SF (10% ADJACENT TO WATERBODY)
+ 3,522 SF (10% GREATER THAN 1/2 ACRE) = 42,268 SF

TOTAL PROVIDED: 64,744 SF + 42,268 SF = 107,012 SF (2.46 AC)

LEGEND

AC	ACRES
SF	SQUARE FEET
CONC.	CONCRETE
TOB	TOP OF BANK
EOW	EDGE OF WATER
(1)	DEVIATION
	INDIGENOUS AREA
	BUFFER
	OVERFLOW TRENCH
	CONCRETE
10SP	NUMBER OF PARKING SPACES

TDM
N

1" = 50'

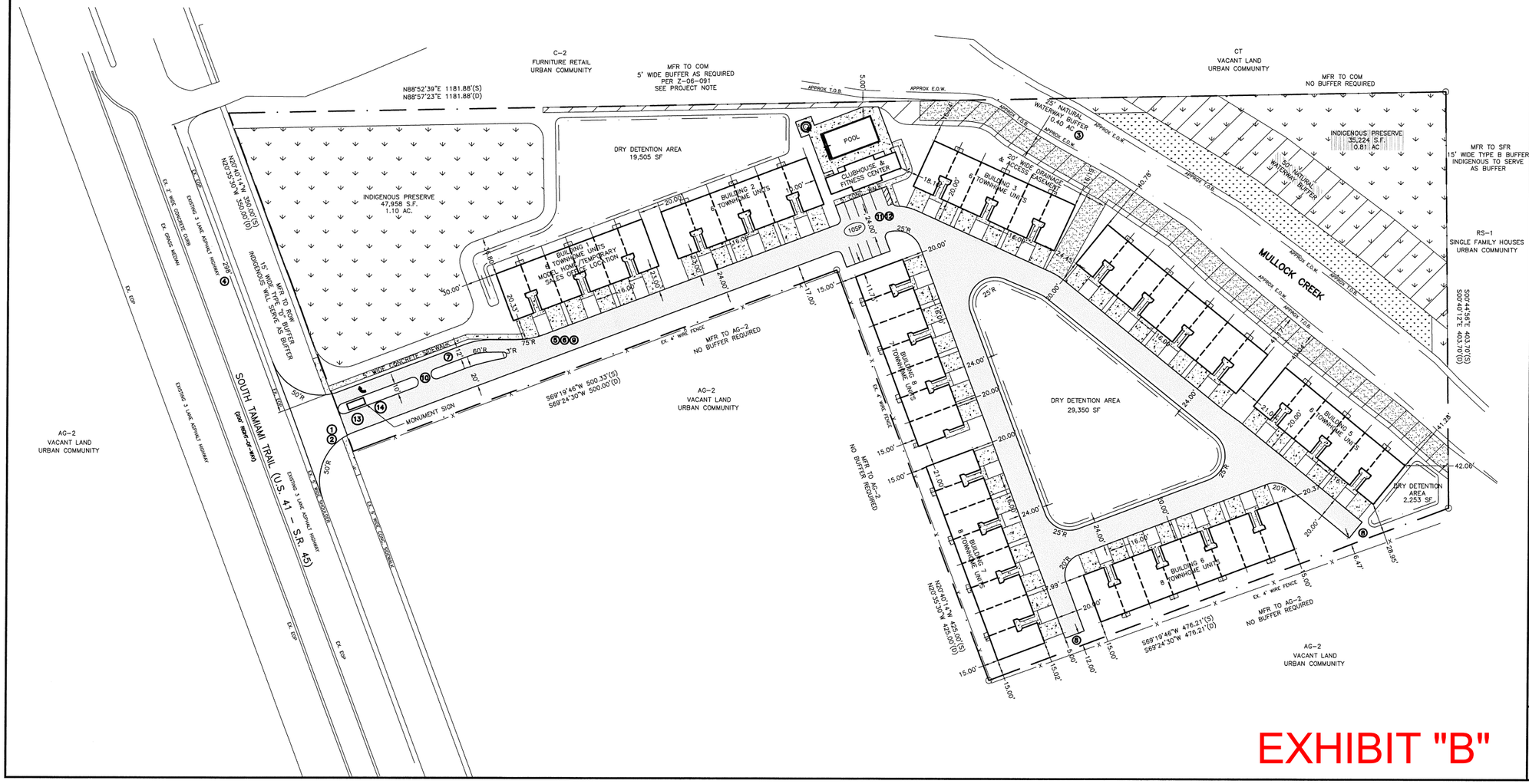


EXHIBIT "B"

DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
04/27/07	JDM	MJL & JWC	JDM	TDM

	DATE	REVISIONS
1	05/09/15	REVISIONS PER LEE COUNTY COMMENTS
2	05/13/15	REVISIONS PER PD AMENDMENT

DRAWING NAME: J:\2853\Joseph\Plans\Drawings\Civil\SITE.dwg

GREENWOOD VILLAS
PD AMENDMENT

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE

Dean Martin, P.E.
Florida # 52022

DATE:

SHEET # 1 of 1

SCALE: 1" = 50'