

ADMINISTRATIVE AMENDMENT (PD) ADD2020-00082

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Michael Corradi filed an application for an administrative amendment to a Commercial Planned Development on a project known as Corradi RV & Boat Storage for approval of a deviation from LDC Sec 10-329(d)(1)(a)3, which requires 50-foot setback from all property lines for water retention or detention to allow an excavation setback of 25 feet on property located 11170 and 11190 Palm Beach Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 36, Township 43 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in resolution number Z-07-024 (with subsequent amendments in resolution number Z-18-025); and

WHEREAS, the subject property is located in the Suburban 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, Lee County Development Services Section reviewed the request and recommended approval of the deviation; and

WHEREAS, the applicant has applied for a local development order (DOS2019-00102), which is currently under review by the County; 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 Commercial Planned Development for approval of a deviation from LDC Sec 10-329(d)(1)(a)3, which requires 50-foot setback from

all property lines for water retention or detention to allow an excavation setback of 25 feet is **APPROVED** subject to the following conditions:

1. The deviation must be in compliance with the attached exhibit. A reduced copy is attached hereto as exhibit "B" and labeled as Excavation Exhibit.
2. The terms, conditions and Master Concept Plan 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 7/29/2020

Audra Ennis, Zoning Manager

Attachments: Exhibit "A" Legal Description
Exhibit "B" Excavation Exhibit

EXHIBIT A

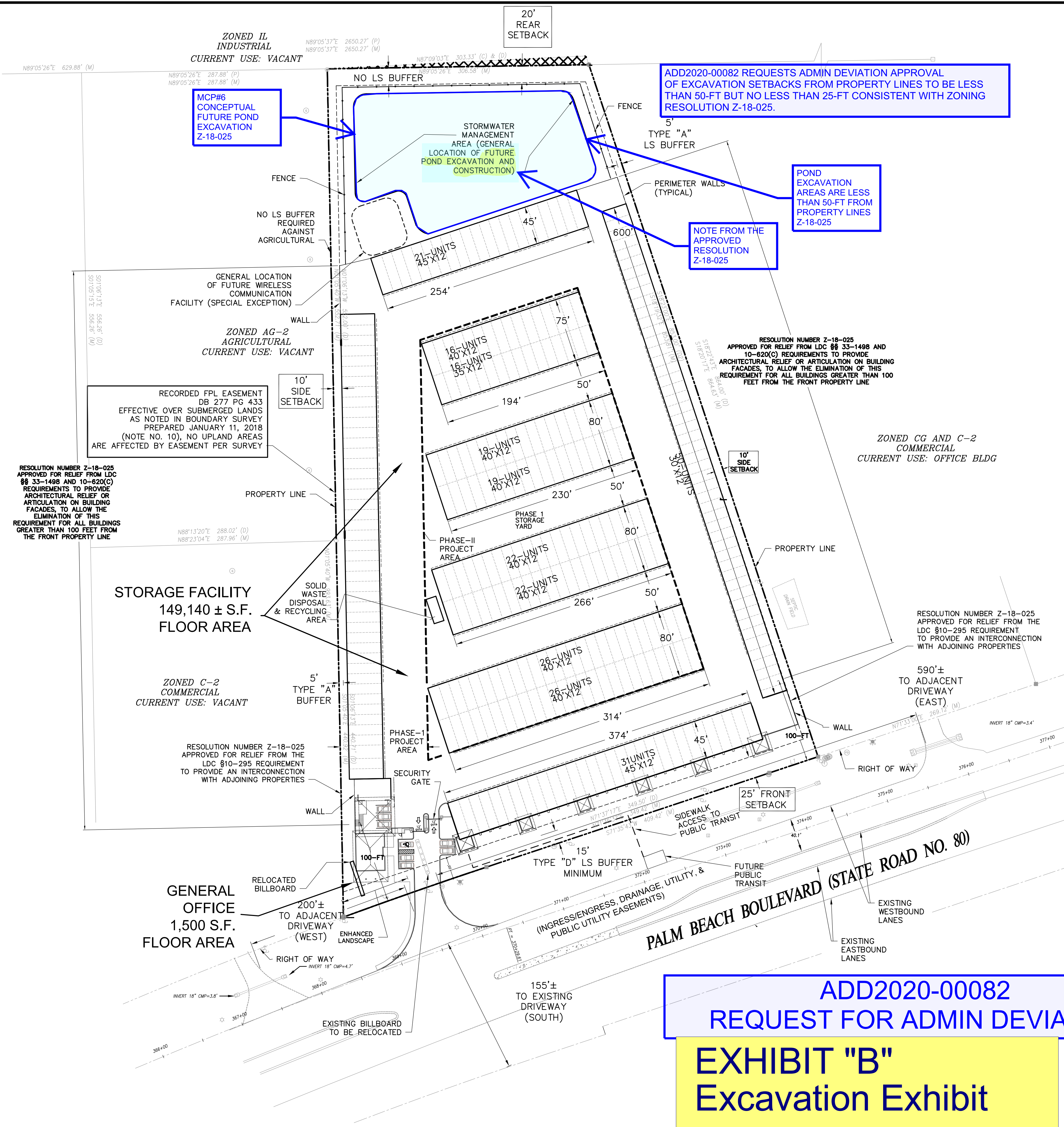
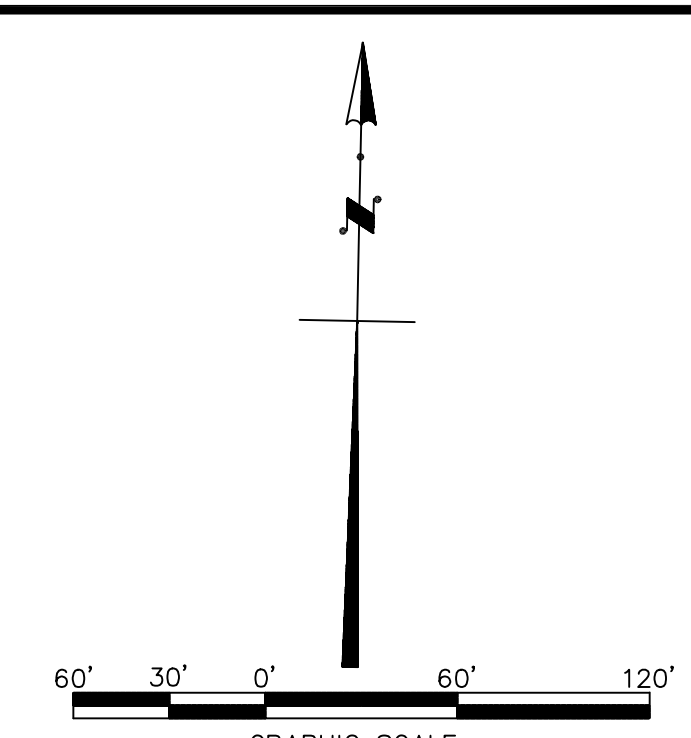
CASE NUMBER: ADD2020-00082

STRAP NUMBER

36-43-25-00-00001.0020

36-43-25-00-00001.0000

REVIEWED
ADD2020-00082
Daniel Munt, Planner
Lee County DCD
6/23/2020



SITE DATA:

1. ADDRESS: 11170 AND 11190 PALM BEACH BLVD
FORT MYERS, FL 33905
2. PROPERTY ZONED: CPD
3. PROPERTY AREA: 9.234 ACRES
4. LEE COUNTY STRAP NO.s:
36-43-25-00-00001.0000 & 36-43-25-00-00001.0020
5. FLOOD ZONE = AE-7 NAVD88
6. OPEN SPACE:
MINIMUM REQUIRED = 30% (2.77 AC.)

PALM BEACH BLVD BUFFER = 15-FT TYPE "D" MIN LANDSCAPE
ALL OTHER PERIMETER BUFFER = 5-FT TYPE "A" LANDSCAPE
NO BUFFER REQUIRED AGAINST AGRICULTURAL AND INDUSTRIAL

TABULATION

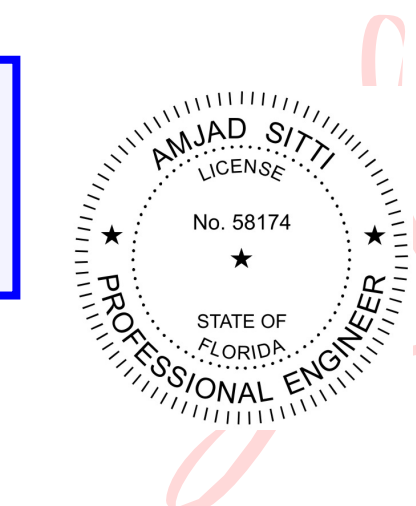
OFFICE AND CARETAKER UNIT	2,500 SF / 0.06 ACRES
RENTABLE AREAS	149,140 SF / 3.42 ACRES
	151,640 SF / 3.48 ACRES

UNIT SIZE (FT)*	No. OF UNITS	%OF TOTAL	UNIT (SF)	RENTABLE(SF)
20		0.0%	0	0
25		0.0%	0	0
30	50	15.6%	1500	18,000
35	18	5.6%	630	7560
40	198	62.5%	7920	95040
45	33	10.3%	1485	17820
47	19	6.0%	893	10716
TOTAL No. OF UNITS	316	100%		149,136 (Use 149,140)

* UNITS ARE 12-FT WIDE

ADD2020-00082
REQUEST FOR ADMIN DEVIATION

EXHIBIT "B"
Excavation Exhibit



Digitally signed by Amjad Sitti
P.E. 58174 State of Florida
DN: cn=Amjad Sitti P.E. 58174
State of Florida, o=Printed
copies of the document are not
considered signed and sealed
and all SHA-1 authentication
code must be verified on any
electronic copies, ou=The item
has been electronically signed
and sealed using a SHA-1
authentication codes
email=aj@siti.net, c=US
Date: 2020.07.21 11:35:24 -04'00'
Adobe Acrobat version:
2020.009.20074

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NO.	DATE	DESCRIPTION	SCALE
1			1"=60'

PREPARED FOR:
MICHAEL K. CORRADI
1088 WISCONSIN DR.
NAPLES, FL 34103

PROJECT NAME:
(MCP06) CORRADI RV & BOAT STORAGE
LEE COUNTY, FLORIDA

SHEET NAME:
MASTER CONCEPT PLAN No. 6

APRIL 3, 2019
AMJAD SITI, P.E.
Florida License No. 58174

PROJECT NUMBER
1MKC001-17

SHEET NUMBER
MCP-6