

ADMINISTRATIVE AMENDMENT (PD) ADD2013-00045

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Lakes Master Assn. Inc. filed an application for administrative approval to a Mixed Use Planned Development on a project known as Miromar Lakes – Sorrento and Costa Del Lago Gates requesting a deviation from Land Development Code Section 34-1748(1)(d) which requires all gates to be designed in such a manner that will provide stacking for 5 vehicles, and LDC Sec. 34-1748(5), which requires all gates to provide turnaround on the ingress side of the gate on property located at Miromar Lakes, described more particularly as:

LEGAL DESCRIPTION: In Section 13 & 14, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in Resolution number Z-99-029 (with subsequent amendments in Resolution numbers Z-02-072 and Z-12-004); and

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

WHEREAS, residential roads within the Miromar Lakes development are private and are access controlled by gates; and

WHEREAS, Miromar Lakes Master Association is requesting to add two additional internal gates for Sorrento and Costa Del Lago subdivisions within the Miromar Lakes Development; and

WHEREAS, the applicant has requested a deviation from Land Development Code Section 34-1748(1)(d) which requires all gates to be designed in such a manner that will provide stacking for 5 vehicles, and LDC Sec. 34-1748(5), which requires all gates to provide turnaround on the ingress side of the gate; and

WHEREAS, the applicant stated that the two proposed gates will automatically open to all vehicles approaching them, and no remote opening device, magnetic card, or keypad is necessary to open these gates; and

WHEREAS, the subject gates will not create a situation where vehicles will need to wait to pass the gates, or be forced to make a U-turn at the gate; 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 Divisions of Development Services and Environmental sciences have reviewed this request and recommended approval; 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

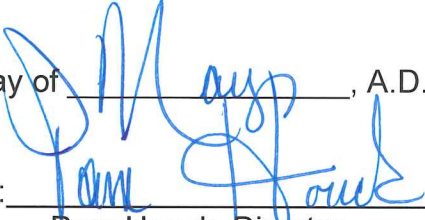
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for a deviation to a Mixed Use Planned Development from Land Development Code Section 34-1748(1)(d) which requires all gates to be designed in such a manner that will provide stacking for 5 vehicles, and LDC Sec. 34-1748(5), which requires all gates to provide turnaround on the ingress side of the gate is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the original Master Concept Plan approved as part of Resolution Z12-004.**
2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**
3. **The location of the proposed Sorrento and Costa Del Lago Gates must be as shown on the attached entrance gates plan dated received May 1st 2013 attached hereto as Exhibit "B".**
4. **Sorrento and Costa Del Lago Gates (approved herein) must open automatically when a vehicle approaches the gate. No remote gate opener, magnetic card, keypad or other devices shall be necessary to open these gates.**
5. **Sorrento and Costa Del Lago Gates must be equipped with an automatic system that would open the gates and keep them in open position during a power failure.**
6. **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 SIGNED this 23rd day of May, A.D., 2013.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibit AA-3.C.1

Legal Descriptions

Costa Del Lago Drive

Tract E Miromar Lakes Unit V Isola Bella Plat

PB 74 Pgs 9-12

RECEIVED
MAY 01 2013

COMMUNITY DEVELOPMENT

Via Bramante Drive

ADD 2013-00045

Tract R-C Miromar Lakes Unit XII Peninsula Phase Two

Inst. #2006000463425

Applicant's Legal Checked
by [Signature]

Applicant's Legal Checked
by CSJ 5/3/13

PERMIT PLANS
FOR
MIROMAR LAKES
SORRENTO AND COSTA DEL LAGO
ENTRANCE GATES

LEE COUNTY, FLORIDA

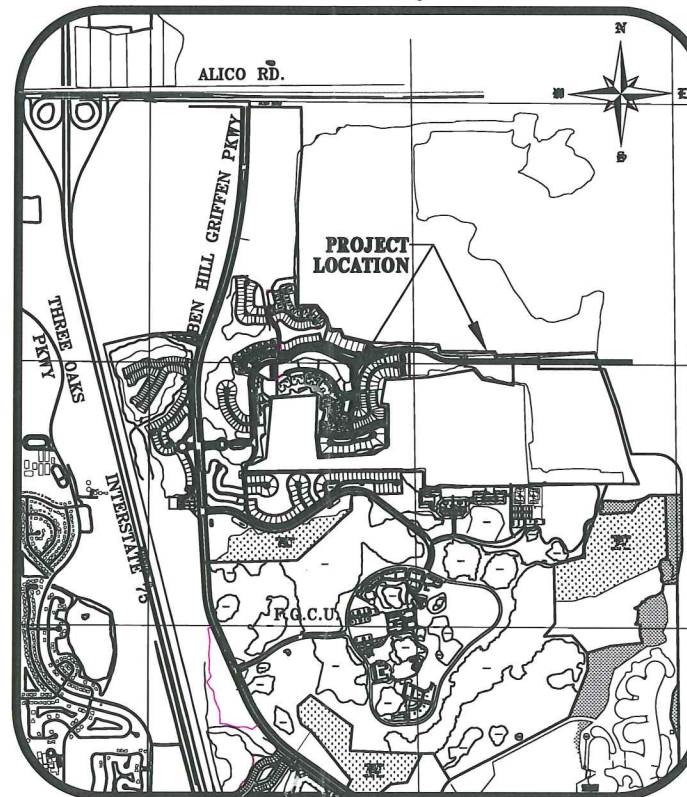
DATE: APRIL, 2013

RECEIVED
MAY 01 2013
COMMUNITY DEVELOPMENT

ADD 2013-00045

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	AERIAL
3.	SORRENTO GATE LOCATION EXHIBIT
4.	EXIST. COSTA DEL LAGO GATE EXHIBIT



LOCATION MAP

SECTION 11-13, TOWNSHIP 46 SOUTH, RANGE 25 EAST
STRAP No. 13-46-25-02-000RC.00CE
STRAP No. 14-46-25-08-0000E.00CE

APPROVED
Plan (Pg 1 of 4)

Subject to Case # ADD 2013-00045
Date 5/23/2013

EXHIBIT B

PREPARED BY:

H M
HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS

6200 WHISKEY CREEK DRIVE
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW	DATE
CHARLES L. FRESHER FLORIDA PROFESSIONAL ENGINEER	5/23/13
REVISIONS	DATE
1	
2	
3	
4	
5	

MIROMAR MASTER ASSOCIATION
SORRENTO & COSTA DEL LAGO
ENTRANCE GATES
LEE COUNTY, FL

DRAWING NO.
1322
PROJECT NO.
12045

PREPARED FOR:

MIROMAR MASTER ASSOCIATION

CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD STE. 305
ESTERO, FL. 33928
PH (239) 948-3666
FX (239) 948-3667

- 1.) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD DESIGN STANDARDS (BOOKLET DATED JANUARY, 2012), AND AMENDMENTS THERETO.
- 2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2012, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.



RECEIVED
MAY 01 2013
COMMUNITY DEVELOPMENT

ADD 2013-00045

LETTER	REVISIONS	DATE

MIROMAR MASTER ASSOCIATION
SORRENTO & COSTA DEL LAGO
ENTRANCE GATES
LEE COUNTY, FLORIDA

DESIGNED BY: CLK	DATE: 05/02/12
DRAWN BY: CLK	DATE: 05/02/12
CHECKED BY: CLK	DATE: 05/02/12
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 200'



6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

AERIAL

THESE DRAWINGS AND ANY
APPROVED UNLESS SIGNED
AND SEALED BY THE
CHARLES L. WILKES
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #96833
DATE 5/11/13

REFERENCE NO.	DRAWING NO.
12045AER	1322
PROJECT NO.	SHEET NO.
2012045	2 OF 3

SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST

GENERAL DEVELOPMENT NOTE:

1) BASED ON THE SFVMD GENERAL PERMIT #36-03568-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA. IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

MIROMAR LAKES
RES #Z-02-072

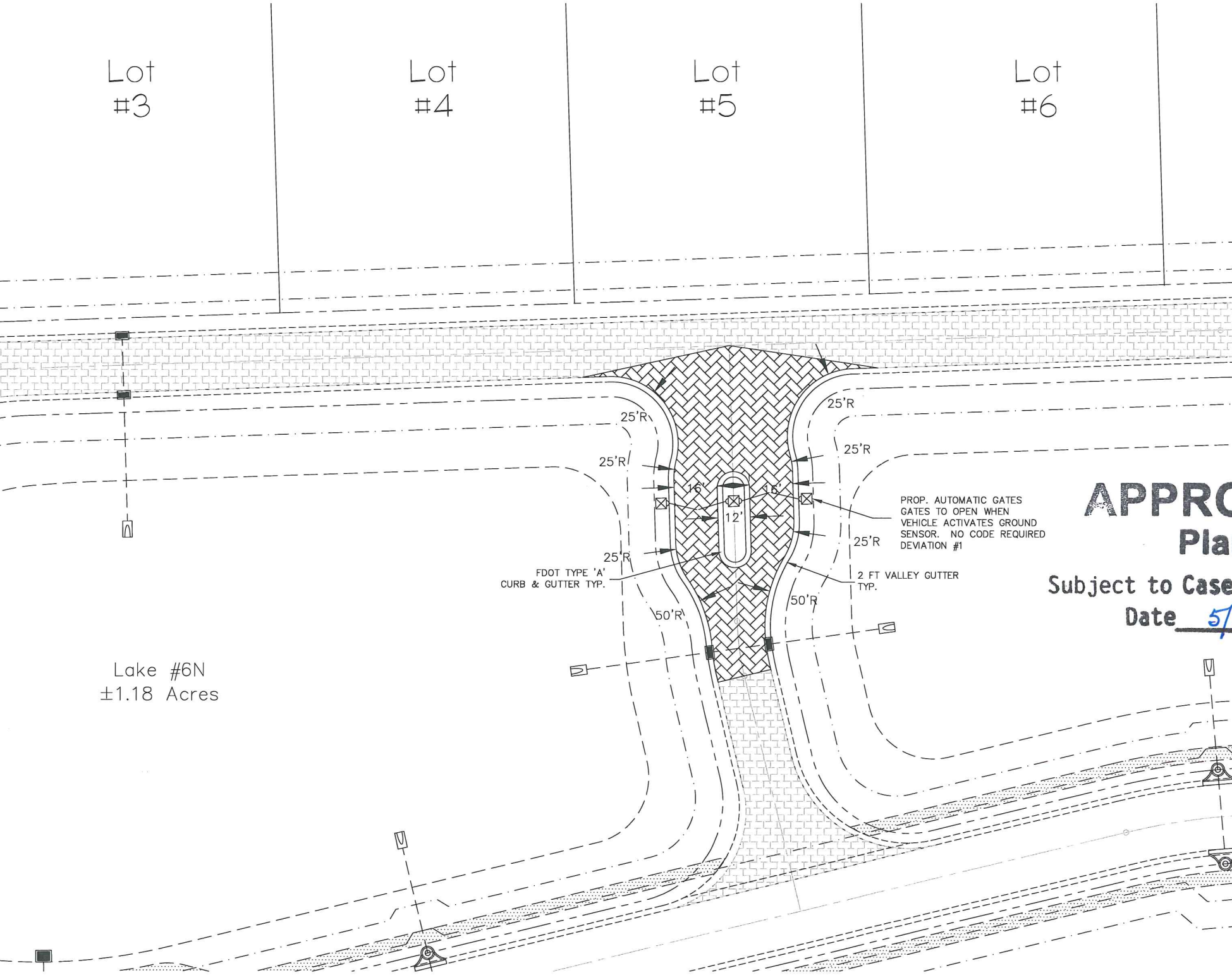
(DRI #11-9798-142)
PROPOSED LAND USE: SINGLE FAMILY
MIN SETBACKS:
FRONT: 20 FT.
SIDE: 5 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPARATION = 10 FT.
MAX. LOT COVER: 45%
MINIMUM LOT AREA = 6,500 S.F.
MINIMUM LOT WIDTH = 50 FT
MINIMUM LOT DEPTH = 70 FT
MAX BUILDING HEIGHT 3 STORIES / 45 FT

LEGEND:

- EXIST. BRICK PAVERS TO REMAIN
- PROPOSED BRICK PAVERS

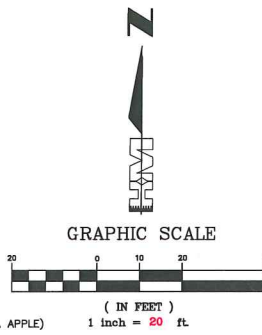
MIROMAR LAKES ZONING
RESOLUTION #Z-02-072
PROPOSED DEVIATIONS

DEVIATION #1: Deviation from LDC Section 34-1748 (d.) Entrance Gates and Gatehouse which requires a 100 foot setback from intersecting street right of way, stacking for 5 vehicles, or the construction of auxiliary right and left hand turn lanes on the intersecting street at the project entrance, and a paved turn around, to allow for the construction of a decorative automatic gates within the Miromar Lakes community.



PROJECT DATA:

PROP. ONSITE IMPROVEMENTS	
EXIST. PAVE TO BE REMOVED	3,671 S.F.
PROP. PAVEMENT	5,195 S.F.
ADDITIONAL PAVEMENT AREA	1,524 S.F.



EXOTICS MAINTENANCE PLAN:

THE FOLLOWING PLAN WILL BE UTILIZED TO ADDRESS EXOTIC SPECIES ON-SITE:

- ALL EXISTING EXOTICS (MELALEUCA, BRAZILIAN PEPPER, AUSTRALIAN PINE, DOWNY ROSE MYRTLE, EARLEAF ACACIA, AND TROPICAL SODA APPLE) WITHIN ALL DEVELOPMENT AREA WILL BE REMOVED BY MECHANICAL MEANS, EXISTING NATIVES WILL BE PROTECTED DURING THIS PROCESS.
- REMAINING ROOTS OR STUMPS WILL BE SPRAYED WITH GARLON 5 BASAL SPRAY.
- RAVENNA HOMEOWNERS ASSOCIATION, WILL PROVIDE AN ON-GOING LANDSCAPE MAINTENANCE PROGRAM THAT WILL INCLUDE REMOVAL OF EXOTIC SPECIES AS A STANDARD MAINTENANCE ITEM. IN THIS CASE, BOTH MECHANICAL AND CHEMICAL MANAGEMENT TECHNIQUES WILL BE USED.
- APPROPRIATE MEANS (NOT DESTRUCTIVE TO INDIGENOUS VEGETATION) WILL BE USED TO REMOVE EXOTIC VEGETATION.
- HAND REMOVAL OF EXOTICS WILL BE USED IN ALL INDIGENOUS OPEN SPACES.

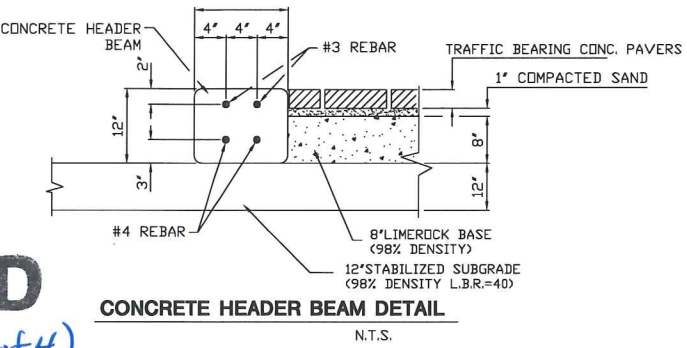
GENERAL NOTES

- ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
- EXTREME CAUTION IS TO BE USED WHEN EXCAVATING, AS THE NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING GRASS, BUSHES, TREES, ETC., SPRINKLER PIPE, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
- ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

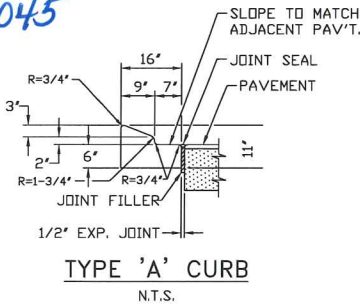
ADD 2013-00045
RECEIVED
MAY 01 2013
COMMUNITY DEVELOPMENT

APPROVED
Plan (Pg 3 of 4)

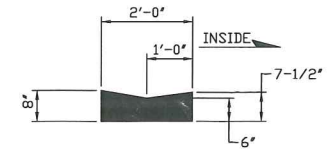
Subject to Case # ADD2013-00045
Date 5/23/2013



CONCRETE HEADER BEAM DETAIL
N.T.S.



TYPE 'A' CURB
N.T.S.



24" VALLEY GUTTER
N.T.S.

14/2005/2005/05/04/04-0312/0505.dwg 01/21/2006 11:04:16 AM EST

LETTER	REVISIONS	DATE

MIROMAR MASTER ASSOCIATION
SORRENTO & COSTA DEL LAGO
ENTRANCE GATES
LEE COUNTY, FLORIDA

DESIGNED BY: CLK
DATE: 03/06/13
DRAWN BY: CLK
DATE: 03/06/13
CHECKED BY: CLK
DATE: 03/06/13
VERTICAL SCALE: N/A
HORIZONTAL SCALE: 1" = 20'

H.M.
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS
LANDSCAPE ARCHITECTURE

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

SORENTO GATES
LOCATION EXHIBIT

THESE DRAWINGS ARE NOT
APPROVED UNLESS
AND SEALED BELOW
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION # 15835
DATE: 5/1/13

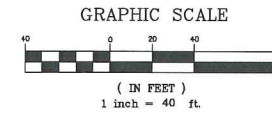
SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST	REFERENCE NO.	DRAWING NO.
	12045SP1	1322
	PROJECT NO.	SHEET NO.
	2012045	3 OF 4

GENERAL DEVELOPMENT NOTE:

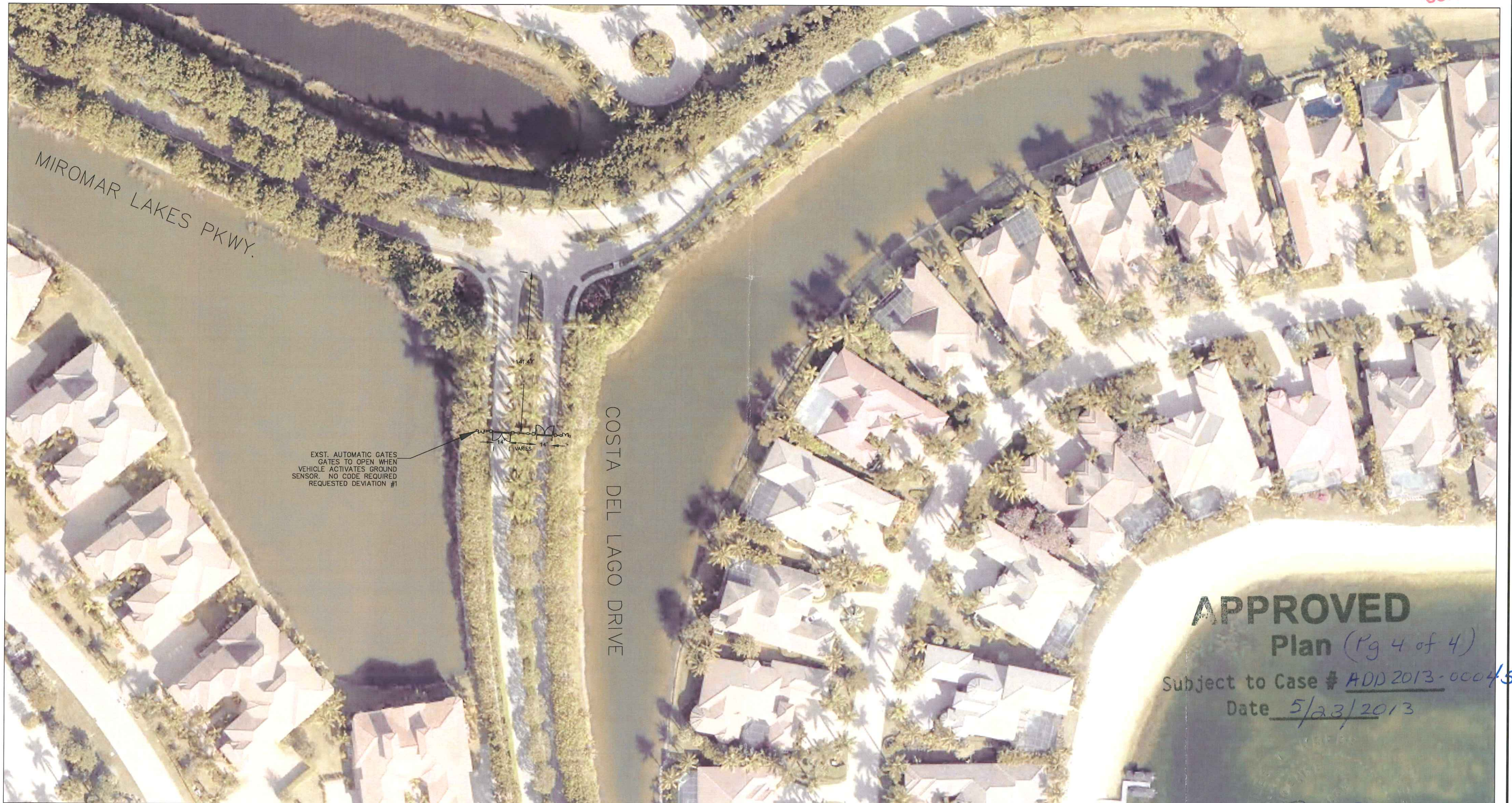
1) BASED ON THE SFVWD GENERAL PERMIT #36-02568-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA. IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

MIROMAR LAKES ZONING
RESOLUTION #Z-02-072
PROPOSED DEVIATIONS

DEVIATION #4: Deviation From LDC Section 94-1748 (d) Entrance Gates and Gatehouse which requires a 100 feet setback from intersecting street right of way, stacking for 3 vehicles, or the construction of auxiliary right and left hand turn lanes on the intersecting street at the project entrance, and a paved turn around, to allow for the construction of a decorative automatic gates within the Miramar Lakes community.



ADD 2013-00045
RECEIVED
MAY 01 2013
COMMUNITY DEVELOPMENT



APPROVED

Plan (Pg 4 of 4)

Subject to Case # ADD 2013-00045

Date 5/23/2013

LETTER	REVISIONS	DATE

MIROMAR MASTER ASSOCIATION
SORRENTO & COSTA DEL LAGO
ENTRANCE GATES
LEE COUNTY, FLORIDA

DESIGNED BY: CLK
DATE: 04/17/13
DRAWN BY: CLK
DATE: 04/17/13
CHECKED BY: CLK
DATE: 04/17/13
VERTICAL SCALE: N/A
HORIZONTAL SCALE: 1" = 40'

H M
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

**COSTA DEL LAGO
GATES LOCATION EXHIBIT**

SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST
THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE 5/23/13

REFERENCE NO.	DRAWING NO.
12045SP1	1322
PROJECT NO.	SHEET NO.
2012045	4 OF 4