

ADMINISTRATIVE AMENDMENT (PD) ADD2017-00202

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, San Marino II at Miromar Lakes, LLC filed an application for an administrative amendment to a Mixed Use Planned Development on a project known as San Marino II seeking **a deviation from LDC Section 10-329(d)(4) which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table: to allow a minimum ratio of 4:1 slope** for property located within San Marino at Miromar Lakes, Ph 31-40, described more particularly as:

LEGAL DESCRIPTION: In Section 23, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned with the adoption of Resolution Z-99-029; and

WHEREAS, Resolution Number Z-13-020 replaced the following actions:

- Resolution Number Z-99-029,
- Resolution Number Z-02-072,
- Resolution Number Z-10-019,
- Resolution Number Z-12-004, and
- ADD2012-00055.

WHEREAS, Resolution Number Z-13-020 also noted the following actions are still valid: ADD2013-00045, ADD2012-00110, ADD2010-00021, ADD2009-00026, ADD2008-00144, ADD2008-00144, ADD2008-00130, ADD2006-00009, ADD2006-00004, ADD2006-00002, ADD2005-00190, ADD2005-00134, ADD2005-00104, ADD2004-00253, ADD2004-00223, ADD2004-00177A, ADD2004-00176, ADD2004-00074, ADD2004-00070, ADD2004-00054, ADD2004-00045, ADD2004-00042, ADD2004-00033, ADD2003-00047, ADD2003-00028, ADD2002-00168, ADD2002-00077, ADD2002-00045, ADD2001-00142, ADD2001-00125, ADD2001-00113A, ADD2001-00085, ADD2001-00018, ADD2000-00191, ADD2000-00161, ADD2000-00117, ADD2000-00111, and ADD2000-00110; and

WHEREAS, the subject property is designated as University Community and Wetlands on the Future Land Use Map of the Lee County Comprehensive Plan (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 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 Development Services Division found the request sufficient and offered no comments or conditions of approval; and

WHEREAS, Zoning Section - Environmental Review found the request sufficient and offered no objections or conditions of approval; 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 administrative amendment to the Mixed Use Planned Development zoning to add **a deviation from LDC Section 10-329(d)(4) which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table: to allow a minimum ratio of 4:1 slope is APPROVED, subject to the following conditions:**

1. **The terms and conditions of the original zoning resolution, as amended, remain in full force and effect.**
2. **The Development must be in compliance with attached Exhibit B, Composite Plans for the requested deviation.**
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 2/14/2018 by

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits:

- A. Legal
- B. Composite Plans

NOTES

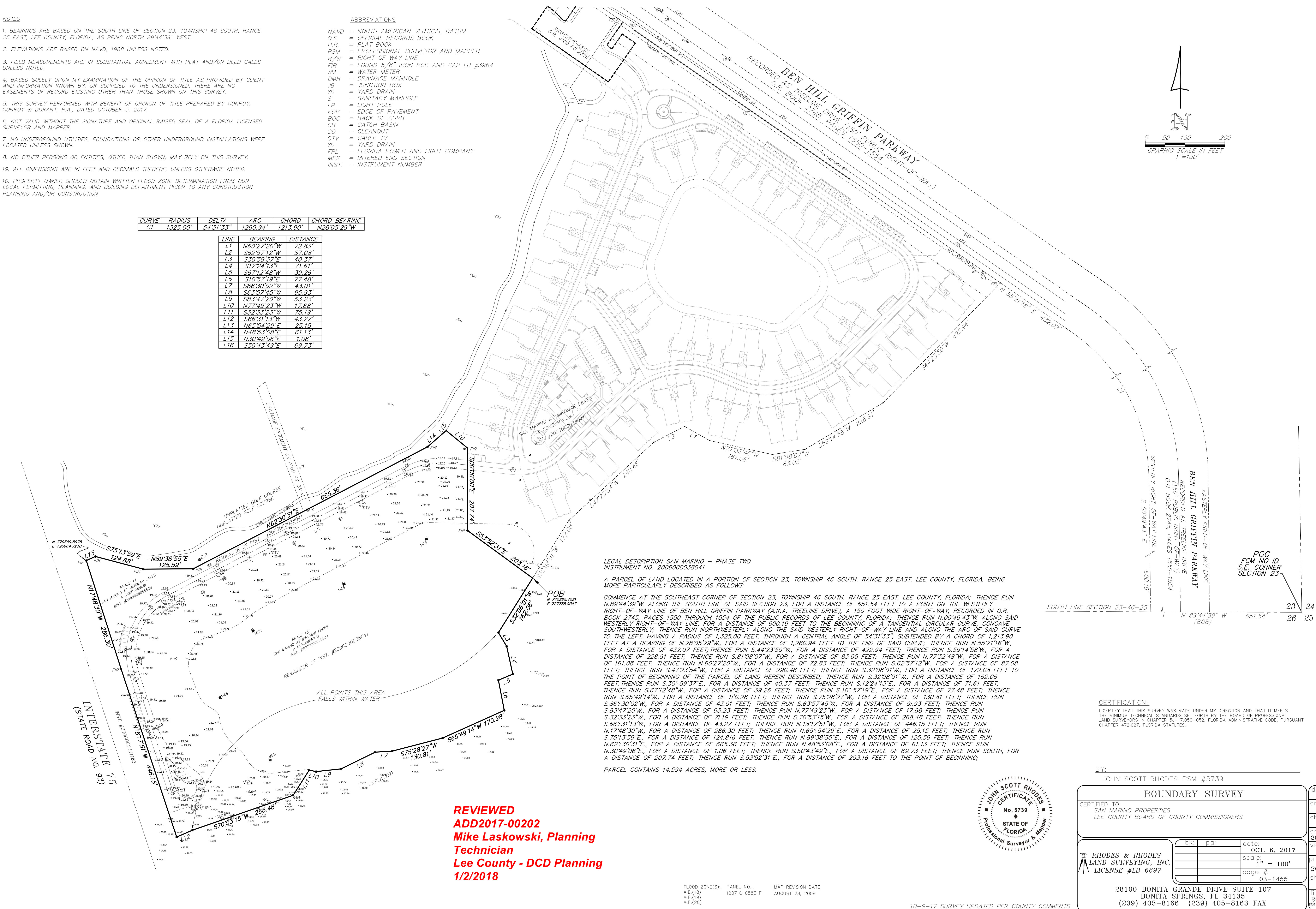
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING NORTH 89°44'39" WEST.
2. ELEVATIONS ARE BASED ON NAVD, 1988 UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. BASED SOLELY UPON MY EXAMINATION OF THE OPINION OF TITLE AS PROVIDED BY CLIENT AND INFORMATION KNOWN BY, OR SUPPLIED TO THE UNDERSIGNED, THERE ARE NO EASEMENTS OF RECORD EXISTING OTHER THAN THOSE SHOWN ON THIS SURVEY.
5. THIS SURVEY PERFORMED WITH BENEFIT OF OPINION OF TITLE PREPARED BY CONROY, CONROY & DURANT, P.A., DATED OCTOBER 3, 2017.
6. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
19. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
10. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION

ABBREVIATIONS

NAVD = NORTH AMERICAN VERTICAL DATUM
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PSM = PROFESSIONAL SURVEYOR AND MAPPER
R/W = RIGHT OF WAY LINE
FIR = FOUND 5/8" IRON ROD AND CAP LB #3964
WM = WATER METER
DMH = DRAINAGE MANHOLE
JB = JUNCTION BOX
YD = YARD DRAIN
S = SANITARY MANHOLE
LP = LIGHT POLE
EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
CB = CATCH BASIN
CO = CLEANOUT
CTV = CABLE TV
YD = YARD DRAIN
FPL = FLORIDA POWER AND LIGHT COMPANY
MES = MITERED END SECTION
INST. = INSTRUMENT NUMBER

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1325.00'	54°31'33"	1260.94'	1213.90'	N26°05'29"W

LINE	BEARING	DISTANCE
L1	N60°27'20"W	72.83'
L2	S62°57'12"W	87.08'
L3	S30°59'37"E	40.37'
L4	S12°24'13"E	71.61'
L5	S67°12'48"W	39.26'
L6	S10°57'19"E	77.48'
L7	S86°30'02"W	43.01'
L8	S63°57'45"W	95.93'
L9	S83°47'20"W	63.23'
L10	N77°49'23"W	17.68'
L11	S32°33'23"W	75.19'
L12	S66°31'13"W	43.27'
L13	N65°54'29"E	25.15'
L14	N48°53'08"E	61.13'
L15	N30°49'06"E	1.06'
L16	S50°43'49"E	68.73'



LEGAL DESCRIPTION SAN MARINO - PHASE TWO
INSTRUMENT NO. 2006000038041

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.89°44'39"W. ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°49'43"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33", SUBTENDED BY A CHORD OF 1,213.90 FEET AT A BEARING OF N.26°05'29"W, FOR A DISTANCE OF 1,260.94 FEET TO THE END OF SAID CURVE; THENCE RUN N.55°21'16"W, FOR A DISTANCE OF 432.07 FEET; THENCE RUN S.44°23'50"W, FOR A DISTANCE OF 422.94 FEET; THENCE RUN S.59°14'58"W, FOR A DISTANCE OF 228.91 FEET; THENCE RUN S.81°08'07"W, FOR A DISTANCE OF 83.05 FEET; THENCE RUN N.77°32'48"W, FOR A DISTANCE OF 161.08 FEET; THENCE RUN N.60°27'20"W, FOR A DISTANCE OF 72.83 FEET; THENCE RUN S.62°57'12"W, FOR A DISTANCE OF 87.08 FEET; THENCE RUN S.47°23'54"W, FOR A DISTANCE OF 290.46 FEET; THENCE RUN S.32°08'01"W, FOR A DISTANCE OF 172.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S.32°08'01"W, FOR A DISTANCE OF 162.06 FEET; THENCE RUN S.30°59'37"E, FOR A DISTANCE OF 40.37 FEET; THENCE RUN S.12°24'13"E, FOR A DISTANCE OF 71.61 FEET; THENCE RUN S.67°12'48"W, FOR A DISTANCE OF 39.26 FEET; THENCE RUN S.10°57'19"E, FOR A DISTANCE OF 77.48 FEET; THENCE RUN S.65°49'14"W, FOR A DISTANCE OF 110.28 FEET; THENCE RUN S.75°28'27"W, FOR A DISTANCE OF 130.81 FEET; THENCE RUN S.86°30'02"W, FOR A DISTANCE OF 43.01 FEET; THENCE RUN S.63°57'45"W, FOR A DISTANCE OF 95.93 FEET; THENCE RUN S.83°47'20"W, FOR A DISTANCE OF 63.23 FEET; THENCE RUN N.77°49'23"W, FOR A DISTANCE OF 17.68 FEET; THENCE RUN S.32°33'23"W, FOR A DISTANCE OF 75.19 FEET; THENCE RUN S.70°53'15"W, FOR A DISTANCE OF 268.48 FEET; THENCE RUN S.66°31'13"W, FOR A DISTANCE OF 43.27 FEET; THENCE RUN N.18°17'51"W, FOR A DISTANCE OF 446.15 FEET; THENCE RUN N.17°48'30"W, FOR A DISTANCE OF 286.30 FEET; THENCE RUN N.65°54'29"E, FOR A DISTANCE OF 25.15 FEET; THENCE RUN S.75°13'59"E, FOR A DISTANCE OF 124.816 FEET; THENCE RUN N.89°38'55"E, FOR A DISTANCE OF 125.59 FEET; THENCE RUN N.62°30'31"E, FOR A DISTANCE OF 665.36 FEET; THENCE RUN N.48°53'08"E, FOR A DISTANCE OF 61.13 FEET; THENCE RUN N.30°49'06"E, FOR A DISTANCE OF 1.06 FEET; THENCE RUN S.50°43'49"E, FOR A DISTANCE OF 69.73 FEET; THENCE RUN SOUTH, FOR A DISTANCE OF 207.74 FEET; THENCE RUN S.53°52'31"E, FOR A DISTANCE OF 203.16 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 14.594 ACRES, MORE OR LESS.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY:

JOHN SCOTT RHODES PSM #5739

BOUNDARY SURVEY

CERTIFIED TO:
SAN MARINO PROPERTIES
LEE COUNTY BOARD OF COUNTY COMMISSIONERS

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

bk:	pg:	date:
		OCT. 6, 2017
		scale:
		1" = 100'
		cogo #:
		03-1455

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

design:

drawn:

checked:

accd #:

2017-290

view:

BND

project #:

2003-1455

sheet #:

1 of 1

file #:

2017-290

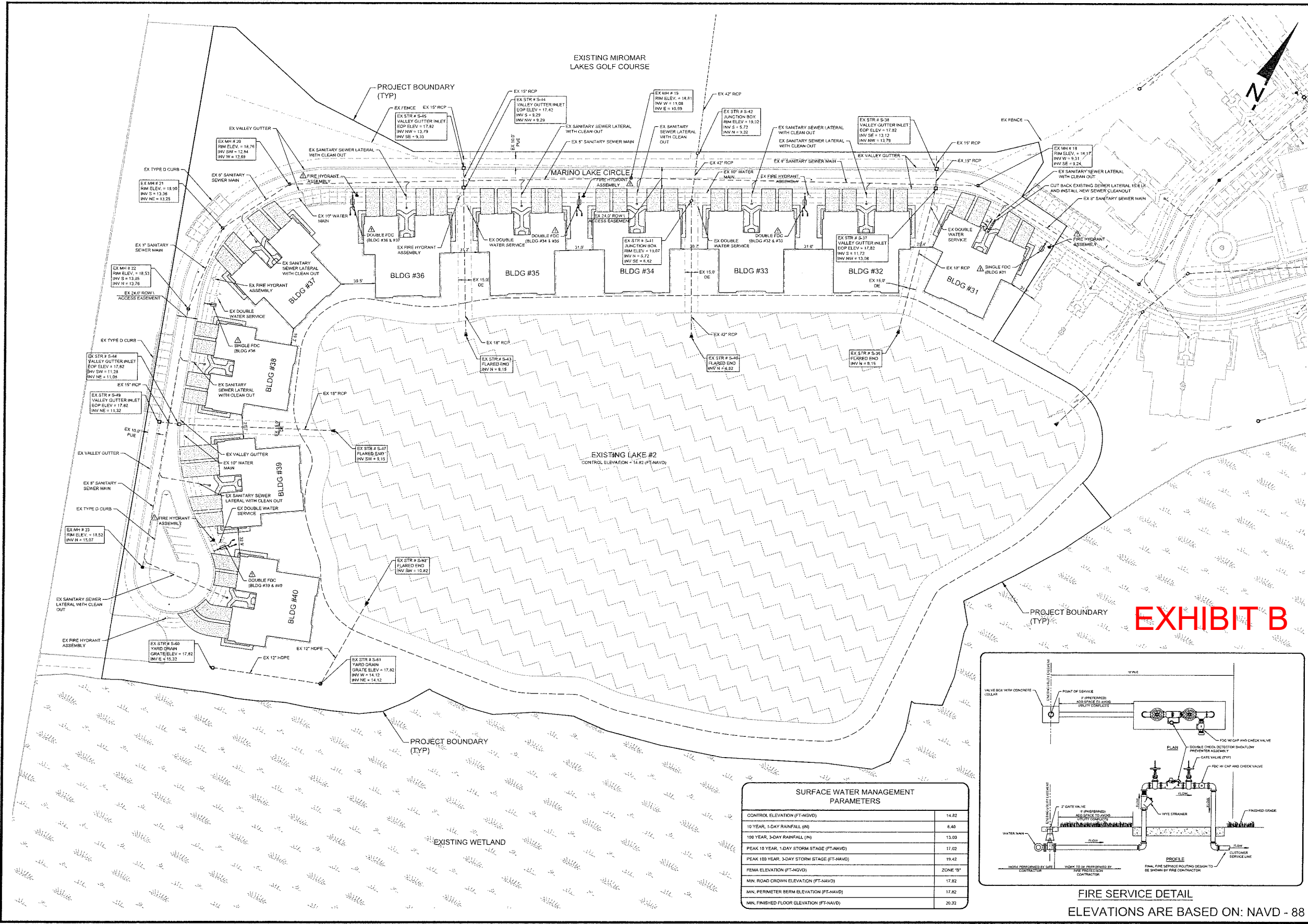
SAN MARINO IS BND 109

FLOOD_ZONE(S): PANEL NO.:
A.E.(18) 12071C 0583 F
A.E.(19)
A.E.(20)

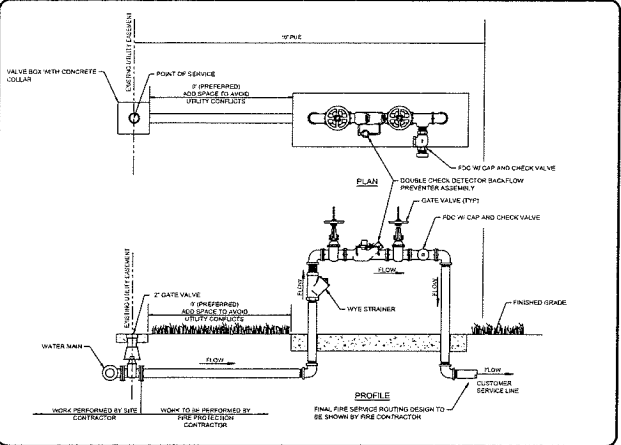
MAP REVISION DATE
AUGUST 28, 2008

10-9-17 SURVEY UPDATED PER COUNTY COMMENTS

B:\Projects\193422_Trad\03 - San Marino\AutoCAD\193422-03.dwg D:\CS\Current\193422-03.dwg
12/16/2017 4:53:41 PM



SURFACE WATER MANAGEMENT PARAMETERS	
CONTROL ELEVATION (FT-NAVD)	14.82
10 YEAR, 1-DAY RAINFALL (IN)	6.40
100 YEAR, 3-DAY RAINFALL (IN)	13.00
PEAK 10 YEAR, 1-DAY STORM STAGE (FT-NAVD)	17.02
PEAK 100 YEAR, 3-DAY STORM STAGE (FT-NAVD)	19.42
PEMA ELEVATION (FT-NGVD)	ZONE "S"
MIN. ROAD CROWN ELEVATION (FT-NAVD)	17.82
MIN. PERIMETER BERM ELEVATION (FT-NAVD)	17.82
MIN. FINISHED FLOOR ELEVATION (FT-NAVD)	20.32



FIRE SERVICE DETAIL
ELEVATIONS ARE BASED ON: NAVD - 88

**WALDROP
ENGINEERING**

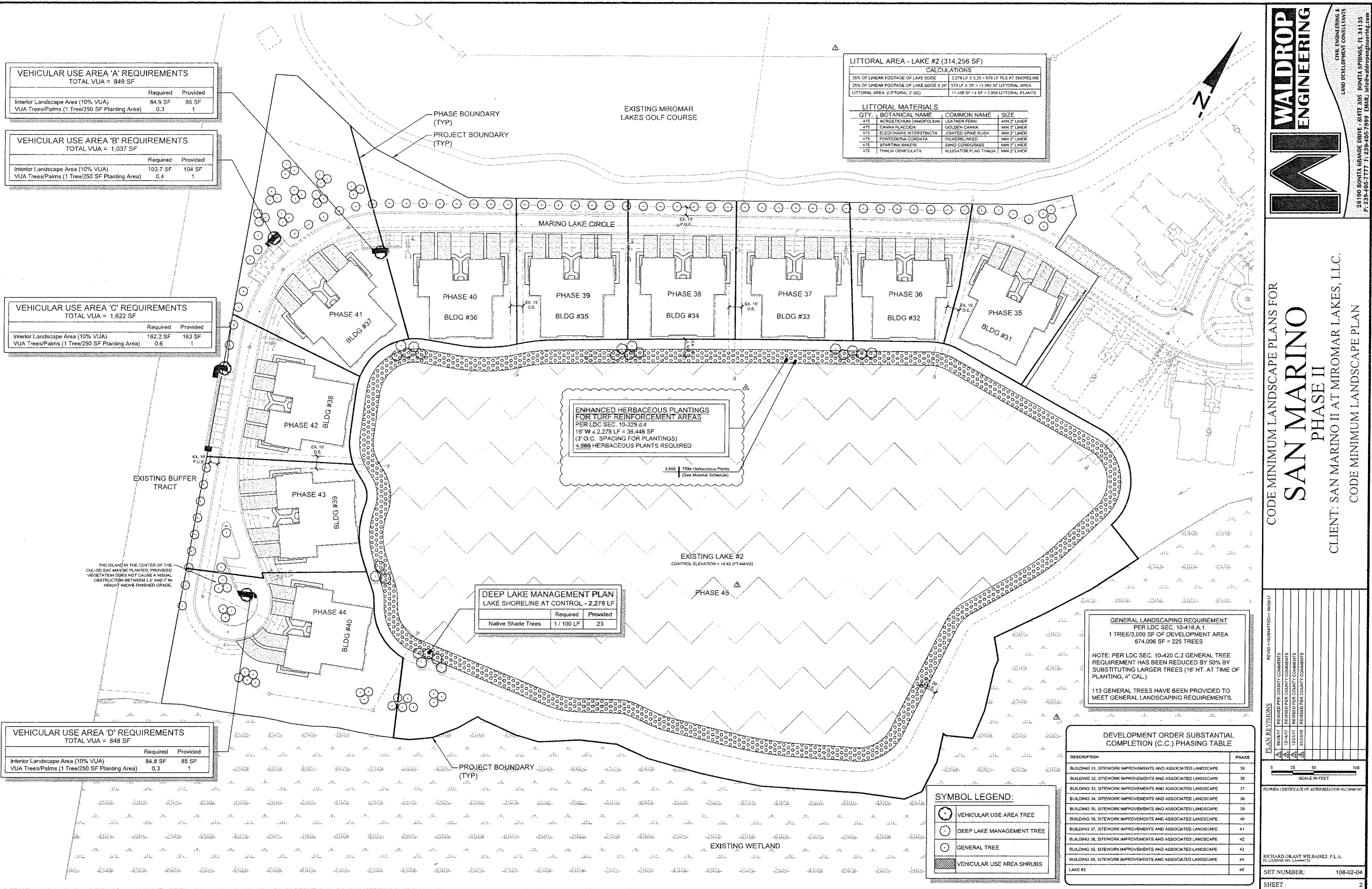
251 DO BONTA GRANDE DRIVE - SUITE 307, BONTA SPRINGS, FL 34135
P: 239-405-7177 F: 239-405-7389 EMAIL: info@waldropengineering.com

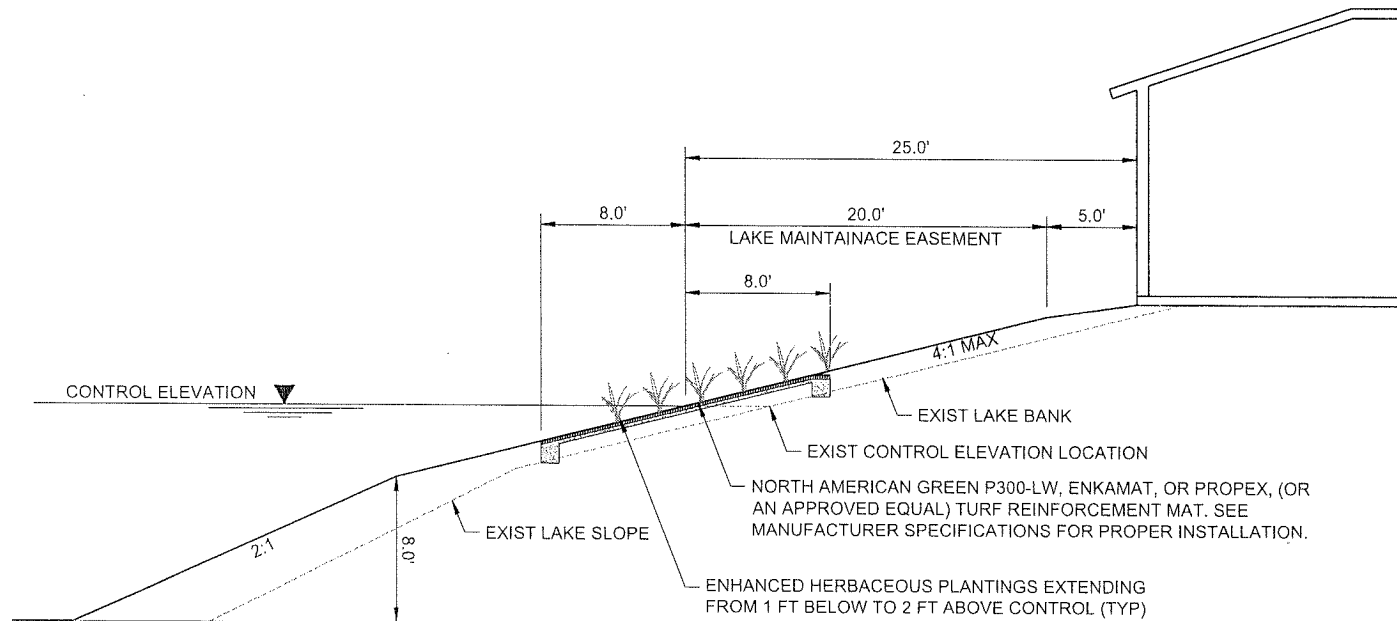
DEVELOPMENT ORDER PLANS FOR
SAN MARINO
PHASE II
CLIENT: SAN MARINO II AT MIROMAR LAKES, LLC
MASTER SITE, UTILITY, AND DRAINAGE PLAN

PLAN REVISIONS
REV 001 - SUBMITTED BIG SET - 6/26/17
REV 002 - REVISED PER COUNTY COMMENTS
REV 003 - REVISED PER COUNTY COMMENTS

0 25 50 100
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #6635
JEREMY H. ARNOLD, P.E.
FL. LICENSE NO. 44417
SET NUMBER: 108-02-03
SHEET: 3





4:1 LAKE BANK SLOPE SECTION

SCALE: 1" = 10'