

CCO

ADMINISTRATIVE AMENDMENT (PD) ADD2000-00111

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Lakes, LLC filed an application for administrative approval to a Mixed Use Planned Development on a project known as Miromar Lakes for Final Plan Approval on property located at 19701 Ben Hill Griffin Parkway, described more particularly as:

LEGAL DESCRIPTION: In Sections 11 & 14, Township 46 South, Range 25 East, Lee County, Florida:

See attached legal description (Exhibit A)

WHEREAS, the property was originally rezoned in case numbers 95-01-028.04Z 02.01 and 95-01-028.03Z 01.01; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans; and

WHEREAS, Condition # 1.c of resolution Z- 99-029 requires Final Plan Approval for development within the Miromar Lakes MPD; and

WHEREAS, the applicant has requested Final Plan Approval for the development of a thirty (30) lot single family residential subdivision; and

WHEREAS, the proposed development is in compliance with the property development regulations approved in accordance with resolution Z- 99-029; 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 of Final Plan Approval for the development of a thirty (30) lot single family residential subdivision is **APPROVED**.

Approval is subject to the following conditions:

1. The Development must be in compliance with the two page site plan entitled "Phase I, Miromar Lakes Final Plan Approval" as prepared by Banks Engineering, Inc., dated March 1, 1999, and stamped received at the zoning counter on June 28, 2000. This site plan for ADD2000-00111 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The terms and conditions of the original zoning resolution , Z-99-029, remain in full force and effect.
3. Single family residential building permits for these lots may not be issued prior to approval of the Development Agreement as required by condition II.D.2.c of the Miromar Lakes DRI Development Order.

DULY SIGNED this 27th day of July, A.D., 2000.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors

**DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 14,
TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA
(PROPOSED BLOCK "B")**

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE S 89° 42' 24" E ALONG THE NORTH LINE OF SAID SECTION FOR 1994.63 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (150' WIDE); THENCE S 01° 01' 21" W ALONG SAID NORTHERLY EXTENSION AND SAID EASTERLY RIGHT-OF-WAY LINE FOR 1019.76 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10075.00 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 11' 28" FOR 3374.60 FEET; THENCE S 20° 12' 49" W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 473.55 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2925.00 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 44' 13" FOR 1211.80 FEET; THENCE S 03° 31' 24" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 1777.01 FEET; THENCE N 39° 54' 15" E. FOR 1422.25 FEET TO THE **POINT OF BEGINNING**; THENCE N 03° 31' 24" W. FOR 150.00 FEET; THENCE N 08° 04' 26" W. FOR 35.11 FEET; THENCE N 03° 10' 19" W. FOR 150.00 FEET; THENCE S 86° 28' 36" W. FOR 13.68 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET ; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49° 00' 58" FOR 128.32 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 582.50 FEET ; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 08' 23" FOR 275.92 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 332.50 FEET ; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9° 49' 49" FOR 57.05 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 160.00 FEET ; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 21' 37" FOR 90.37 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 202.50 FEET ; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 230° 22' 26" FOR 814.21 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 160.00 FEET ; THENCE SOUTHERLY ALONG SAID

SHEET 1 OF 3

Lee County: 10501-104 Six Mile Cypress Parkway, Fort Myers, Florida 33912 · (941)939-5490 · Fax (941)939-2523
Collier County: 2150-701 Goodlette Road, Naples, Florida 34102 · (941)403-8866 · Fax (941)403-8868

ADD 2000-00111

CURVE THROUGH A CENTRAL ANGLE OF 23°41'43" FOR 66.17 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 667.50 FEET ; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°30'44" FOR 180.72 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 917.50 FEET ; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°47'27" FOR 541.11 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 347.50 FEET ; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°21'54" FOR 256.95 FEET ; THENCE N.86°28'36"E. FOR 73.15 FEET TO THE **POINT OF BEGINNING**.

BEARINGS AND **DISTANCES** ARE BASED ON "THE FLORIDA STATE PLANE COORDINATE SYSTEM" WEST ZONE 1983/90 ADJUSTMENT.

SAID PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

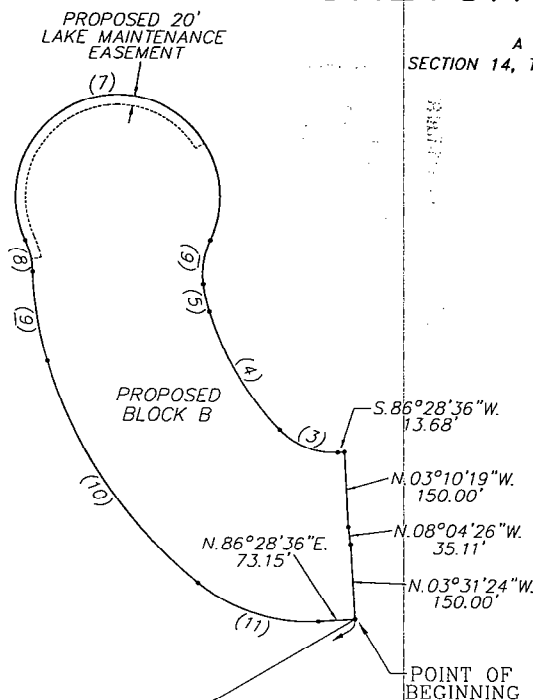
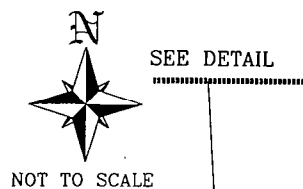
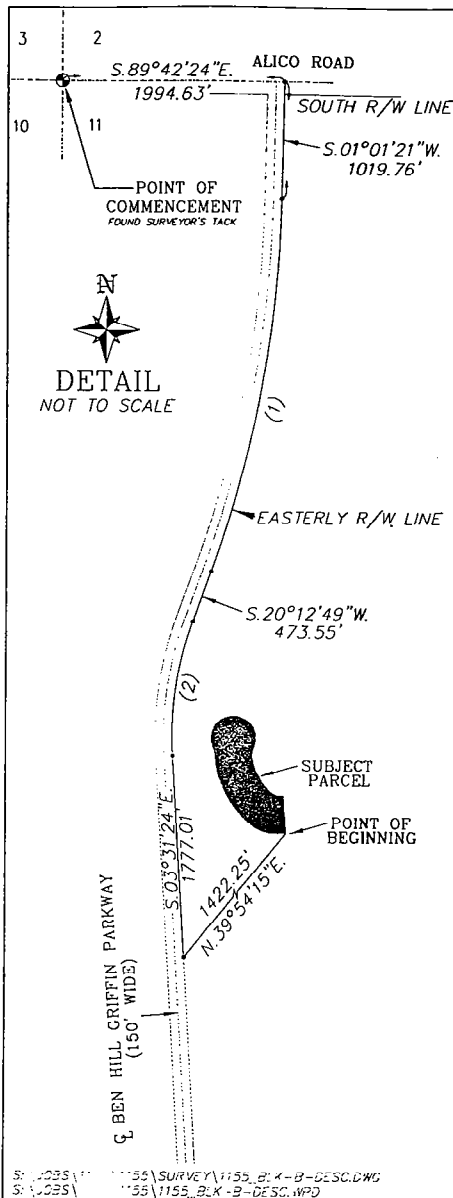
PARCELS CONTAINS 8.76 ACRES, MORE OR LESS.

DESCRIPTION PREPARED MARCH 30, 2000

ACAD 1155\SURVEY\1155_BLK-B-DESC.DWG
WPD 1155\1155_BLK-B-DESC..WPD

SHEET 2 OF 3

gm 7/13/2000



SKETCH OF DESCRIPTION

OF
A PARCEL OF LAND LYING IN
SECTION 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA
(PROPOSED BLOCK "B")

ADD 2000-00111

LEGEND:

- ⊙ INDICATES CENTERLINE
- (2) INDICATES CURVE DATA NO. 2
- R/W INDICATES RIGHT-OF-WAY

NOTES:

- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON "THE FLORIDA STATE PLANE COORDINATE SYSTEM" WEST ZONE 1983/90 ADJUSTMENT. NOT BASED ON GROUND DIMENSIONS.
- ALL PROPOSED INFORMATION IS BASED ON THE PRELIMINARY SUBDIVISION PLAT OF MIROMAR LAKES-UNIT ONE, TO BE RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SEE SHEETS 1 AND 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	10075.00'	19°11'28"	3374.60'	3358.85'	S. 10°37'05"W.
2	2925.00'	23°44'13"	1211.80'	1203.15'	N. 08°20'42"E.
3	150.00'	49°00'58"	128.32'	124.45'	N. 69°00'55"W.
4	582.50'	27°08'23"	275.92'	273.35'	N. 30°56'15"W.
5	332.50'	09°49'49"	57.05'	56.98'	N. 12°27'09"W.
6	160.00'	32°21'37"	90.37'	89.17'	N. 08°38'35"E.
7	202.50'	23°02'26"	814.21'	366.49'	N. 89°38'10"E.
8	160.00'	23°41'43"	66.17'	65.70'	S. 13°42'11"E.
9	667.50'	15°30'44"	180.72'	180.17'	N. 09°36'41"W.
10	917.50'	33°47'27"	541.11'	533.30'	N. 34°15'47"W.
11	347.50'	42°21'54"	256.95'	251.13'	N. 72°20'27"W.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

THOMAS R. LEHNERT, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 5541
DATE: 7/13/2000

Sketch
Applicant's Legal Checked
by *gfm* 7/13/2000

SHEET 3 OF 3

Banks Engineering, Inc.

ENGINEERING, SURVEYING & LAND PLANNING

FLORIDA BUSINESS CERTIFICATION NUMBER LR 800

10501 JIM WALK CYPRESS PARKWAY - SUITE 10

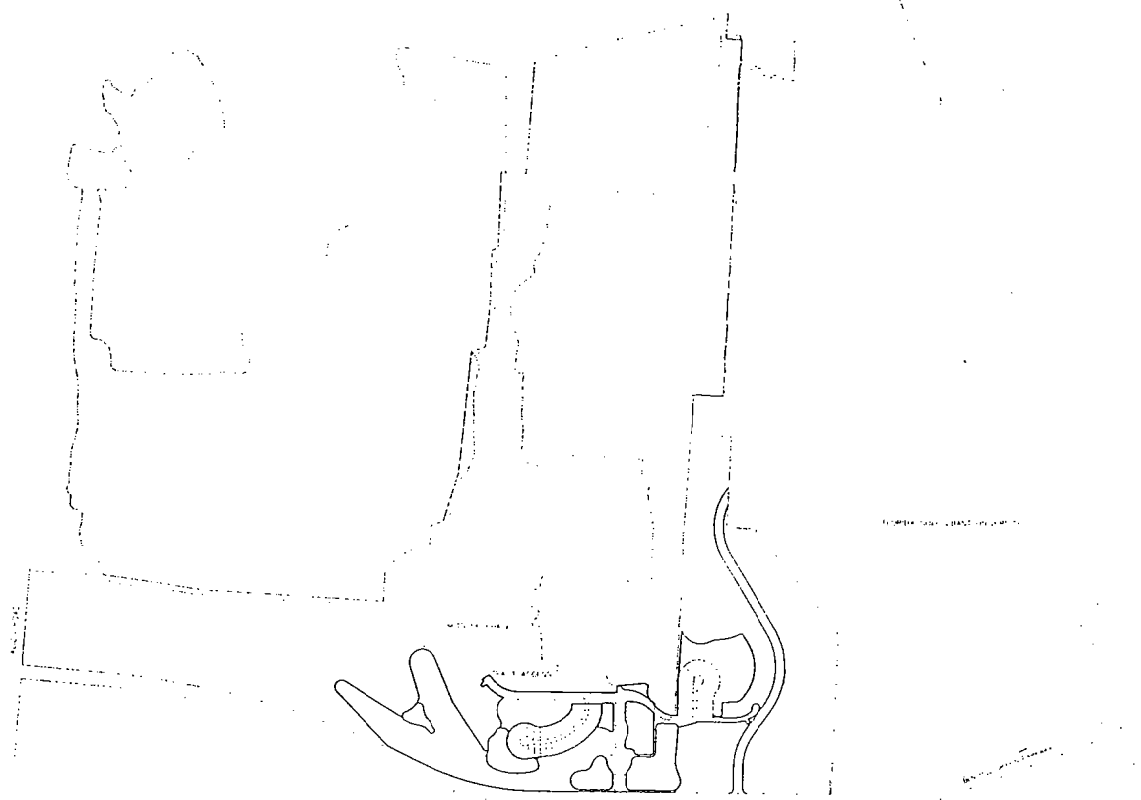
PORT MYERS, FLORIDA 33902

(813) 939-5490

SKETCH OF DESCRIPTION
PROPOSED MIROMAR LAKES-UNIT ONE
LEE COUNTY FLORIDA

DATE	PROJECT NO.	DRAWING	DRAWN	SCALE	SHEET	OF	FILE NO. (S-T-R)
7-30-00	1155	BLOCK 9	BR	1"=40'	2	OF 2	46-25

NO.	DATE	REVISION DESCRIPTION	BY



COMMERCIAL PROPERTY DEVELOPMENT REGULATIONS												
MIN. LOT AREA (SQ. FT.)												
LAND USE	MIN. LOT AREA (SQ. FT.)		MIN. LOT WIDTH (FEET)		MIN. LOT DEPTH (FEET)		MIN. LOT FRONT SETBACK (FEET)		MIN. LOT SIDE SETBACK (FEET)		MIN. LOT REAR SETBACK (FEET)	
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
CONVENTIONAL DEVELOPMENT TRACES												
Office	10,000	20,000	100	150	100	150	25	50	10	20	10	20
Warehouse	5,000	10,000	50	75	50	75	10	20	5	10	5	10
LOTS WITHIN DEVELOPMENT TRACES												
Office	10,000	20,000	100	150	100	150	25	50	10	20	10	20
Warehouse	5,000	10,000	50	75	50	75	10	20	5	10	5	10
ACCESSORY STRUCTURES												
Accessory Structure	1,000	2,000	20	30	20	30	5	10	2	5	2	5

RESIDENTIAL PROPERTY DEVELOPMENT REGULATIONS												
MIN. LOT AREA (SQ. FT.)												
LAND USE	MIN. LOT AREA (SQ. FT.)		MIN. LOT WIDTH (FEET)		MIN. LOT DEPTH (FEET)		MIN. LOT FRONT SETBACK (FEET)		MIN. LOT SIDE SETBACK (FEET)		MIN. LOT REAR SETBACK (FEET)	
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
SINGLE FAMILY RESIDENTIAL USES												
Single Family Detached	10,000	20,000	100	150	100	150	25	50	10	20	10	20
Single Family Attached	5,000	10,000	50	75	50	75	10	20	5	10	5	10
MULTI-FAMILY RESIDENTIAL USES												
Multi-Family Detached	10,000	20,000	100	150	100	150	25	50	10	20	10	20
Multi-Family Attached	5,000	10,000	50	75	50	75	10	20	5	10	5	10
CLUBHOUSE USES												
Clubhouse	10,000	20,000	100	150	100	150	25	50	10	20	10	20
ACCESSORY STRUCTURES												
Accessory Structure	1,000	2,000	20	30	20	30	5	10	2	5	2	5

- NOTES (APPLY TO BOTH RESIDENTIAL AND COMMERCIAL LOTS):
1. THE MINIMUM LOT AREA AND FRONT SETBACK ARE NOT REQUIRED FOR LOTS WITHIN DEVELOPMENT TRACES.
 2. MEASUREMENTS FOR LOT AREA AND FRONT SETBACK SHALL BE TAKEN AT THE POINT OF THE LOT CORNER.
 3. A MAXIMUM OF 10% OF THE LOT AREA MAY BE USED FOR FRONT, SIDE, AND REAR SETBACKS.
 4. SETBACKS SHALL BE MEASURED FROM THE CENTERLINE OF THE LOT.
 5. THE SETBACKS SHALL BE MEASURED FROM THE LOT CORNER TO THE CENTERLINE OF THE LOT.

- DEVELOPMENT NOTES:
1. THE DEVELOPMENT SHALL BE SUBMITTED TO THE BOARD OF PLANNING AND ZONING FOR REVIEW.
 2. THE DEVELOPMENT SHALL BE SUBMITTED TO THE BOARD OF PLANNING AND ZONING FOR REVIEW.
 3. THE DEVELOPMENT SHALL BE SUBMITTED TO THE BOARD OF PLANNING AND ZONING FOR REVIEW.

RECEIVED
JUN 28 2000
ZONING DEPARTMENT

APPROVED
Final Plan Approval
For MIROMAR LAKES FIN
Subject to Case # 2000-00111
Date 6/28/2000

OPEN SPACE CALCULATIONS	
Lot Area	10,000
Open Space	1,000
Open Space %	10%
Open Space	1,000
Open Space %	10%

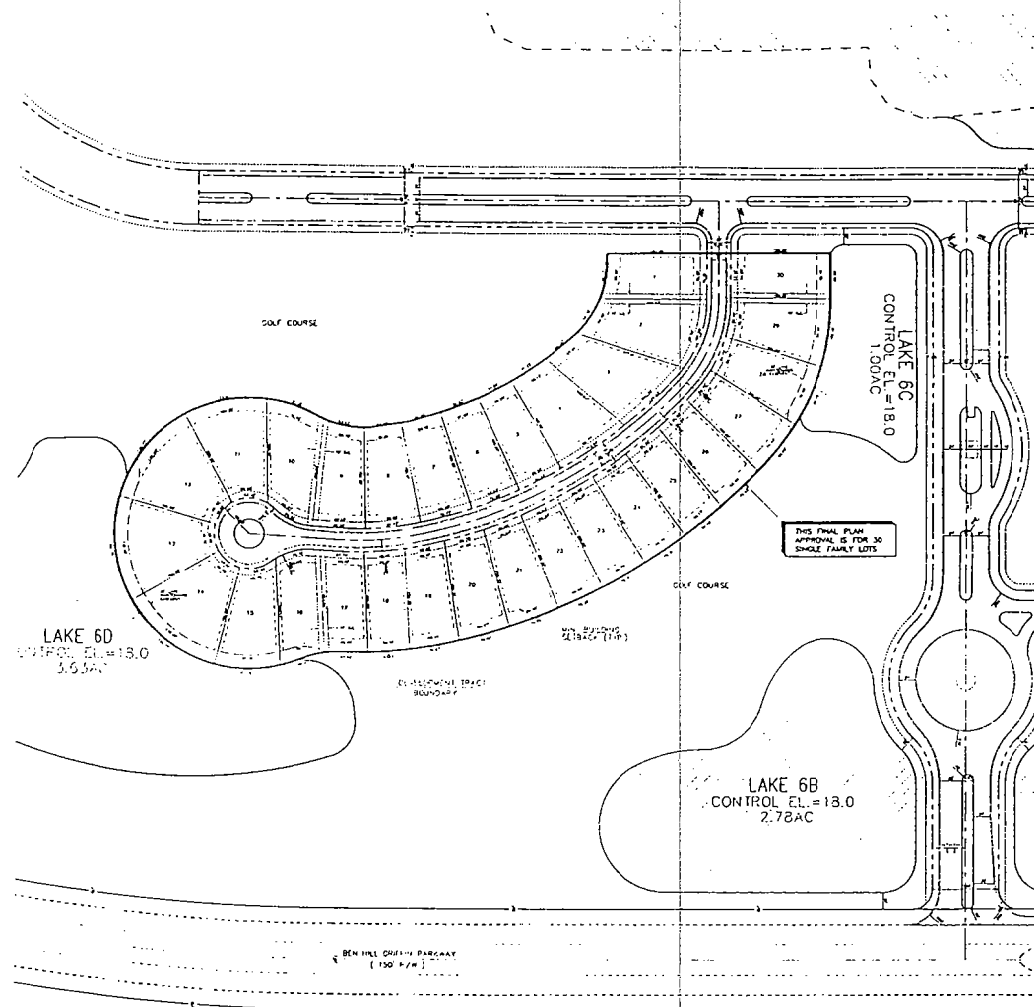
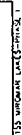
ADD 2000-00111

FINAL PLAN APPROVAL SUMMARY TO DATE

MIROMAR LAKES L.L.C.
2000 MIROMAR LAKES L.L.C.
MIROMAR LAKES, FLORIDA 33412
PH (407) 304-2414 FAX (407) 304-2417

Danks Engineering, Inc.
ENGINEERING, SURVEYING & LAND PLANNING
FORT MYERS, FLORIDA 33912
PHONE (813) 938-1111 FAX (813) 938-1112

MIROMAR LAKES FIN
LEE COUNTY
PLAN APPROVAL
JUN 28 2000



MIROMAR LAKES L.L.C.

74810 BURNI Pine DRIVE, SUITE A
MONTE SPRINGS, FLORIDA 34134
Ph:(941)948-3666 Fa:(941)948-3667

10		
9		
8		
7		
6		
5		
4		
3		
2		
1		
0	DATE	REMARKS

Banks Engineering, Inc.

ENGINEERING, SURVEYING & LAND PLANNING

701 MYERS, FLORENCE 33912
10501 316 W. CYPRESS PARKWAY - SUITE 104
Ph: (941) 538-5490 Fa: (941) 838-2525

PHASE I

MIROMAR LAKES FINAL PLAN APPROVAL
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED
MAR 1, 90	1155	FPA_1	SWW	JCU	MLS

5-121	of	14, 40 (5-1-8)
2	1	46-23