ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Development, Inc. filed an application to amend the Final Zoning Plan Approval for a Mixed Use Planned Development on a project known as Caprini Greens at Miromar Lakes, described more particularly as:

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

MIROMAR LAKES UNIT VII – CAPRINI SUBDIVISION, PLAT BOOK 76, PAGES 58 THROUGH 62, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

WHEREAS, the property current MPD zoning was originally approved by Resolution Number Z-99-029 with subsequent administrative amendments: ADD2000-00110, ADD2000-00111, ADD2000-00117, ADD2000-00161, ADD2001-00018, ADD2001-00085, ADD2001-00113A, ADD2001-00125, ADD2002-00045, ADD2002-00077, ADD2002-00168, ADD2003-00028, ADD2003-00047, ADD2003-00151, ADD2004-00042, ADD2004-00045; and

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

WHEREAS, the subject property is zoned Mixed-Use Planned Development (MPD) through Resolution Number Z-02-072 (superceding Resolution Z-99-029); and

WHEREAS, Condition 1.c. of Resolution Number Z-99-029 requires final plan approval prior to the issuance of a local development order for parcel development that includes vertical (structural) development; and

WHEREAS, the Caprini Greens parcel is within a project known as Mediterranean Village, which project previously received Final Plan Approval by administrative amendment ADD2002-00077; and

WHEREAS, the Caprini Greens parcel previously received Final Plan Approval by administrative amendment ADD2002-00168 with a subsequent amendment, ADD2003-00151; and

WHEREAS, the developer seeks to modify those Final Plan Approvals to reduce street setbacks to the minimum allowed by the MPD (12.0 feet); 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; and

WHEREAS, it is found that the proposed final plan approval is generally in compliance with the approved zoning resolution, MCP, and DRI Development Order.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Planned Development for Caprini Greens at Miromar Lakes is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the three (3) page Final Plan, by Hole Montes, dated 4/01/04, stamped "Received" by the Permit Counter on April 1, 2004**

2. **Final Zoning Plan ADD2004-00074 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

DULY SIGNED this 21st day of April, A.D., 2004.

BY: Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

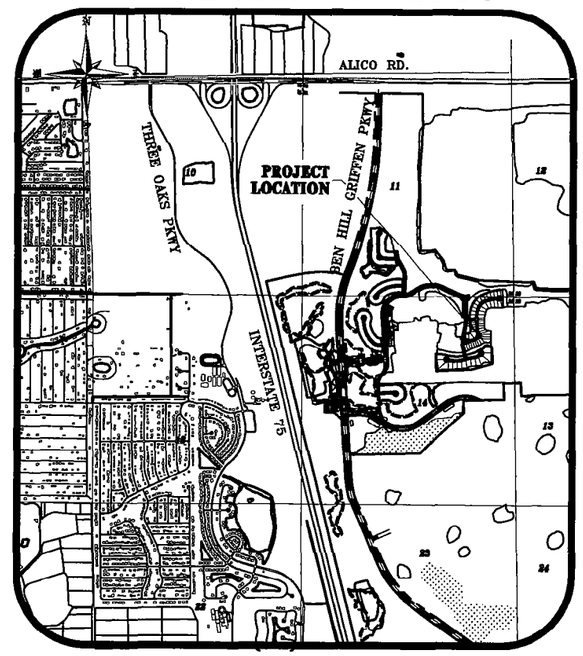
AMENDED FINAL PLAN APPROVAL
FOR
CAPRINI GREENS AT MIROMAR LAKES
ZONING RESOLUTION NUMBER Z-99-29
LEE COUNTY, FLORIDA
DATE: December 2003

APPROVAL HISTORY

LEE COUNTY NUMBER	TRACT	DATE	TYPE	QUANTITY
ADD 2001-0018	GOLF MAINT.	APPROVED	COMMERCIAL	7500 S.F.
ADD 2000-00110	PHASE ONE	07/27/00	SINGLE FAMILY	11 UNITS
ADD 2000-00111	PHASE ONE	07/27/00	SINGLE FAMILY	30 UNITS
ADD 2000-00117	PHASE TWO	07/31/00	SINGLE FAMILY	51 UNITS
ADD 2000-00161	VALENCIA	APPROVED	MULTI. FAMILY	80 UNITS
ADD 2001-00085	TRACT M & N	APPROVED	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	APPROVED	RECREATION	4.77 ACRES
ADD 2001-00125	TIVOLI	APPROVED	SINGLE FAMILY	113 UNITS
ADD 2002-00045	BELLAVISTA	APPROVED	MULTI-FAMILY	80 UNITS
ADD 2002-00077	MED. VILLAGE	APPROVED	SINGLE	33 UNITS
ADD 2002-00168	CAPRINI GREENS	APPROVED	SINGLE	27 UNITS
ADD 2003-00028	VAVALDI	APPROVED	MULTI-FAMILY	80 UNITS
ADD 2003-00047	GOLF CLUBHOUSE	APPROVED	RECREATION	3.45 ACRES
ADD 2003-00151	CAPRINI GREENS MOD	APPROVED	AMEND ADD 2002-00168	
ADD 2004-00042	MIRASOL ACCESS	PENDING	ACCESS	5.07 ACRES
ADD 2004-00045	C1/C2 ACCESS	PENDING	ACCESS	1.02 ACRES
ADD 2004-00054	PORTO ROMANO	PENDING	SINGLE FAMILY	18.42 ACRES
ADD	CAPRINI GREENS MOD	PENDING		

LAND USE SUMMARY

DESCRIPTION	TOTAL UNITS PER MPD/DRI	UNITS PREVIOUSLY APPROVED	UNITS THIS APPROVAL	UNITS REMAINING
RESIDENTIAL				
SINGLE-FAMILY	700 d.u.	292	55	353 d.u.
MULTI-FAMILY	1,900 d.u.	140	0	1700 d.u.
TOTAL RESIDENTIAL UNITS	2,600 d.u.	432	55	2,113 d.u.
COMMUNITY COMMERCIAL				
RETAIL COMMERCIAL SQUARE FEET	250,000 (GFA)	7500	0	242500 (GFA)
OFFICE SQUARE FEET	340,000 (GFA)	0	0	340,000 (GFA)
RESEARCH & DEVELOPMENT SQUARE FEET	40,000 (GFA)	0	0	40,000 (GFA)
HOTEL ROOMS	450	0	0	450
RECREATION, LAKES, AND BUFFERS				
LAKE / MISCELLANEOUS RECREATION / BUFFERS	263 AC.	10.22 AC.	2.98 Ac	249.80 AC
CONSERVATION				
CONSERVATION AREAS	186 AC.	0	0	186



LOCATION MAP

SECTION 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST

STRAP No. 14-46-25-00-00001.0020

OPEN SPACE

OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.96
PHASE I	61.72
PHASE II	13.10
GOLF MAINTENANCE	0.92
VALENCIA	8.08
TRACT M & N	4.77
BEACH CLUB	2.34
TIVOLI	0
BELLAVISTA	3.55
MEDITERRANEAN VILLAGE	6.71
CAPRINI GREENS	1.19
VAVALDI	0
GOLF CLUBHOUSE	2.51
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
TOTAL	328.45

APR 2 2004

APPROVED
Final Plan Approval
for MIXED USE Planned Development
Subject to Case # ADD2004-00074
Date 4/21/04

PREPARED FOR:

MIROMAR DEVELOPMENT, INC.

24870 BURNT PINE DRIVE
BONITA SPRINGS, FL 34134
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, ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED JANUARY, 2000), AND AMENDMENTS THERETO.

2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2000, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

PREPARED BY:

HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

6202-F Presidential Court
Fort Myers, FL. 33919
Phone : (941) 985-1200
Florida Certificate of Authorization No.1772

THESE APPROVALS ARE NOT APPROVALS FOR CONSTRUCTION AND SHALL EXPIRE ON
CHARLES E. KEES
FLORIDA PROFESSIONAL ENGINEER
DATE 3/31/04

5		
4		
3		
2		
1	REVISED	3/31/04
	REVISIONS	DATE

MIROMAR DEVELOPMENT, INC
CAPRINI GREENS
AT MIROMAR LAKES
LEE COUNTY, FLORIDA

DRAWING NO. 943
PROJECT NO. 02.127

ADD2004-00074

U:\2002\200212?\FPA\AMENDED FPA 031204\FPACS_INCLUDES 3DAT DOCK.dwg 12/9/2003 2:40:36 PM EST

EXOTICS MAINTENANCE .N:

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

1. ALL EXISTING EXOTICS (MELALEUCA, BRAZILIAN PEPPER, AUSTRALIAN PINE, DOWNY ROSE MYRTLE, EARLEAF ACACIA, AND TROPICAL SODA APPLE) WITH IN ALL DEVELOPMENT AREA WILL BE REMOVED BY MECHANICAL MEANS. EXISTING NATIVES WILL BE PROTECTED DURING THIS PROCESS.
2. REMAINING ROOTS OR STUMPS WILL BE SPRAYED WITH GARLON 5 BASAL SPRAY.
3. MIROMAR LAKES 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.
4. APPROPRIATE MEANS (NOT DESTRUCTIVE TO INDIGENOUS VEGETATION) WILL BE USED TO REMOVE EXOTIC VEGETATION.
5. HAND REMOVAL OF EXOTICS WILL BE USED IN ALL INDIGENOUS OPEN SPACES.

GENERAL DEVELOPMENT NOTE:

1) BASED ON THE SFWMD 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.

LITTORAL ZONE PLANTIN ;TES

1. PLANTED VEGETATION SHALL BE FROM A LOCAL OR REGIONAL (ORLANDO OR SOUTH) SOURCE AND NURSERY GROWN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTIONS OF PLANTED VEGETATION TO DETERMINE WATERING REQUIREMENTS TO ENSURE SURVIVAL OF PLANTED VEGETATION.
3. CONTRACTOR SHALL WATER PLANTED VEGETATION AS NECESSARY TO ENSURE SURVIVAL OF PLANTED VEGETATION. A MINIMUM OF 80% SURVIVABILITY OF PLANTINGS IS REQUIRED.
4. LITTORAL SHELVES WILL BE MAINTAINED FREE OF EXOTIC AND NUISANCE PLANT SPECIES.
5. PLANTINGS SHALL BE INSTALLED IN CLUSTER AROUND LAKE PERIMETER. CLUSTER SHALL BE A MINIMUM OF 25 PLANTS WITHIN A 50 SQ. FT. AREA.
6. ALL LOTS AND OTHER AREAS ADJACENT TO LAKES WILL BE MAINTAINED/MOWED BY OWNER TO CONTROL LINE. ALL LITTORAL ZONE PLANTINGS WILL BE LOCATED FROM CONTROL LINE TO 2' BELOW CONTROL LINE.

PLANT SPECIES

CORDGRASS (SPARTINA BAKERI)
SOFT RUSH (JUNCUS EFFUSUS)
BLUE FLAG IRIS (IRIS VIRGINICUS)
GOLDEN CANNA (CANNA FLACIDA)
PICKERELWEED (PONTEDERIA CORDATA)
ARROWHEAD (SAGITTARIA LANCIFOLIA)
SOFT STEM BULRUSH (SCIRPUS VALIDUS)
FRAGRANT WATER LILY (NYMPHAEA ODORATA)
SPATTERDOCK (NUPHAR LUTEUM)

NOTE: TOTAL QUANTITES OF PLANTS WILL BE DETERMINED BY ACTUAL AS-BUILT LAKE SHORELINE.

TOTAL NUMER OF PLANTS FOR PROPOSED LAKE (BASED ON 1 PLANT PER LF OF SHORELINE AT CONTROL ELEVATION)

⚠ ESTIMATED # OF LITTORAL PLANTS

LAKE I.D.	LAKE PERIMETER	# OF PLANTS
LAKE 6G	3475 LF	3,475
LAKE 6H	1040 LF	1,040
LAKE 6I	1235 LF	1,235
LAKE 6 MOD.	1110 LF	1,110
TOTAL	6860 LF	6,860

GENERAL LANDSCAPE NOTES

1. All trees must be a minimum of 10 feet in height, have a 2-inch caliper at 12 inches above ground, and have a four-foot spread. Remaining trees must be a minimum of 6 feet in height, have a 1-inch caliper at 12 inches above the ground, and a three-foot spread. [10-420(c)(1)]
2. Palms which normally grow with a single trunk and obtain a height of twenty (20) feet may be substituted for up 25% of the required number of trees.
3. Where trees are larger than eight (8) feet, guys and stays are to be provided and installed.
4. Shrubs shall be a minimum of twenty-four (24) inches in height at planting. Shrubs shall be full and well branched at time of planting.
5. All shrubs shall be clustered in minimum groupings of 3.
6. Sodding or seeding and mulch is required in all unpaved areas within the site boundaries unless other plantings are specified.
7. Grass areas shall be planted with species normally grown as permanent lawns in Lee County.
8. All planting areas are to be mulched.

*9. Barricade all trees proposed for preservation prior to construction. Barricades shall be placed at full dripline or six (6) feet from trunk whichever is greater. Barricades shall consist of 2 x 2 posts spaced four or five feet on-center and 1 x 2 cross pieces.

* (Selected trees shall be barricaded prior to site clearing)

10. Plant materials used shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants" Part I and "Grades and Standards for Nursery Plants" Par II, Florida Department of Agriculture and Consumer Services, Tallahassee.
11. The following exotic species of plants shall be removed and maintained from development area.
    a. Melaleuca species (Punk Tree, Cajuput Tree, Paperbark Tree)
    b. Casuarina species (Australian Pine)
    c. Schinus species (Brazilian Pepper, Florida Holly)
    d. Rhodomegrtus Tomentosus (Downy Rose Myrtle)
    e. Acacia Auriculiformis (Earleaf Acacia)
    f. Tropical Soda Apple
12. Trees and shrubs may be of the following indigenous species:

TREES	SHRUBS
Live Oak (Quercus Virginiana)	Southern Wax Myrtle (Myrica Cerifera)
Florida Boxwood (schoefferia Frutescens)	Native Azaleas (Rhododendron Spp.)
Black Olive (Bucida Buceras)	Shrub Holly (Ilex Opaca Arenicola)
Slash Pine (Pinus Elliottii)	Cocoplum (Chrysobalanus Icaco)
Sweet Bay (Magnolia Virginiana)	
Cabbage Palm (Sabal Palmetto)	
Laurel Oak (Quercus Laurifolia)	

13. Single-family residence developments constructed on individual lots. One tree must be provided per 3,000 sq. ft. of development area, which must include a minimum of two trees per single-family lot installed prior to issuance of the certificate of occupancy. [10-416(a)(1)]

    Number of lots= 27
    Number of trees per lot= 2
    Number of proposed trees= 27 lots x 2 trees per lot
    Number of proposed trees= 54 trees

14. Mulch Requirement. A two-inch layer, after watering in, of mulch or other recycled materials must be placed and maintained around all newly installed trees, shrubs and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its' trunck in all directions. [10-420(e)]

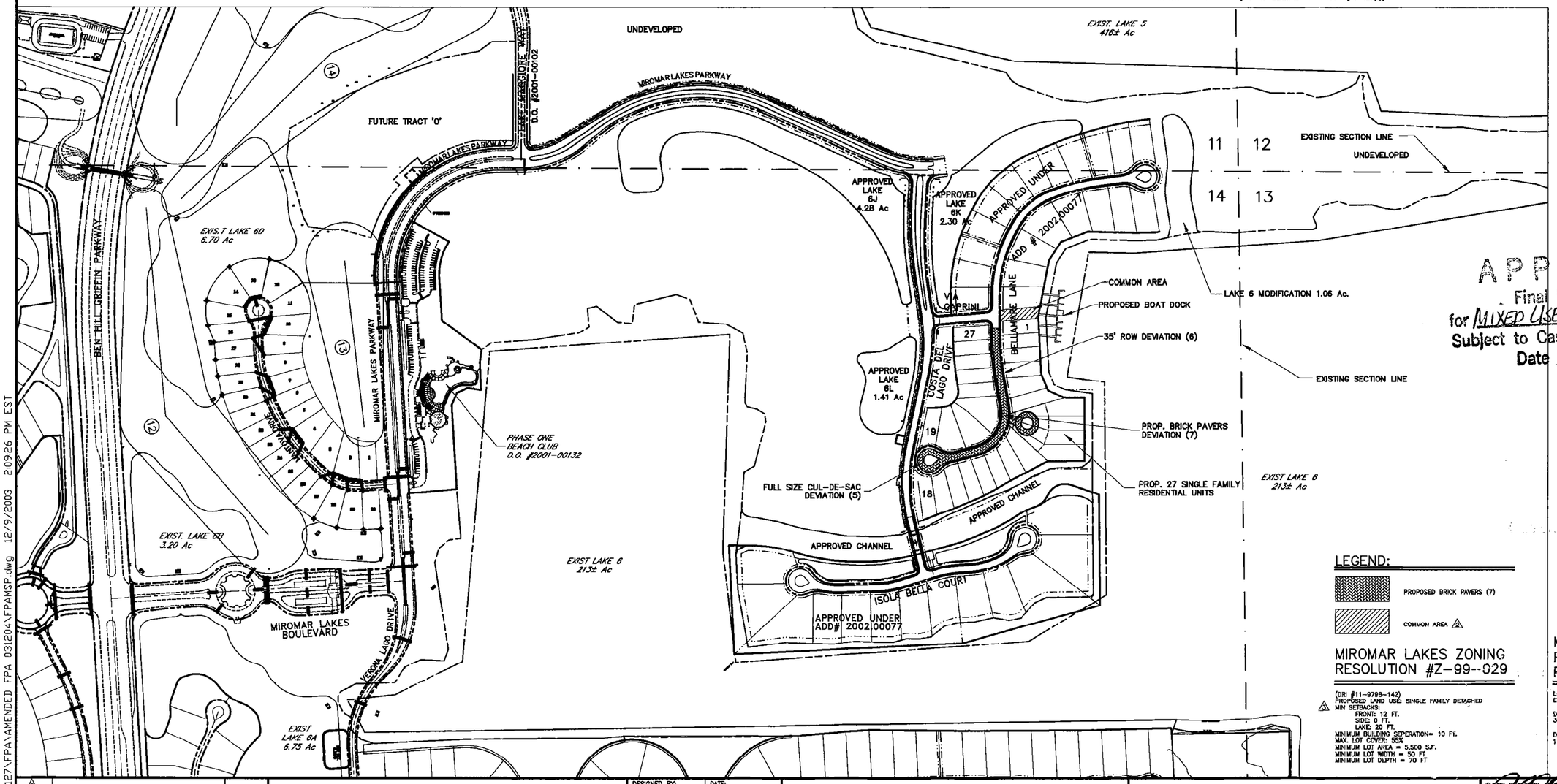
N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

SECTION 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST
⚠SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST



APPROVED
Final Plan Approval
for MIXED USE Planned Development
Subject to Case # ADD2004-00074
Date 4/21/04

APR 01 2004

ADD2004-00074

LEGEND:

PROPOSED BRICK PAVERS (7)

COMMON AREA ⚠

MIROMAR LAKES ZONING RESOLUTION #Z-99--029

(DRI #11-9798-142)
PROPOSED LAND USE: SINGLE FAMILY DETACHED
⚠ MIN SETBACKS:
FRONT: 12 FT.
SIDE: 0 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPERATION= 10 FT.
MAX. LOT COVER: 55%
MINIMUM LOT AREA = 5,500 S.F.
MINIMUM LOT WIDTH = 50 FT
MINIMUM LOT DEPTH = 70 FT

MIROMAR LAKES ZONING RESOLUTION #Z-99-029 PROPOSED DEVIATIONS

DEVIATION (5): Full Size Cul-de-Sac at Each Dead End.

DEVIATION (6): Minimum R.O.W. Width of 35 ft.

DEVIATION (7): Brick Pavers to Replace 1 1/2" S-1 on Private Roads

LETTER	REVISIONS	DATE
5		
4		
3	REVISED SETBACK REQUIREMENTS	3/30/04
2	REVISED PER LEE COUNTY REVIEW	12/04/03
1	REVISED PER LEE COUNTY REVIEW	12/12/02

MIROMAR LAKES
CAPRINI GREENS
LEE COUNTY, FLORIDA

DESIGNED BY: REB	DATE: 10/21/02		
DRAWN BY: BNT	DATE: 10/21/02		
CHECKED BY: CLK	DATE: 10/21/02		
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 200'		

HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

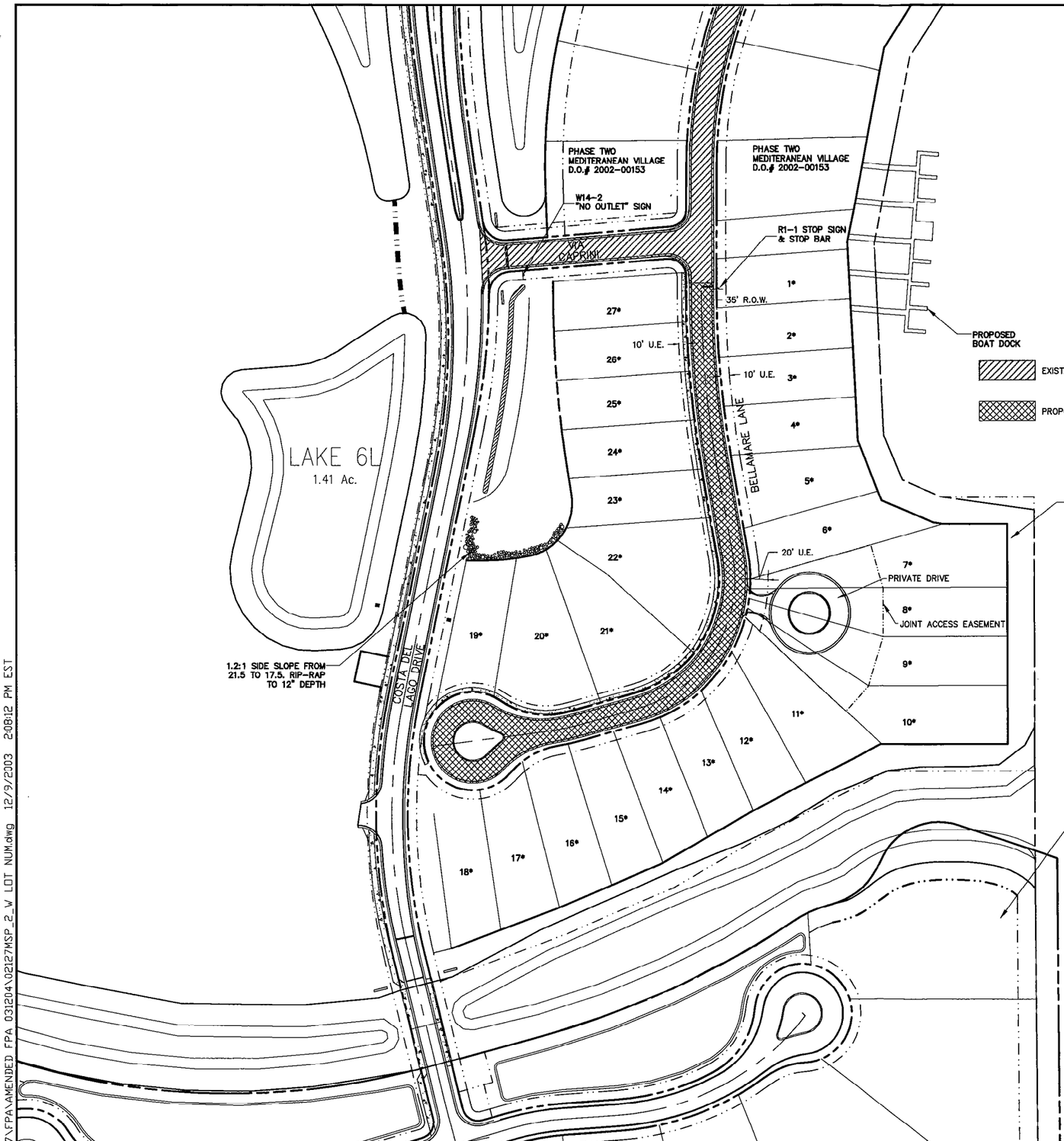
6202-F Presidential Court
Fort Myers, FL. 33919
Phone : (941) 985-1200
Florida Certificate of Authorization No.1772

FINAL PLAN APPROVAL

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56635
DATE 04/01/04

REFERENCE NO.	DRAWING NO.
FPAMSP	943
PROJECT NO.	SHEET NO.
2002127	2 OF 3

U:\2002\2002127\FPA\AMENDED FPA 031204\FPAMSP.dwg 12/9/2003 2:09:26 PM EST

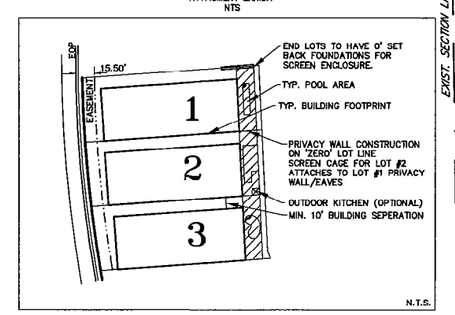


ESTIMATED # OF LITTORAL PLANTS

LITTORAL PLANTINGS PER PHASE 1 AND 2 APPROVED PLANS.

* NOTE: LOTS 7-10 TO HAVE ACCESS THRU JOINT ACCESS EASEMENT

'ZERO' LOT SCREEN
ATTACMENT EXHIBIT
NTS



* IF AN EASEMENT FOR SUCH PURPOSES IS GRANTED BY THE AFFECTED PROPERTIES, PATIOS, POOLS, AND SCREEN ENCLOSURES ARE ALLOWED WITHIN THE REQUIRED 10 FEET BUILDING SEPARATION AND MAY ATTACH TO THE STRUCTURES ON THE ADJACENT PROPERTIES.

EXIST. SECTION LINE - SECTION 14
EXIST. SECTION LINE - SECTION 13

N

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

SECTION 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST

APPROVED
Final Plan Approval
for MIXED USE Planned Development
Subject to Case # ADD2004-00074
Date 4/21/04

APR 21 2004

ADD 2004-00074

U:\2002\2002127\FPA\AMENDED FPA 031204\02127MSP_2_W LOT NUM.dwg 12/9/2003 2:08:12 PM EST

LETTER	REVISIONS	DATE
5		
4		
3		
2		
1		

MIROMAR LAKES
MEDITERRANEAN VILLAGE
CAPRINI GREENS
LEE COUNTY, FLORIDA

DESIGNED BY: REB	DATE: 10/21/02
DRAWN BY: BNT	DATE: 10/21/02
CHECKED BY: CLK	DATE: 10/21/02
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 60'

HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

6202-F Presidential Court
Fort Myers, FL. 33919
Phone : (941) 985-1200
Florida Certificate of
Authorization No.1772

MASTER SITE PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED

CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE 04/01/04

REFERENCE NO.	DRAWING NO.
02127MSP	943
PROJECT NO.	SHEET NO.
2002127	3 OF 3