

ADMINISTRATIVE AMENDMENT (FPA) - ADD2004-00176

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Development, Inc. filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development Planned Development on a project known as Mirasol Access Drive Mediterranean Village Phase V- for approval of a modification of a lake on property located within the Miromar Lakes DRI, described more particularly as:

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

See Legal Description attached as Exhibit A

WHEREAS, the property was originally rezoned in case number Z-99-029 [with subsequent amendments in case numbers ADD2000-00110, ADD2000-0011, ADD2000-00117, ADD2000-00161, ADD2001-00018, ADD2001-00085, ADD2001-00113A, ADD2001-0125, ADD2002-00045, ADD2002-00077, ADD2002-00168, ADD2003--00028, ADD2003-00047, ADD2003-00151, ADD2004-00033, ADD2004-00042, ADD2004-00045, ADD2004-00054, ADD2004-00074]; 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 modifications to approved lakes; and

WHEREAS, the subject property is within the Residential portion of the Miromar Lakes DRI, as shown on the approved Master Concept Plan, approved in the Lee County Zoning Resolution Z-02-072; and

WHEREAS, the lake known as 6J will be modified to increase .47 acres from the approved 4.28 acres; and

WHEREAS, the proposed Final Plan Approval has been reviewed by Lee County Environmental Sciences staff and have no environmental issues; 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, 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.

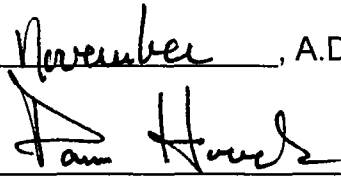
WHEREAS, it is found that the proposed final plan approval is generally in compliance with the approved zoning resolution, MCP, and DRI Development Order.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Planned Development for a lake modification located at Mirasol Access Drive Mediterranean Village Phase V of the Miromar Lakes MPD is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the 3 page Final Zoning Plan entitled "Mirasol Access Drive Mediterranean Village Phase V" , prepared by Hole Montes, dated August 5, 2004 (Modified Lake 6J), stamped received by the Permit Counter on August 24, 2004.**
2. **Final Zoning Plan ADD2004-00176 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
3. **Any development which is not substantially consistent with the final site plan approved herein and attached hereto, will require an additional, amended final plan approval.**
4. **Terms and conditions of the original zoning resolutions remain in full force and effect except as amended herein.**

DULY SIGNED this 17th day of November, A.D., 2004.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development

HM PROJECT #2003108X
8/2/2004
REF. DWG. #B-4896
Page 1 of 3

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 11 AND 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT E - COSTA DEL LAGO DRIVE, MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, AT PAGES 9 THROUGH 12, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE BEGINNING OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS S.11°47'31"W., A DISTANCE OF 44.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE WESTERLY BOUNDARY OF SAID TRACT E AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.00 FEET, THROUGH A CENTRAL ANGLE OF 81°36'19", SUBTENDED BY A CHORD OF 57.50 FEET AT A BEARING OF S.37°24'20"E., FOR A DISTANCE OF 62.67 FEET TO THE END OF SAID CURVE; THENCE RUN S.03°23'50"W., ALONG THE WESTERLY BOUNDARY OF SAID TRACT E, FOR A DISTANCE OF 42.65 FEET; THENCE RUN N.86°36'10"W., FOR A DISTANCE OF 24.91 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS S.85°57'03"E., A DISTANCE OF 1,358.00 FEET THEREFROM; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,358.00 FEET, THROUGH A CENTRAL ANGLE OF 12°46'02", SUBTENDED BY A CHORD OF 301.98 FEET AT A BEARING OF S.02°20'04"E., FOR A DISTANCE OF 302.60 FEET TO THE END OF SAID CURVE; THENCE RUN S.08°13'31"E., FOR A DISTANCE OF 162.26 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.22°57'02"W., A DISTANCE OF 35.00 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 12°12'07", SUBTENDED BY A CHORD OF 7.44 FEET AT A BEARING OF S.73°09'02"W., FOR A DISTANCE OF 7.45 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 230.50 FEET, THROUGH A CENTRAL ANGLE OF 03°42'11", SUBTENDED BY A CHORD OF 14.89 FEET AT A BEARING OF S.77°24'00"W., FOR A DISTANCE OF 14.90 FEET TO THE END OF SAID CURVE; THENCE RUN S.75°32'54"W., FOR A DISTANCE OF 78.74 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 169.50 FEET, THROUGH A CENTRAL ANGLE OF 09°20'50", SUBTENDED BY A CHORD OF 27.62 FEET AT A BEARING OF S.80°13'19"W., FOR A DISTANCE OF 27.65 FEET TO THE END OF SAID CURVE; THENCE RUN S.84°53'44"W., FOR A DISTANCE OF 32.40 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 56°17'21", SUBTENDED BY A CHORD OF 23.58 FEET AT A BEARING OF N.66°57'35"W., FOR A DISTANCE OF 24.56 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 43°08'56", SUBTENDED BY A CHORD OF 55.16 FEET AT A BEARING OF

N.60°23'23"W., FOR A DISTANCE OF 56.48 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 58°21'22", SUBTENDED BY A CHORD OF 24.38 FEET AT A BEARING OF N.52°47'09"W., FOR A DISTANCE OF 25.46 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 722.50 FEET, THROUGH A CENTRAL ANGLE OF 51°35'25", SUBTENDED BY A CHORD OF 628.80 FEET AT A BEARING OF N.49°24'10"W., FOR A DISTANCE OF 650.55 FEET TO THE END OF SAID CURVE; THENCE RUN N.75°11'53"W., FOR A DISTANCE OF 0.87 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,022.50 FEET, THROUGH A CENTRAL ANGLE OF 29°28'21", SUBTENDED BY A CHORD OF 520.19 FEET AT A BEARING OF N.89°56'03"W., FOR A DISTANCE OF 525.97 FEET TO THE END OF SAID CURVE; THENCE RUN N.01°30'40"W., FOR A DISTANCE OF 155.20 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS N.02°12'34"W., A DISTANCE OF 24.37 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 24.37 FEET, THROUGH A CENTRAL ANGLE OF 146°59'32", SUBTENDED BY A CHORD OF 46.73 FEET AT A BEARING OF N.18°42'48"W., FOR A DISTANCE OF 62.52 FEET TO THE END OF SAID CURVE; THENCE RUN N.53°55'13"E., FOR A DISTANCE OF 5.20 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3,663.15 FEET, THROUGH A CENTRAL ANGLE OF 01°31'21", SUBTENDED BY A CHORD OF 97.34 FEET AT A BEARING OF N.53°09'32"E., FOR A DISTANCE OF 97.35 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 542.32 FEET, THROUGH A CENTRAL ANGLE OF 11°24'48", SUBTENDED BY A CHORD OF 107.85 FEET AT A BEARING OF N.58°06'15"E., FOR A DISTANCE OF 108.03 FEET TO A POINT OF COMPOUND CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 595.00 FEET, THROUGH A CENTRAL ANGLE OF 50°41'45", SUBTENDED BY A CHORD OF 509.45 FEET AT A BEARING OF N.89°09'32"E., FOR A DISTANCE OF 526.46 FEET TO THE END OF SAID CURVE; THENCE RUN S.65°29'36"E., FOR A DISTANCE OF 468.76 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 505.00 FEET, THROUGH A CENTRAL ANGLE OF 07°35'13", SUBTENDED BY A CHORD OF 66.82 FEET AT A BEARING OF S.69°17'12"E., FOR A DISTANCE OF 66.87 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS N.74°14'59"E., A DISTANCE OF 125.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 43°30'39", SUBTENDED BY A CHORD OF 92.66 FEET AT A BEARING OF S.37°30'21"E., FOR A DISTANCE OF 94.93 FEET TO THE POINT OF BEGINNING; CONTAINING 11.224 ACRES, MORE OR LESS.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

HM PROJECT #2003108X

8/2/2004

REF. DWG. #B-4896

Page 3 of 3

BEARINGS SHOWN HEREON REFER TO THE CENTER LINE OF TRACT E - COSTA DEL LAGO DRIVE,
MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 74, AT PAGES 9 THROUGH 12, OF THE PUBLIC RECORDS OF LEE
COUNTY, FLORIDA AS BEING S.03°23'50"W.

HOLE MONTES, INC.

CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY

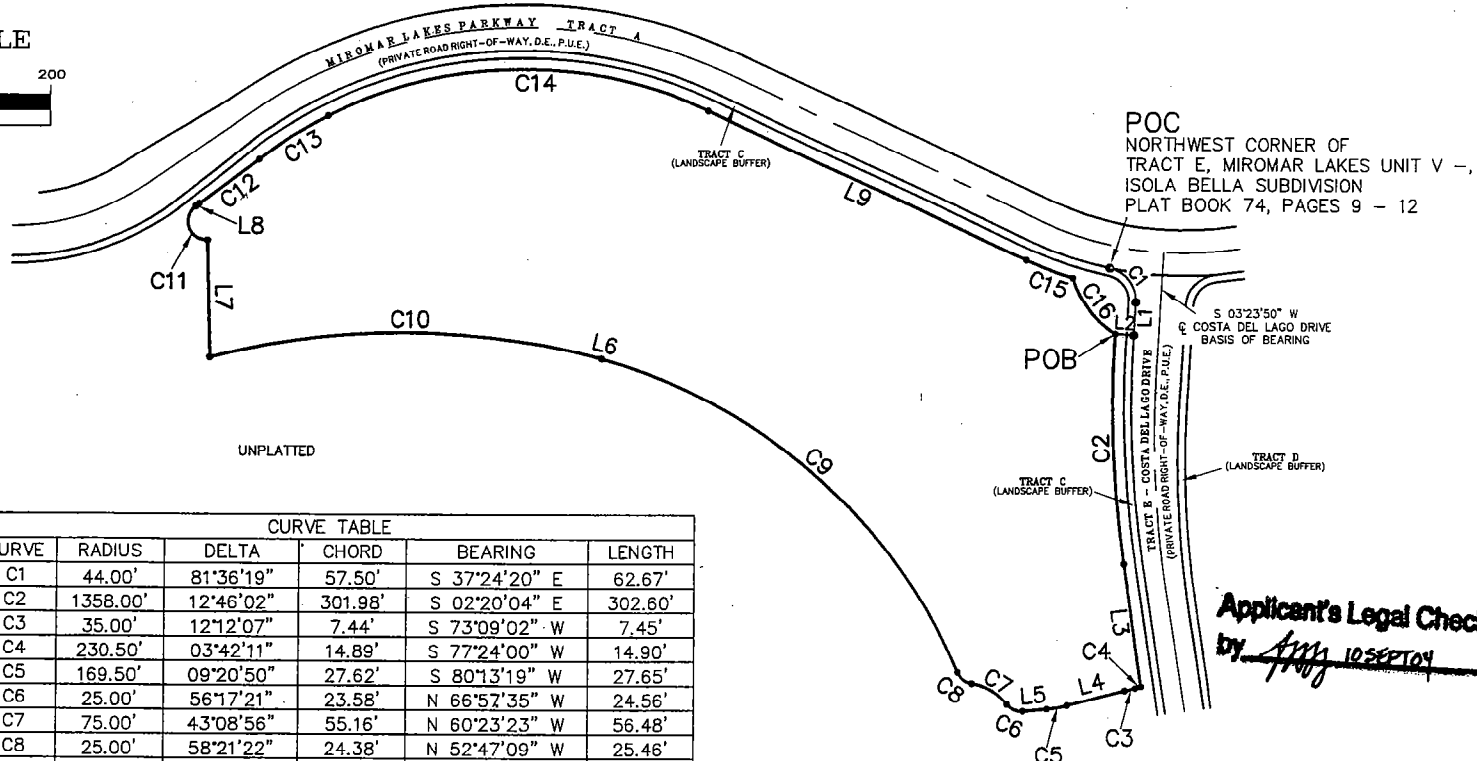
Thomas M. Murphy
THOMAS M. MURPHY

P.S.M. #5628

STATE OF FLORIDA

Applicant's Legal Checked

by My 10 SEP 04



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	44.00'	81°36'19"	57.50'	S 37°24'20" E	62.67'
C2	1358.00'	12°46'02"	301.98'	S 02°20'04" E	302.80'
C3	35.00'	12°12'07"	7.44'	S 73°09'02" W	7.45'
C4	230.50'	03°42'11"	14.89'	S 77°24'00" W	14.90'
C5	169.50'	09°20'50"	27.62'	S 80°13'19" W	27.65'
C6	25.00'	56°17'21"	23.58'	N 66°52'35" W	24.56'
C7	75.00'	43°08'56"	55.16'	N 60°23'23" W	56.48'
C8	25.00'	58°21'22"	24.38'	N 62°47'09" W	25.46'
C9	722.50'	51°35'25"	628.80'	N 49°24'10" W	650.55'
C10	1022.50'	29°28'21"	520.19'	N 89°56'03" W	525.97'
C11	24.37'	146°59'32"	46.73'	N 18°42'48" W	62.52'
C12	3663.15'	01°31'21"	97.34'	N 53°09'32" E	97.35'
C13	542.32'	11°24'48"	107.85'	N 58°06'15" E	108.03'
C14	595.00'	50°41'45"	509.45'	N 89°09'32" E	526.46'
C15	505.00'	07°35'13"	66.82'	S 89°17'12" E	66.87'
C16	125.00'	43°30'39"	92.66'	S 37°30'21" E	94.93'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 03°23'50" W	42.65'
L2	N 86°36'10" W	24.91'
L3	S 08°13'31" E	162.26'
L4	S 75°32'54" W	78.74'
L5	S 84°53'44" W	32.40'
L6	N 75°11'53" W	0.87'
L7	N 01°30'40" E	155.20'
L8	N 53°55'13" E	5.20'
L9	S 65°29'36" E	468.76'

Applicant's Legal Checked
by Am 10 SEPT 04

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

** NOT A SURVEY **

~~ADD 2004-00176~~

SEC-TWN-RGE:	
11/14-46-25	
DRAWN BY: AM	DATE 06/04
CHECKED BY: TMM	DRAWING NO. B-4896



950 Encore Way
Naples, FL. 34110
Phone: (941) 254-2000
Florida Certificate of
Authorization No.1772

NOT VALID WITHOUT
THE SIGNATURE AND
THE ORIGINAL RAISED
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER.

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

PROJECT NO.	03.108X
REFERENCE NO.	03108XSL

FINAL PLAN APPROVAL - MODIFICATION
FOR
**MIRASOL ACCESS DRIVE
MEDITERRANEAN VILLAGE PHASE V**
ZONING RESOLUTION NUMBER Z-02-072
LEE COUNTY, FLORIDA

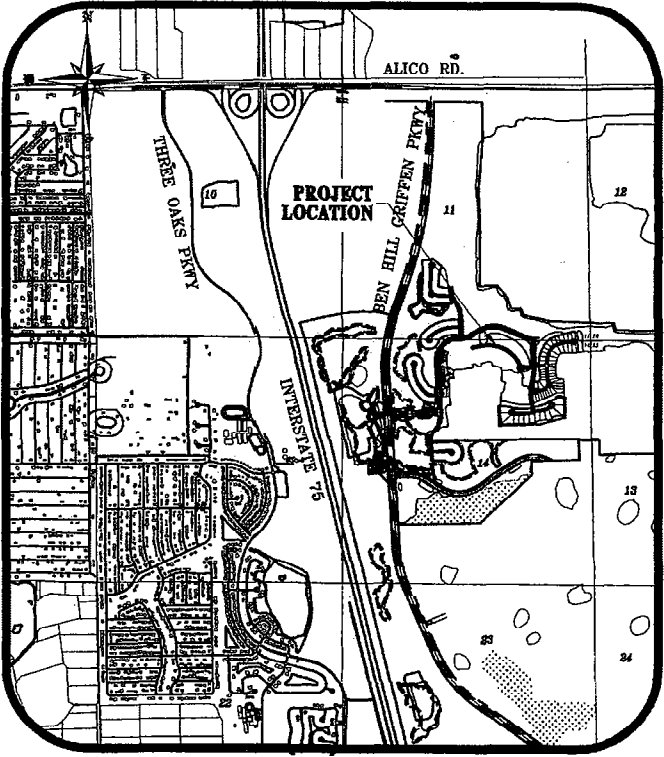
REGISTERED
AUG 24 2004
PERMIT OFFICE

ADD2004-00176

DATE: FEBRUARY 2004

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	60 UNITS
ADD 2002-00077	MED. VILLAGE	APPROVED	SINGLE FAMILY	33 UNITS
ADD 2002-00168	CAPRINI GREENS	APPROVED	SINGLE FAMILY	27 UNITS
ADD 2003-00028	VAVALDI	APPROVED	MULTI-FAMILY	60 UNITS
ADD 2003-00047	GOLF CLUBHOUSE	APPROVED	RECREATION	5.45 ACRES
ADD 2003-00151	CAPRINI GREENS MOD.	APPROVED	AMEND ADD 2002-00168	
ADD 2004-00033	SAN MARINO	APPROVED	MULTI-FAMILY	160 UNITS
ADD 2004-00042	MIRASOL ACCESS	APPROVED	ACCESS	5.07 ACRES
ADD 2004-00045	C1/C2 ACCESS	APPROVED	ACCESS	1.02 ACRES
ADD 2004-00054	PORTO ROMANO	APPROVED	SINGLE FAMILY	55 UNITS
ADD 2004-00070	MIRASOL RESIDENTIAL	PENDING	MULTI-FAMILY	120 UNITS
ADD	CASTELLI & ANACAPRI	PENDING	SINGLE FAMILY	18 UNITS
ADD	MIRASOL ACCESS MOD.	PENDING	AMEND ADD 2004-00042	

LAND USE SUMMARY				
DESCRIPTION	TOTAL UNITS PER MPD/DR	UNITS PREVIOUSLY APPROVED	UNITS THIS APPROVAL	UNITS REMAINING
RESIDENTIAL				
SINGLE-FAMILY	700 d.u.	365	0	335 d.u.
MULTI-FAMILY	1,800 d.u.	480	0	1,420 d.u.
TOTAL RESIDENTIAL UNITS	2,500 d.u.	845	0	1,755 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.	27.85 AC.	0.47 AC.	234.68 AC.
CONSERVATION				
CONSERVATION AREAS	188 AC.	0	0	188



LOCATION MAP

SECTION 11 & 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST
STRAP No. 11-46-25-00-00001.0040
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
SAN MARINO	13.40
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	0
CASTELLI & ANACAPRI	15.86
TOTAL	357.71

APPROVED
Final Plan Approval
For Mixed Use Planned Development
Subject to Case # ADD2004-00176
Date 11/18/2004

PREPARED FOR:
MIROMAR DEVELOPMENT, INC.

10801 CORKSCREW ROAD, SUITE 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, 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.

H M
HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

PREPARED BY:

6202-F Presidential Court
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BY THE ENGINEER	8/5/04	DATE
CHARLES L. HOSKINS FLORIDA PROFESSIONAL ENGINEER NO. 11187 DATE	3/17/04	REVISIONS
MIROMAR DEVELOPMENT, INC. MIRASOL ACCESS DRIVE MEDITERRANEAN VILLAGE PHASE V LEE COUNTY, FLORIDA		
DRAWING NO. 1009	PROJECT NO. 03.108	

EXOTICS MAINTENANCE PLAN:

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

- ALL EXISTING EXOTICS (MELALEUCA, BRAZILIAN PEPPER, AUSTRALIAN PINE, DORNY 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.
- MIROMAR LAKES HOMEOWNERS ASSOCIATION, WILL PROVIDE AN ONGOING 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 DEVELOPMENT NOTE:

- 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.

LITTORAL ZONE PLANTING NOTES

- PLANTED VEGETATION SHALL BE FROM A LOCAL OR REGIONAL SOURCE OR SOUTH SOURCE AND NURSERY GROWN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTIONS OF PLANTED VEGETATION TO DETERMINE WATERING REQUIREMENTS TO ENSURE SURVIVAL OF PLANTED VEGETATION.
- CONTRACTOR SHALL WATER PLANTED VEGETATION AS NECESSARY TO ENSURE SURVIVAL OF PLANTED VEGETATION. A MINIMUM OF 80% SURVIVABILITY OF PLANTINGS IS REQUIRED.

PLANT SPECIES

CORDEGRASS (SPARTINA BAKERI)
SOFT RUSH (JUNCUS EFFUSUS)
BLUE FLAG IRIS (IRIS VIRGINICUS)
GOLDEN CANNIA (CANNIA FLACIDA)
PICKERELWEED (PONTEDERIA CORDATA)
ARROWHEAD (SAGITTARIA LANCEOLATA)
SOFT STEM BULRUSH (SCIRPUS VALIDUS)
FRAGRANT WATER LILY (NYPHAEA ODORATA)
SPATTERDOCK (NUPHAR LUTEUM)

NOTE: TOTAL QUANTITIES OF PLANTS WILL BE DETERMINED BY ACTUAL AS-BUILT LAKE SHORELINE.
TOTAL NUMBER OF PLANTS FOR PROPOSED LAKE (BASED ON 1 PLANT PER LF OF SHORELINE AT CONTROL ELEVATION)
ALL DAMAGED PLANTS SHALL BE REPLACED.

- LITTORAL SHELVES WILL BE MAINTAINED FREE OF EXOTIC AND NUISANCE PLANT SPECIES.
- PLANTINGS SHALL BE INSTALLED IN CLUSTER AROUND LAKE PERIMETER. CLUSTER SHALL BE A MINIMUM OF 25 PLANTS WITHIN A 50 SQ. FT. AREA.
- ALL LOTS AND OTHER AREAS ADJACENT TO LAKES WILL BE MAINTAINED/MOVED BY OWNER TO CONTROL LINE. ALL LITTORAL ZONE PLANTINGS WILL BE LOCATED FROM CONTROL LINE TO 2' BELOW CONTROL LINE.

GENERAL LANDSCAPE NOTES

- 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)]
- Palms which normally grow with a single trunk and obtain a height of twenty (20) feet may be substituted for up to 25% of the required number of trees.
- Where trees are larger than eight (8) feet, guys and stays are to be provided and installed.
- 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.
- All shrubs shall be clustered in minimum groupings of 3.
- Sodding or seeding and mulch is required in all unpaved areas within the site boundaries unless other plantings are specified.
- Grass areas shall be planted with species normally grown on permanent lawns in Lee County.
- All planting areas are to be mulched.
- Barricades all trees proposed for preservation prior to construction. Barricades shall be placed at full drip line 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)
- Plant materials used shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants" Part 1 and "Grades and Standards for Nursery Plants" Part 2, Florida Department of Agriculture and Consumer Services, Tallahassee.

- 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. Rhododendron Tomensis (Downy rose Myrtle)
e. Acacia auriculiformis (Earleaf Acacia)
f. Tropical Soda Apple
- Trees and shrubs may be of the following indigenous species:

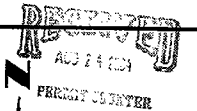
TREES

Live Oak (Quercus virginiana)
Florida Burwood (Schoepfia frutescens)
Black Olive (Bucida buceras)
Sleek Pine (Pinus elliptica)
Sweet Bay (Magnolia virginiana)
Cabbage Palm (Sabal palmetto)
Laurel Oak (Quercus laurifolia)

SHRUBS

Southern Wax Myrtle (Myrica caribaea)
Native Azalea (Rhododendron spp.)
Shrub Holly (Ilex opaca aricola)
Coccoloba (Chrysobalanus icaya)

- 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 trunk in all directions. [10-420(b)]

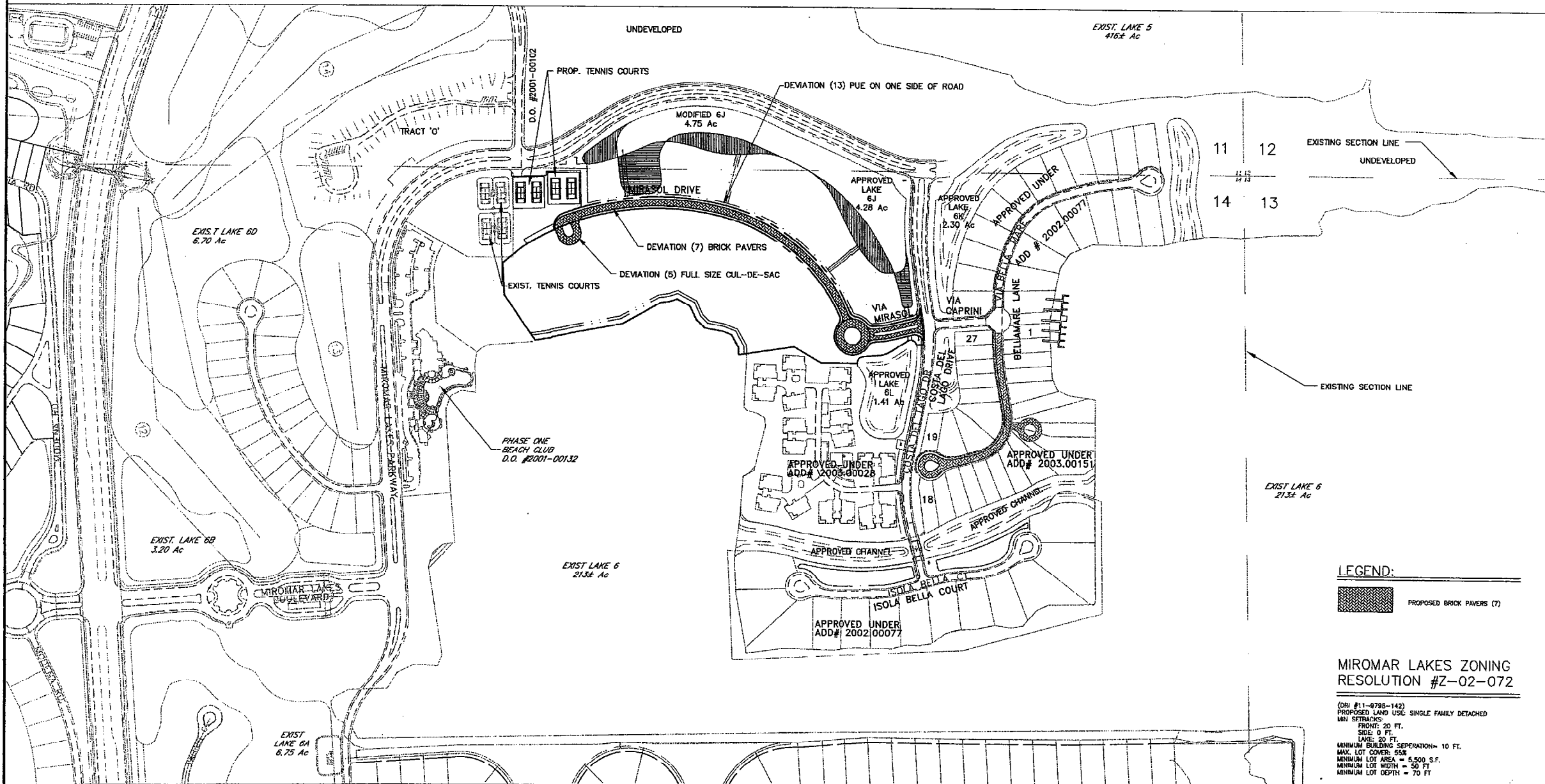


2004-00172

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

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



LEGEND:

PROPOSED BRICK PAVERS (7)

MIROMAR LAKES ZONING RESOLUTION #Z-02-072

(ORI #11-0798-142)
PROPOSED LAND USE: SINGLE FAMILY DETACHED
MIN. SETBACKS:
FRONT: 20 FT.
SIDE: 0 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPARATION: 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-02-072 PROPOSED DEVIATIONS

DEVIATION (5): FULL SIZE CUL-DE-SAC AT EACH DEAD END.
DEVIATION (7): BRICK PAVERS TO REPLACE 1 1/2" S-1 ON PRIVATE ROADS.
DEVIATION (13): 10' PUE ON ONE SIDE ONLY.

APPROVED
Final Plan Approval
for Mixed Use Planned Development
Subject to Case # 2004-00172
Dated 1/18/2004

LETTER	REVISIONS	DATE
1	MODIFIED LAKE 6J	8/5/04
2	REVISED PER LEE COUNTY REVIEW	3/3/04

MIROMAR LAKES
MIRASOL ACCESS DRIVE
MEDITERRANEAN VILLAGE PHASE V
LEE COUNTY, FLORIDA

DESIGNED BY: CLK	DATE: 2/12/04
DRAWN BY: BNT	DATE: 2/12/04
CHECKED BY: CLK	DATE: 2/12/04
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 200'

H.M.
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 MODIFICATION

CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #59645
DATE 2/12/04

REFERENCE NO.	DRAWING NO.
FPAMSP	1009
PROJECT NO.	SHEET NO.
2003108	2 OF 3



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 # ADD 2004-00176
Date 11/15/2004

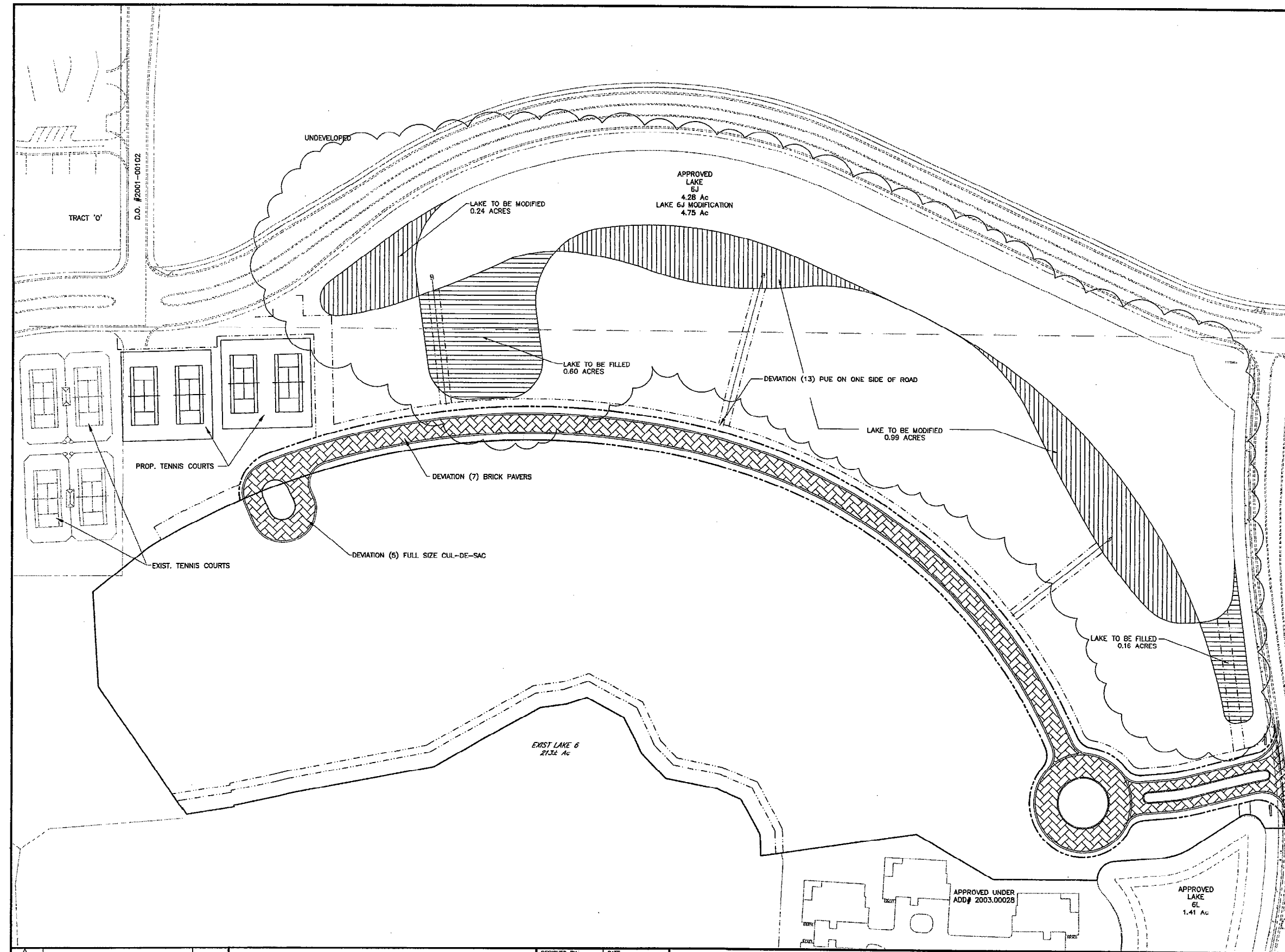
LEGEND:
 PROPOSED BRICK PAVERS (7)

**MIROMAR LAKES ZONING
RESOLUTION #Z-02-072**

(D.D. #11-9788-142)
PROPOSED LAND USE: SINGLE FAMILY DETACHED
MIN SETBACKS:
FRONT: 20 FT.
SIDE: 0 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPARATION = 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-02-072
PROPOSED DEVIATIONS**

DEVIATION (5): FULL SIZE CUL-DE-SAC
AT EACH DEAD END.
DEVIATION (7): BRICK PAVERS TO
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DESIGNED BY:	CLK	DATE:	2/12/04
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VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 200'
LETTER	REVISIONS	DATE	
	MODIFIED LAKE 6J	8/5/04	
	REVISED PER LEE COUNTY REVIEW	3/3/04	

MIROMAR LAKES
MIRASOL ACCESS DRIVE
MEDITERRANEAN VILLAGE PHASE V
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	2/12/04
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**FINAL PLAN APPROVAL
MODIFICATION**

THESE DRAWINGS ARE NOT
TO BE USED FOR ANY OTHER
PROJECT WITHOUT THE
WRITTEN CONSENT OF
H.M. ENGINEERS PLANNERS
SURVEYORS
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION # 45965
DATE 8/24/04

REFERENCE NO.	DRAWING NO.
FPARD	1009
PROJECT NO.	SHEET NO.
2003108	3 OF 3