

ADMINISTRATIVE AMENDMENT (FPA) - ADD2005-00134

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Paradigm Mirasol Companies, LLC., filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development on a project known as Mirasol-Phase II at Miromar Lakes for a 120-unit multi-family residential development with 18-boat slips on property located at 110711 Mirasol Drive, Fort Myers, FL described more particularly as:

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

SEE ATTACHED EXHIBIT "A"

WHEREAS, the property was originally rezoned in resolution number Z-99-029 [with subsequent amendments in case numbers 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, ADD2004-00033, ADD2004-00042, ADD2004-00045, ADD2004-00070, ADD2004-00074]; 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, 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 subject property is within the "R-Residential" portion of the Miromar Lakes Development of Regional Impact (DRI), as shown on the approved Master Concept Plan, approved in the Lee County Zoning Resolution Z-02-072; and

WHEREAS, a 120 multi-family dwelling unit development is permitted in the "R-Residential" portion of the Miromar Lakes DRI; and

WHEREAS, the Mirasol Phase II subdivision consists of 120 multi-family units with a minimum lot area of 6,000 square feet per lot and 18 boat slips; and

WHEREAS, the subject property is located within the "R-Residential" district as approved in resolution number Z-99-029; and

WHEREAS, the "R-Residential" district permits multi-family residential dwelling units and accessory docks; and

WHEREAS, the proposed Final Plan Approval has been reviewed by Lee County Environmental Sciences; and

WHEREAS, the proposed Final Plan Approval has been reviewed by the Lee County Development Services Division; 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 Final Zoning Plan Approval to the Planned Development for Mirasol Phase II is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the 3 page Final Zoning Plan, by Acri Engineering Inc., dated June 8, 2005; stamped received by the Permit Counter on June 23, 2005.**
2. **Final Zoning Plan ADD2005-00134 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 2nd day of August, A.D., 2005.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

ADD2005-00134

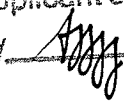
PROPERTY DESCRIPTION
MIRASOL, PHASE II AT MIROMAR LAKES

EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 225 EAST, LEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT "E" - COSTA DEL LAGO DRIVE ACCORDING TO THE PLAT OF MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION AS RECORDED IN PLAT BOOK 74 AT PAGE 9 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT "E" SOUTHEASTERLY, 62.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 81°36'19" (CHORD BEARING S.37°24'20"E., 57.50 FEET); THENCE S.03°23'50"W., 58.11 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 281.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1333.00 FEET AND A CENTRAL ANGLE OF 12°06'54" (CHORD BEARING S.02°39'38"E., 281.33 FEET) TO A POINT OF TANGENCY; THENCE S.08°43'05"E., 167.57 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 101.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 732.00 FEET AND A CENTRAL ANGLE OF 07°54'57" (CHORD BEARING S.04°45'37"E., 101.05 FEET); THENCE S.89°11'34"W., 26.38 FEET; THENCE N.29°21'39"W., 8.46 FEET TO A POINT ON A CURVE; THENCE WESTERLY, 38.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 21.29 FEET AND A CENTRAL ANGLE OF 103°15'27" (CHORD BEARING N.80°59'23"W., 33.38 FEET); THENCE S.57°07'30"W., 71.95 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 49.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 28°35'58" (CHORD BEARING S.71°25'29"W., 49.40 FEET) TO A POINT OF TANGENCY; THENCE S.85°43'28"W., 59.98 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, 37.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.83 FEET AND A CENTRAL ANGLE OF 87°35'17" (CHORD BEARING S.41°55'50"W., 34.37 FEET); THENCE S.89°55'58"W., 141.18 FEET; THENCE N.59°47'00"W., 120.11 FEET; THENCE S.81°50'27"W., 212.16 FEET; THENCE N.02°07'33"W., 28.07 FEET; THENCE N.28°30'16"W., 54.42 FEET; THENCE N.67°53'01"W., 36.52 FEET; THENCE N.78°45'39"W., 70.14 FEET; THENCE N.44°27'09"W., 46.77 FEET; THENCE N.24°52'12"W., 37.16 FEET; THENCE N.30°23'07"W., 17.80 FEET; THENCE N.62°04'14"W., 56.78 FEET; THENCE S.71°43'42"W., 28.47 FEET; THENCE S.82°40'58"W., 31.64 FEET TO THE **POINT OF BEGINNING**; THENCE

S.82°40'58"W., 4.95 FEET; THENCE S.60°51'31"W., 162.98 FEET; THENCE S.78°53'23"W., 343.03 FEET; THENCE N.34°28'32"W., 208.94 FEET; THENCE N.03°25'41"W., 135.55 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 977.50 FEET, AN ARC LENGTH OF 664.51 FEET, AND A DELTA ANGLE OF 38°57'00" (CHORD BEARING OF N.72°07'19"E., 651.79 FEET); THENCE S.01°35'49"W., 361.69 FEET TO THE **POINT OF BEGINNING**.

Applicant's Legal Checked
by  29 JUNE 05

FINAL PLAN APPROVAL
FOR:
MIRASOL - PHASE II AT MIROMAR LAKES
ZONING RESOLUTION NUMBER: Z-99-029

RECEIVED
JUL 29 2005

PERMIT COUNTER

PROJECT LOCATION:

MIROMAR LAKES
LEE COUNTY, FLORIDA
SECTION 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST
STRAP NO.: 14-46-25-00-00001.0020

ADD 2005-00134

LAND USE SUMMARY				
DESCRIPTION	TOTAL UNITS PER MPD/DRI	UNITS PREVIOUSLY APPROVED	UNITS THIS APPROVAL	UNITS REMAINING
RESIDENTIAL				
SINGLE FAMILY	700 d.u.	347	0	353 d.u.
MULTI FAMILY	1,900 d.u.	320	120	1,460 d.u.
TOTAL RESIDENTIAL UNITS	2,600 d.u.	667	120	1,813 d.u.
COMMUNITY COMMERCIAL				
RETAIL COMMERCIAL SQUARE FEET	250,000 S.F.	7500 S.F.	0	242,500 S.F.
OFFICE SQUARE FEET	340,000 S.F.	0	0	340,000 S.F.
RESEARCH & DEVELOPMENT SQUARE FEET	40,000 S.F.	0	0	40,000 S.F.
HOTEL ROOMS	450	0	0	450
RECREATION, LAKES AND BUFFERS				
LAKE / MISCELLANEOUS RECREATION / BUFFERS	263 ACRES	13.20 ACRES	0	249.80 ACRES
CONSERVATION				
CONSERVATION AREAS	186 ACRES	0	0	186 ACRES

OWNER:

PARADIGM MIRASOL COMPANIES, LLC

CONTACT PERSON: ART FRIEDMAN, MANAGING MEMBER

18011 LAKE MAGGORIE WAY
MIROMAR LAKES, FL 33913

PHONE: (239) 985-0300
FAX: (239) 985-0035

PREPARED BY:

ACRI ENGINEERING INC.

20550 PORTHOLE COURT
ESTERO, FLORIDA 33928
PHONE: (239) 948-3274
FAX: (239) 498-6036

SHEET INDEX:

NUMBER	SHEET TITLE
1	COVER SHEET
2	COMMUNITY PLAN
3	MASTER SITE PLAN

SERVICE PROVIDERS

ELECTRIC: FPL
15834 WINKLER ROAD
FORT MYERS, FL 33908
CONTACT: DYLAN MONAHAN
(239) 332-9214

WATER/SEWER: LEE COUNTY UTILITIES
1500 MONROE ST.
FORT MYERS, FL 33901
(239) 479-8580

FIRE DEPARTMENT: SAN CARLOS FIRE DISTRICT
19591 BEN HILL GRIFFIN PARKWAY
FORT MYERS, FL 33913
(239) 267-7525

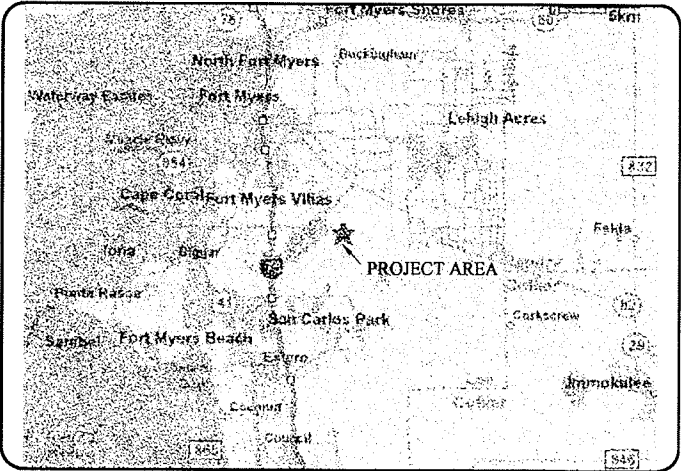
SOLID WASTE: GULF DISPOSAL, INC.
P.O. BOX 6984
FORT MYERS, FL 33911
(239) 466-8800

TELEPHONE: SPRINT
P.O. BOX 2477
NAPLES, FL 34106
(239) 263-6343

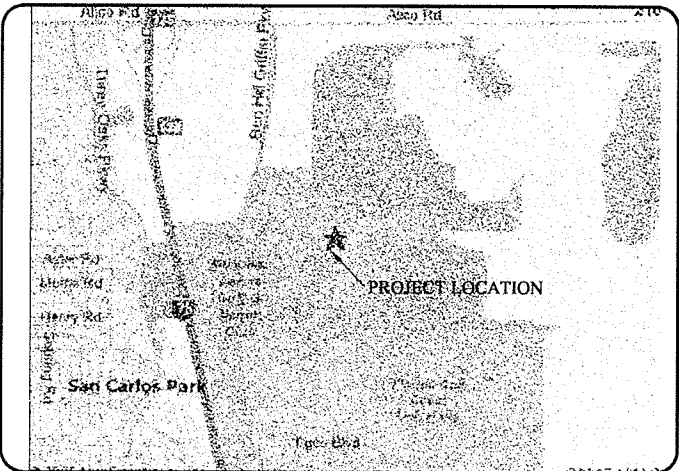
CABLE TV: COMCAST
6320 BEAU DRIVE
NORTH FORT MYERS, FL 33903
(239) 432-9277

APPROVED
Final Plan Approval
for ~~MIXED USE~~ Planned Development
Subject to Case # ADD 2005-00134
Date 8/2/05

VICINITY MAP:



LOCATION MAP:



MIROMAR LAKES - APPROVAL HISTORY				
LEE CO. NUMBER	TRACT	DATE	TYPE	QUANTITY
ADD 2001-0018	GOLF MAINT.	APPROVED	SINGLE FAMILY	7500 S.F.
ADD 2000-00110	PHASE ONE	7/27/00	SINGLE FAMILY	11 UNITS
ADD 2000-00111	PHASE ONE	7/27/00	SINGLE FAMILY	30 UNITS
ADD 2000-00117	PHASE TWO	7/31/00	SINGLE FAMILY	51 UNITS
ADD 2000-00161	VALENCIA	APPROVED	MULTI-FAMILY	80 UNITS
ADD 2001-00085	TRACT M & N	APPROVED	SINGLE FAMILY	27 UNITS
ADD 2001-00113A	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	MEDITERRANEAN VILLAGE	APPROVED	SINGLE FAMILY	33 UNITS
ADD 2002-00168	CAPRIN 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	CAPRIN GREENS MOD.	APPROVED	AMEND ADD 2002-00168	
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	APPROVED	MULTI-FAMILY	120 UNITS

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
CAPRIN GREENS	1.19
VAVALDI	0
GOLF CLUBHOUSE	2.51
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	2.72
TOTAL	328.45

OWNER:
PARADIGM MIRASOL COMPANIES, LLC
18011 LAKE MAGGORIE WAY
MIROMAR LAKES, FL 33913

MIRASOL - PHASE II AT MIROMAR LAKES
FINAL PLAN APPROVAL

COVER SHEET

ACRI ENGINEERING INC.
20550 PORTHOLE COURT
ESTERO, FLORIDA 33928
(239) 948-3274

Drawn by: SOS

Chkd. by: TA

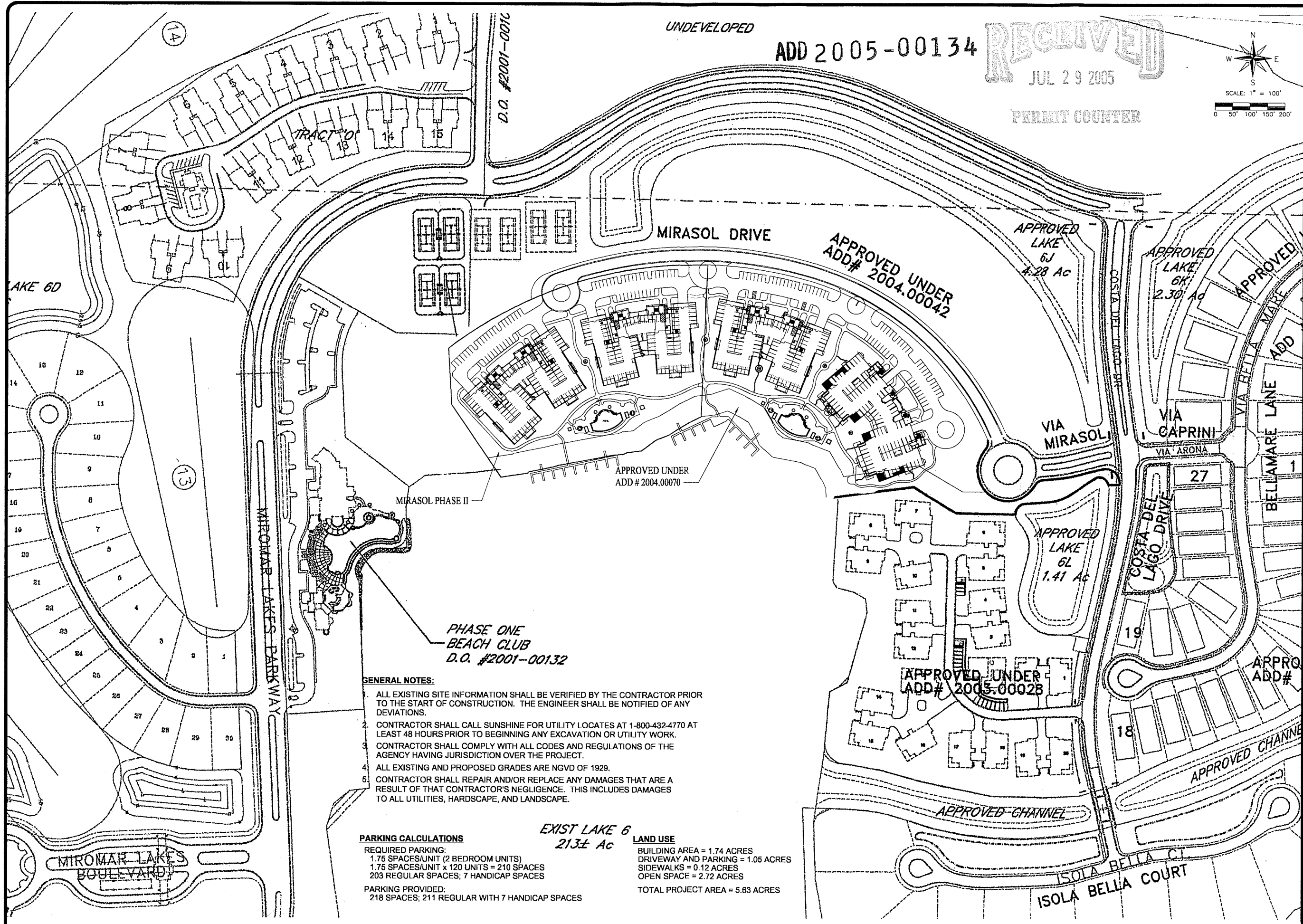
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Date Issued For:
Construction:

Date: 8/18/05

Revisions:
7/28/05 LEE CO. COMMENTS

Proj. no.

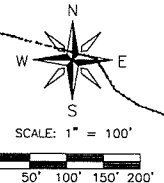


UNDEVELOPED

ADD 2005-00134

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D.O. #2001-0016

MIRASOL DRIVE

APPROVED UNDER
ADD# 2004.00042

APPROVED LAKE
6J
4.28 Ac

APPROVED LAKE
6K
2.30 Ac

VIA MIRASOL

VIA CAPRINI

VIA ARONA

VIA BELLA MARE

BELLAMARE LANE

APPROVED LAKE
6L
1.41 Ac

COSTA DEL LAGO DRIVE

APPROVED CHANNEL

APPROVED UNDER
ADD# 2005-00028

MIRASOL PHASE II

PHASE ONE
BEACH CLUB
D.O. #2001-00132

GENERAL NOTES:

1. ALL EXISTING SITE INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS.
2. CONTRACTOR SHALL CALL SUNSHINE FOR UTILITY LOCATES AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION OR UTILITY WORK.
3. CONTRACTOR SHALL COMPLY WITH ALL CODES AND REGULATIONS OF THE AGENCY HAVING JURISDICTION OVER THE PROJECT.
4. ALL EXISTING AND PROPOSED GRADES ARE NGVD OF 1929.
5. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGES THAT ARE A RESULT OF THAT CONTRACTOR'S NEGLIGENCE. THIS INCLUDES DAMAGES TO ALL UTILITIES, HARDSCAPE, AND LANDSCAPE.

PARKING CALCULATIONS

REQUIRED PARKING:
1.75 SPACES/UNIT (2 BEDROOM UNITS)
1.75 SPACES/UNIT x 120 UNITS = 210 SPACES
203 REGULAR SPACES; 7 HANDICAP SPACES

PARKING PROVIDED:
218 SPACES; 211 REGULAR WITH 7 HANDICAP SPACES

EXIST LAKE 6
213± Ac

LAND USE

BUILDING AREA = 1.74 ACRES
DRIVEWAY AND PARKING = 1.05 ACRES
SIDEWALKS = 0.12 ACRES
OPEN SPACE = 2.72 ACRES
TOTAL PROJECT AREA = 5.63 ACRES

OWNER:
PARADIGM MIRASOL COMPANIES, LLC
18011 LAKE MAGGIE WAY
MIROMAR LAKES, FL 33913

MIRASOL - PHASE II AT MIROMAR LAKES
FINAL PLAN APPROVAL
COMMUNITY PLAN

ACRI ENGINEERING INC.
20550 PORTHOLE COURT
ESTERO, FLORIDA 33928
(239) 948-3274

Drawn by: SOS

Chk'd by: TA

Caddfile: MIRASOL.PLA

Date Issued For:
Construction:

Date: 6/8/05

Revisions:

Proj. no.

SETBACK REQUIREMENTS

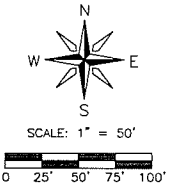
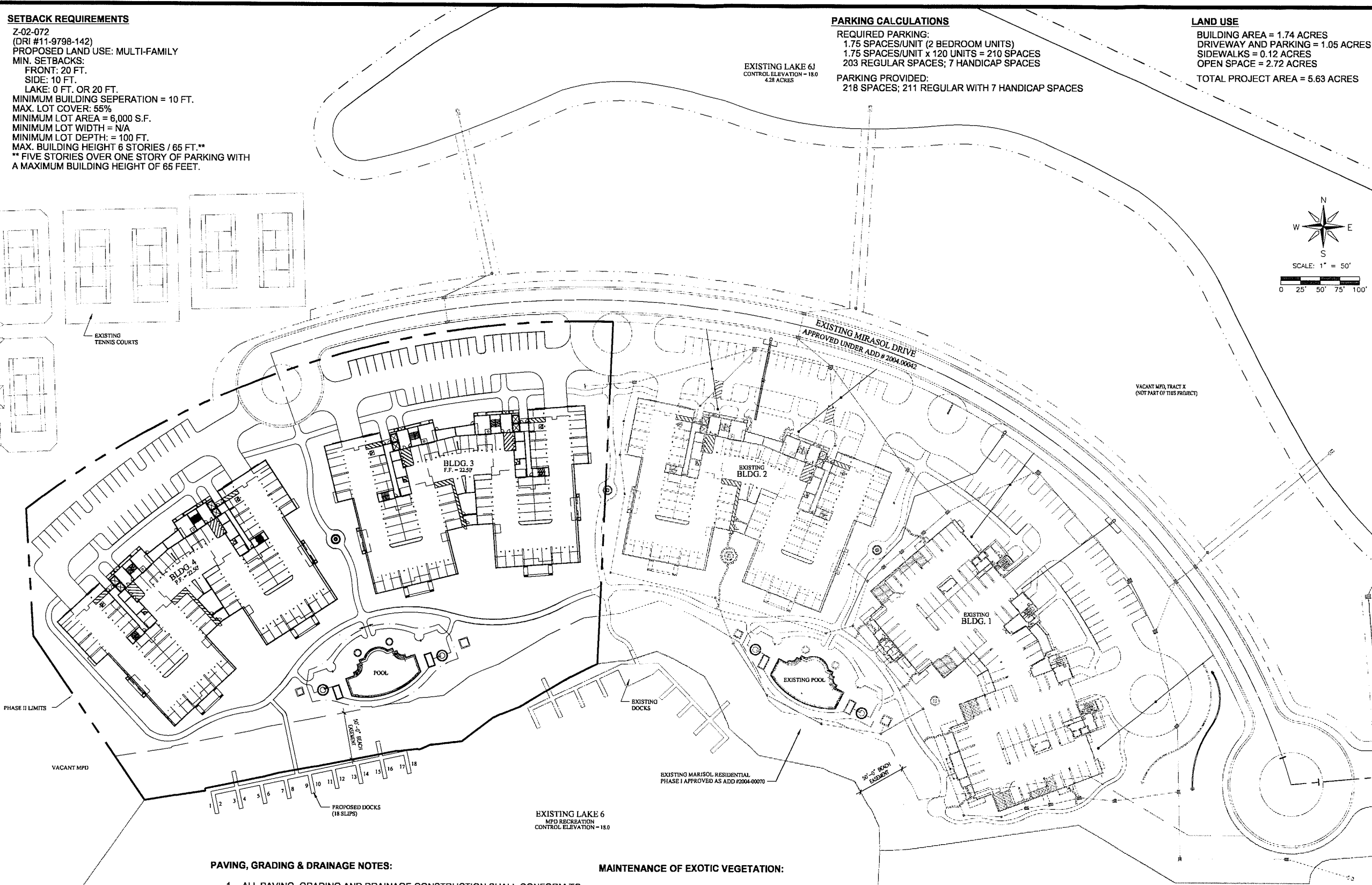
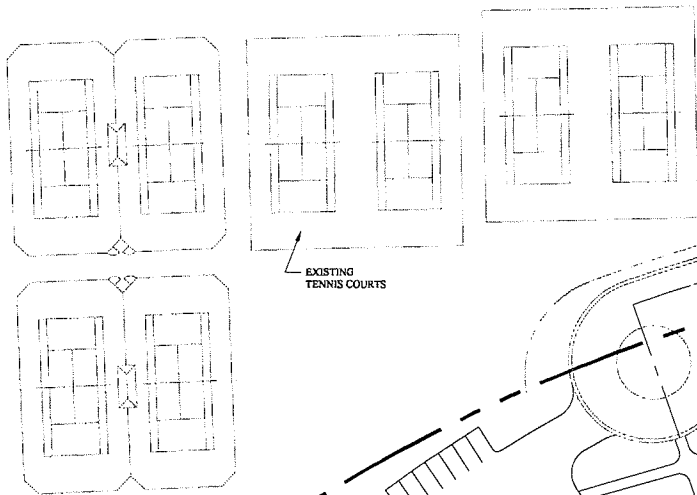
Z-02-072
(DRI #11-9798-142)
PROPOSED LAND USE: MULTI-FAMILY
MIN. SETBACKS:
FRONT: 20 FT.
SIDE: 10 FT.
LAKE: 0 FT. OR 20 FT.
MINIMUM BUILDING SEPERATION = 10 FT.
MAX. LOT COVER: 55%
MINIMUM LOT AREA = 6,000 S.F.
MINIMUM LOT WIDTH = N/A
MINIMUM LOT DEPTH = 100 FT.
MAX. BUILDING HEIGHT 6 STORIES / 65 FT.**
** FIVE STORIES OVER ONE STORY OF PARKING WITH
A MAXIMUM BUILDING HEIGHT OF 65 FEET.

PARKING CALCULATIONS

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1.75 SPACES/UNIT (2 BEDROOM UNITS)
1.75 SPACES/UNIT x 120 UNITS = 210 SPACES
203 REGULAR SPACES; 7 HANDICAP SPACES
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218 SPACES; 211 REGULAR WITH 7 HANDICAP SPACES

LAND USE

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DRIVEWAY AND PARKING = 1.05 ACRES
SIDEWALKS = 0.12 ACRES
OPEN SPACE = 2.72 ACRES
TOTAL PROJECT AREA = 5.63 ACRES



PAVING, GRADING & DRAINAGE NOTES:

1. ALL PAVING, GRADING AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE LEE COUNTY LAND DEVELOPMENT CODE.
2. ALL PIPE LENGTHS ARE PLUS OR MINUS AND ARE MEASURED FROM CENTER OF STRUCTURES UNLESS SHOWN OTHERWISE.
3. ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE GRASSED AND MULCHED UNLESS OTHERWISE SHOWN ON THE PLANS OR DETAILS.
4. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.

MAINTENANCE OF EXOTIC VEGETATION:

1. ANY REMAINING EXOTICS ON THE PROPERTY SHALL BE REMOVED BY HAND OR BY MECHANICAL MEANS. EXOTIC SPECIES INCLUDE MELALEUCA, BRAZILIAN PEPPER, DOWNY ROSE MYRTLE, EARLEAF ACACIA, TROPICAL SODA APPLE, AUSTRALIAN PINE, AND CLIMBING POTATO VINE.
2. ANY REMAINING ROOTS OR STUMPS SHALL BE SPRAYED WITH GARLON OR AN EQUAL DEFOLIANT, WITH APPLICATION RATES COMPLYING WITH MANUFACTURER SPECIFICATIONS.
3. THE MIROMAR LAKES MASTER HOME OWNERS ASSOCIATION, IN CONJUNCTION WITH THE MIRASOL CONDOMINIUM ASSOCIATION, WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXOTIC SPECIES IN PERPETUITY.
4. LANDSCAPE AND NATIVE VEGETATION SHALL BE PROTECTED DURING EXOTIC REMOVAL. ONLY HAND CLEARING OF EXOTICS SHALL BE ALLOWED IN INDIGENOUS OPEN SPACES.

RECEIVED
JUL 29 2005

PERMIT COUNTER

ADD 2005 00134

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MIROMAR LAKES, FL 33913

MIRASOL - PHASE II AT MIROMAR LAKES
FINAL PLAN APPROVAL
MASTER SITE PLAN

ACRI ENGINEERING INC.
20550 PORTHOLE COURT
ESTERO, FLORIDA 33928
(239) 948-3274

Drawn by: SOS

Chk'd. by: TA

Caddfile: MIRASOL-PPM

Date Issued For:
Construction:

Date: 8/8/05

Revisions:

Proj. no.