

ADMINISTRATIVE AMENDMENT (FPA) - ADD2004-00177

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Development filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development on a project known as Castelli & Anacapri at Miromar Lakes for approval of a 18 lot single family subdivision on property located at NE corner of Miromar Lakes Parkway & Lake Maggiore Way within Miromar Lakes DRI, described more particularly as:

LEGAL DESCRIPTION: In Section 11, 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], ADD2004-00176; 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 Castelli and Anacapri subdivision consist of 18 single-family units with a minimum of 7,000 square feet per tract or lot; 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 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

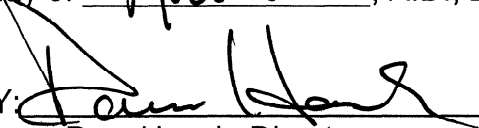
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses; 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 Castelli & Anacapri of Miromar Lakes MPD for 18 lot single family subdivision is **APPROVED with the following conditions:**

1. The development must be in substantial compliance with the 2 page Final Zoning Plan entitled "Castelli and Anacapri at Miromar Lakes", prepared by Hole Montes, dated and signed by the Engineer on August 24, 2004 and stamped received by the Permit Counter on August 24, 2004.
2. Final Zoning Plan ADD2004-00177 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

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LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AND A PORTION OF TRACT C, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGES 67-70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A PORTION OF TRACT B, MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, AT PAGES 9-12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT B, MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, AT PAGES 9-12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA THE SAME BEING A POINT ON THE WESTERLY BOUNDARY LINE OF TRACT C, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGES 67-70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°03'30"E., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C, FOR A DISTANCE OF 204.78 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 03°33'03", SUBTENDED BY A CHORD OF 16.11 FEET AT A BEARING OF N.01°50'02"E., FOR A DISTANCE OF 16.11 FEET TO THE END OF SAID CURVE; THENCE RUN N.03°36'33"E., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C, FOR A DISTANCE OF 145.97 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, THROUGH A CENTRAL ANGLE OF 03°32'11", SUBTENDED BY A CHORD OF 14.81 FEET AT A BEARING OF N.01°50'27"E., FOR A DISTANCE OF 14.81 FEET TO THE END OF SAID CURVE; THENCE RUN N.00°04'22"E., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C, FOR A DISTANCE OF 32.55 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 423.48 FEET, THROUGH A CENTRAL ANGLE OF 17°01'51", SUBTENDED BY A CHORD OF 125.41 FEET AT A BEARING OF N.08°26'33"W., FOR A DISTANCE OF 125.88 FEET TO A POINT OF COMPOUND CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 537.50 FEET, THROUGH A CENTRAL ANGLE OF 05°34'07", SUBTENDED BY A CHORD OF 52.22 FEET AT A BEARING OF N.19°44'32"W., FOR A DISTANCE OF 52.24 FEET TO A POINT OF COMPOUND CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 424.23 FEET, THROUGH A CENTRAL ANGLE OF 11°54'34", SUBTENDED BY A CHORD OF 88.02 FEET AT A BEARING OF N.28°28'57"W., FOR A DISTANCE OF 88.18 FEET TO THE END OF SAID CURVE; THENCE RUN N.34°26'09"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C, FOR A DISTANCE OF 14.99 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 03°14'26", SUBTENDED BY A CHORD OF 14.70 FEET AT A BEARING OF N.32°48'56"W., FOR A DISTANCE OF 14.71 FEET TO THE END OF

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SAID CURVE; THENCE RUN N.31°11'43"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C, FOR A DISTANCE OF 166.53 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 12°12'57", SUBTENDED BY A CHORD OF 23.41 FEET AT A BEARING OF N.25°05'14"W., FOR A DISTANCE OF 23.45 FEET TO A POINT OF COMPOUND CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 277.50 FEET, THROUGH A CENTRAL ANGLE OF 09°17'23", SUBTENDED BY A CHORD OF 44.94 FEET AT A BEARING OF N.14°20'04"W., FOR A DISTANCE OF 44.99 FEET TO THE END OF SAID CURVE; THENCE RUN N.09°41'22"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT C, FOR A DISTANCE OF 144.29 FEET TO A POINT ON THE BOUNDARY LINE OF SAID MIROMAR LAKES - UNIT III; THENCE RUN S.80°18'38"W., ALONG THE BOUNDARY LINE OF SAID MIROMAR LAKES - UNIT III, FOR A DISTANCE OF 45.00 FEET; THENCE RUN N.09°41'22"W., ALONG THE BOUNDARY LINE OF SAID MIROMAR LAKES - UNIT III, FOR A DISTANCE OF 295.34 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 772.50 FEET, THROUGH A CENTRAL ANGLE OF 31°03'47", SUBTENDED BY A CHORD OF 413.70 FEET AT A BEARING OF N.05°50'32"E., FOR A DISTANCE OF 418.81 FEET TO THE END OF SAID CURVE; THENCE RUN N.21°22'25"E., FOR A DISTANCE OF 186.84 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 727.50 FEET, THROUGH A CENTRAL ANGLE OF 17°00'07", SUBTENDED BY A CHORD OF 215.09 FEET AT A BEARING OF N.12°52'22"E., FOR A DISTANCE OF 215.88 FEET TO THE END OF SAID CURVE; THENCE RUN N.04°22'18"E., FOR A DISTANCE OF 187.78 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 477.50 FEET, THROUGH A CENTRAL ANGLE OF 16°05'13", SUBTENDED BY A CHORD OF 133.63 FEET AT A BEARING OF N.03°40'18"W., FOR A DISTANCE OF 134.07 FEET TO THE END OF SAID CURVE; THENCE RUN N.11°42'55"W., FOR A DISTANCE OF 29.85 FEET; THENCE RUN N.77°22'16"E., FOR A DISTANCE OF 45.01 FEET; THENCE RUN S.11°42'55"E., FOR A DISTANCE OF 30.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.50 FEET, THROUGH A CENTRAL ANGLE OF 16°05'13", SUBTENDED BY A CHORD OF 146.22 FEET AT A BEARING OF S.03°40'18"E., FOR A DISTANCE OF 146.70 FEET TO THE END OF SAID CURVE; THENCE RUN S.04°22'18"W., FOR A DISTANCE OF 187.78 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 772.50 FEET, THROUGH A CENTRAL ANGLE OF 17°00'07", SUBTENDED BY A CHORD OF 228.39 FEET AT A BEARING OF S.12°52'22"W., FOR A DISTANCE OF 229.23 FEET TO THE END OF SAID CURVE; THENCE RUN S.21°22'25"W., FOR A DISTANCE OF 186.84 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 727.50 FEET, THROUGH A CENTRAL ANGLE OF 30°41'50", SUBTENDED BY A CHORD OF 385.13 FEET AT A BEARING OF S.06°01'30"W., FOR A DISTANCE OF 389.77 FEET TO THE END OF SAID CURVE; THENCE RUN N.80°18'38"E., FOR A DISTANCE OF 606.56 FEET; THENCE RUN S.00°51'08"E., FOR A DISTANCE OF 82.81 FEET; THENCE RUN S.00°37'57"W., FOR A DISTANCE OF 25.45 FEET; THENCE RUN S.02°17'15"W., FOR A DISTANCE OF 46.58 FEET; THENCE RUN S.02°37'25"W., FOR A DISTANCE OF 14.20 FEET; THENCE RUN S.01°18'18"W., FOR A DISTANCE OF

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9.99 FEET; THENCE RUN S.04°49'23"E., FOR A DISTANCE OF 23.20 FEET; THENCE RUN S.04°58'10"E., FOR A DISTANCE OF 50.42 FEET; THENCE RUN S.02°47'16"E., FOR A DISTANCE OF 30.07 FEET; THENCE RUN S.09°02'46"E., FOR A DISTANCE OF 30.65 FEET; THENCE RUN S.04°05'56"E., FOR A DISTANCE OF 35.16 FEET; THENCE RUN S.04°35'40"E., FOR A DISTANCE OF 23.14 FEET; THENCE RUN S.33°08'15"E., FOR A DISTANCE OF 35.76 FEET; THENCE RUN S.23°30'07"E., FOR A DISTANCE OF 29.04 FEET; THENCE RUN S.72°07'22"E., FOR A DISTANCE OF 9.86 FEET; THENCE RUN S.79°53'23"E., FOR A DISTANCE OF 39.89 FEET; THENCE RUN S.75°11'40"E., FOR A DISTANCE OF 22.21 FEET; THENCE RUN N.78°04'10"E., FOR A DISTANCE OF 63.98 FEET; THENCE RUN N.78°06'57"E., FOR A DISTANCE OF 42.75 FEET; THENCE RUN N.75°50'17"E., FOR A DISTANCE OF 18.12 FEET; THENCE RUN N.80°42'11"E., FOR A DISTANCE OF 28.30 FEET; THENCE RUN N.78°30'53"E., FOR A DISTANCE OF 47.60 FEET; THENCE RUN S.88°27'16"E., FOR A DISTANCE OF 77.14 FEET; THENCE RUN S.86°10'12"E., FOR A DISTANCE OF 30.70 FEET; THENCE RUN S.31°11'00"E., FOR A DISTANCE OF 14.84 FEET; THENCE RUN S.26°21'09"E., FOR A DISTANCE OF 60.31 FEET; THENCE RUN S.34°01'46"E., FOR A DISTANCE OF 21.57 FEET; THENCE RUN S.33°21'37"E., FOR A DISTANCE OF 59.33 FEET; THENCE RUN S.66°58'19"E., FOR A DISTANCE OF 22.12 FEET; THENCE RUN S.59°28'17"E., FOR A DISTANCE OF 65.90 FEET; THENCE RUN S.60°51'24"E., FOR A DISTANCE OF 5.52 FEET; THENCE RUN S.31°53'26"E., FOR A DISTANCE OF 4.44 FEET; THENCE RUN S.32°15'11"E., FOR A DISTANCE OF 85.31 FEET; THENCE RUN S.15°23'26"E., FOR A DISTANCE OF 26.51 FEET; THENCE RUN S.12°43'45"E., FOR A DISTANCE OF 23.30 FEET; THENCE RUN S.13°47'26"E., FOR A DISTANCE OF 18.68 FEET; THENCE RUN S.19°31'38"E., FOR A DISTANCE OF 16.43 FEET; THENCE RUN S.01°25'27"E., FOR A DISTANCE OF 39.74 FEET; THENCE RUN S.05°05'16"E., FOR A DISTANCE OF 33.28 FEET; THENCE RUN S.46°43'27"E., FOR A DISTANCE OF 43.55 FEET; THENCE RUN S.54°23'01"E., FOR A DISTANCE OF 4.80 FEET; THENCE RUN S.41°27'02"E., FOR A DISTANCE OF 7.32 FEET; THENCE RUN S.63°21'38"E., FOR A DISTANCE OF 12.04 FEET; THENCE RUN S.64°06'14"E., FOR A DISTANCE OF 81.01 FEET; THENCE RUN N.81°47'38"E., FOR A DISTANCE OF 97.60 FEET; THENCE RUN S.73°04'30"E., FOR A DISTANCE OF 68.74 FEET; THENCE RUN S.22°16'59"E., FOR A DISTANCE OF 86.10 FEET; THENCE RUN S.23°04'02"E., FOR A DISTANCE OF 15.10 FEET; THENCE RUN S.62°13'57"E., FOR A DISTANCE OF 5.82 FEET; THENCE RUN S.62°04'37"E., FOR A DISTANCE OF 6.21 FEET; THENCE RUN S.62°34'57"E., FOR A DISTANCE OF 37.87 FEET; THENCE RUN S.61°39'38"E., FOR A DISTANCE OF 42.88 FEET; THENCE RUN S.79°28'09"E., FOR A DISTANCE OF 38.20 FEET; THENCE RUN S.80°26'18"E., FOR A DISTANCE OF 17.59 FEET; THENCE RUN S.79°12'58"E., FOR A DISTANCE OF 38.59 FEET; THENCE RUN S.77°18'58"E., FOR A DISTANCE OF 34.83 FEET; THENCE RUN S.76°36'01"E., FOR A DISTANCE OF 74.85 FEET; THENCE RUN S.73°25'18"E., FOR A DISTANCE OF 111.15 FEET; THENCE RUN S.81°14'21"E., FOR A DISTANCE OF 33.08 FEET; THENCE RUN S.82°36'44"E., FOR A DISTANCE OF 42.26 FEET; THENCE RUN S.78°50'49"E., FOR A DISTANCE OF 19.72 FEET; THENCE RUN S.77°32'42"E., FOR A DISTANCE OF 72.08 FEET; THENCE RUN S.75°00'37"E., FOR A DISTANCE OF 16.26 FEET; THENCE RUN S.47°01'16"E., FOR A DISTANCE OF 92.78 FEET; THENCE RUN S.71°53'55"E., FOR A DISTANCE OF 12.58 FEET; THENCE RUN S.71°16'27"E., FOR A DISTANCE OF 73.67 FEET; THENCE RUN S.84°18'12"E., FOR A DISTANCE OF 34.09 FEET; THENCE RUN S.84°54'44"E., FOR A DISTANCE OF 40.35 FEET; THENCE RUN S.83°37'16"E., FOR A DISTANCE OF 4.56 FEET; THENCE RUN S.77°44'28"E., FOR A DISTANCE OF 5.34 FEET; THENCE RUN S.70°34'08"E., FOR A DISTANCE OF 4.09 FEET; THENCE RUN S.81°52'26"E., FOR A DISTANCE OF 4.81 FEET; THENCE RUN N.80°19'43"E., FOR A DISTANCE OF 2.49 FEET; THENCE RUN N.88°32'45"E., FOR A DISTANCE OF 3.52 FEET; THENCE RUN N.88°02'50"E., FOR A DISTANCE OF 2.89 FEET; THENCE RUN N.85°43'26"E., FOR A DISTANCE OF 3.43 FEET; THENCE RUN N.83°54'42"E., FOR A DISTANCE

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OF 53.97 FEET; THENCE RUN N.81°18'40"E., FOR A DISTANCE OF 28.51 FEET; THENCE RUN N.84°22'42"E., FOR A DISTANCE OF 75.69 FEET; THENCE RUN N.84°02'27"E., FOR A DISTANCE OF 51.52 FEET; THENCE RUN N.83°25'46"E., FOR A DISTANCE OF 58.36 FEET; THENCE RUN N.88°57'32"E., FOR A DISTANCE OF 19.92 FEET; THENCE RUN N.87°23'25"E., FOR A DISTANCE OF 76.92 FEET; THENCE RUN N.83°57'19"E., FOR A DISTANCE OF 75.58 FEET; THENCE RUN S.06°02'41"E., FOR A DISTANCE OF 20.36 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS S.24°54'46"W., A DISTANCE OF 55.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, THROUGH A CENTRAL ANGLE OF 191°06'24", SUBTENDED BY A CHORD OF 109.48 FEET AT A BEARING OF S.30°27'58"W., FOR A DISTANCE OF 183.45 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 90.00 FEET, THROUGH A CENTRAL ANGLE OF 38°48'24", SUBTENDED BY A CHORD OF 59.80 FEET AT A BEARING OF N.73°23'02"W., FOR A DISTANCE OF 60.96 FEET TO A POINT OF COMPOUND CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,975.00 FEET, THROUGH A CENTRAL ANGLE OF 00°45'59", SUBTENDED BY A CHORD OF 26.42 FEET AT A BEARING OF S.86°49'46"W., FOR A DISTANCE OF 26.42 FEET TO THE END OF SAID CURVE; THENCE RUN S.86°26'47"W., FOR A DISTANCE OF 391.08 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 480.00 FEET, THROUGH A CENTRAL ANGLE OF 35°22'31", SUBTENDED BY A CHORD OF 291.68 FEET AT A BEARING OF S.68°45'31"W., FOR A DISTANCE OF 296.36 FEET TO THE END OF SAID CURVE; THENCE RUN S.51°04'15"W., FOR A DISTANCE OF 152.44 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 12°17'47", SUBTENDED BY A CHORD OF 32.13 FEET AT A BEARING OF S.57°13'08"W., FOR A DISTANCE OF 32.19 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF TRACT A OF SAID MIROMAR LAKES UNIT V; THENCE RUN N.09°10'21"W., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT A, FOR A DISTANCE OF 60.19 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT B OF SAID MIROMAR LAKES UNIT V THE SAME BEING A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.24°16'31"W., A DISTANCE OF 175.00 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 25°49'44", SUBTENDED BY A CHORD OF 78.22 FEET AT A BEARING OF S.78°38'21"W., FOR A DISTANCE OF 78.89 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT B, THE SAME BEING A POINT OF COMPOUND CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT B AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, THROUGH A CENTRAL ANGLE OF 22°57'11", SUBTENDED BY A CHORD OF 167.13 FEET AT A BEARING OF N.76°58'12"W., FOR A DISTANCE OF 168.26 FEET TO THE END OF SAID CURVE; THENCE RUN N.65°29'36"W., ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT B, FOR A DISTANCE OF 468.76 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT B AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 680.00 FEET, THROUGH A CENTRAL ANGLE OF 59°02'11", SUBTENDED BY A CHORD OF 670.07 FEET AT A BEARING OF S.84°59'19"W., FOR A DISTANCE OF 700.66 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT B AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING

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A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF $03^{\circ}27'59''$, SUBTENDED BY A CHORD OF 9.07 FEET AT A BEARING OF $S.57^{\circ}12'12''W.$, FOR A DISTANCE OF 9.07 FEET TO THE END OF SAID CURVE; THENCE RUN $S.58^{\circ}56'12''W.$, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT B, FOR A DISTANCE OF 140.47 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT B AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF $03^{\circ}05'59''$, SUBTENDED BY A CHORD OF 8.11 FEET AT A BEARING OF $S.57^{\circ}23'12''W.$, FOR A DISTANCE OF 8.12 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT B AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 285.00 FEET, THROUGH A CENTRAL ANGLE OF $27^{\circ}11'24''$, SUBTENDED BY A CHORD OF 133.98 FEET AT A BEARING OF $S.69^{\circ}25'55''W.$, FOR A DISTANCE OF 135.25 FEET TO A POINT OF COMPOUND CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT B AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 22.50 FEET, THROUGH A CENTRAL ANGLE OF $97^{\circ}01'54''$, SUBTENDED BY A CHORD OF 33.71 FEET AT A BEARING OF $N.48^{\circ}27'26''W.$, FOR A DISTANCE OF 38.10 FEET TO THE POINT OF BEGINNING; CONTAINING 37.045 ACRES, MORE OR LESS.

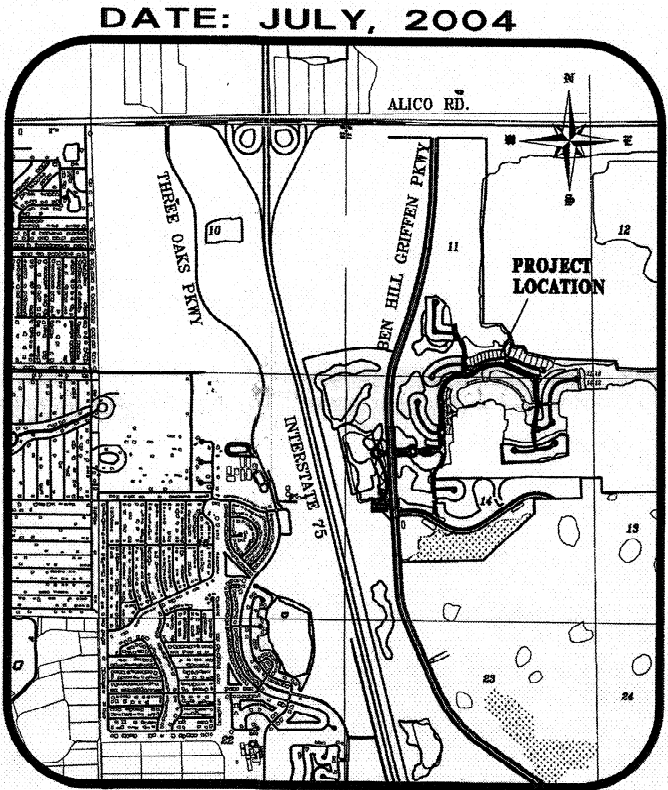
Applicant's Legal Checked

by 30 SEPT 04

FINAL PLAN APPROVAL
FOR
**CASTELLI AND ANACAPRI
AT MIROMAR LAKES**
LEE COUNTY, FLORIDA

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 2000-00181	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	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

LAND USE SUMMARY				
DESCRIPTION	TOTAL UNITS PER MPD/DRI	UNITS PREVIOUSLY APPROVED	UNITS THIS APPROVAL	UNITS REMAINING
RESIDENTIAL				
SINGLE-FAMILY	700 d.u.	347	18	335 d.u.
MULTI-FAMILY	1,800 d.u.	180	0	1420 d.u.
TOTAL RESIDENTIAL UNITS	2,600 d.u.	527	18	1,755 d.u.
COMMUNITY COMMERCIAL				
RETAIL COMMERCIAL SQUARE FEET	250,000 (GFA)	7,000	0	243,000 (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	283 AC.	13.20 AC.	5.33 AC.	244.47 AC.
CONSERVATION				
CONSERVATION AREAS	186 AC.	0	0	186



LOCATION MAP
SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST
STRAP No. 11-46-25-00-00001.0040

OPEN SPACE	
OPEN SPACE	AREA (ACRES)
GOLF COURSE	215.96
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	0.92
TOTAL	342.77

APPROVED
Final Plan Approval
for Mixed Use Planned Development
Subject to Case # ADD 2004-00177
Date 11/18/2004

PREPARED FOR:
MIROMAR DEVELOPMENT CORP.

CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD STE. 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, 2004), AND AMENDMENTS THEREIN.
- 2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2004, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

HM
HOLE MONTES

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 BELOW	DATE
MIROMAR DEVELOPMENT CORP.	
CASTELLI AND ANACAPRI	
AT MIROMAR LAKES	
LEE COUNTY, FLORIDA	
REVISIONS	
DATE	
1043	
PROJECT NO.	04.075

SETBACK REQUIREMENTS

(ORI #11-9798-142)
 PROPOSED LAND USE: SINGLE FAMILY
 MIN. SETBACKS:
 FRONT: 20 FT.
 REAR: 15 FT. (SIDE ENTRY)
 SIDE: 5 FT.
 LAKE: 0 FT. OR 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.
 MAX. BUILDING HEIGHT 45 FT.

GENERAL NOTES

1. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
3. EXISTING UTILITIES ARE TO BE USED WHEN EXCAVATING AS THE NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
4. THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (i.e. SOIL, BUSHES, TREES, ETC.), SPRINKLER PIPES, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
6. ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S DISPENSE.
7. PRIOR TO LANDSCAPING ANY AREAS WITHIN THE ROAD RIGHT-OF-WAY, A LANDSCAPING PLAN AND RIGHT-OF-WAY PERMIT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER.
 (NOTE: LANDSCAPING WORK TO BE DONE BY OTHERS.)
8. IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
9. ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
10. ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
11. 10' HORIZONTAL SEPARATION AND 10' VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER MAIN AND SEWAGE FORCE MAIN/SANITARY SEWAGE GRAVITY MAIN. JOINTS TO BE EIGHT INCHES APART.
12. CONSTRUCTION OF SANITARY SEWERS SHALL BE STARTED AT THE MET WELL OF EACH SEWAGE PUMPING STATION AND BE INSTALLED IN AN UPSTREAM DIRECTION THEREFROM. SEWER CONSTRUCTION SHALL BE COMPLETED ONLY FROM A DOWNSTREAM PIPE OR COMPLETED SEWER AT ALL TIMES WITHOUT FLOW GAPS.
13. ALL WATER MAINS AND SEWAGE FORCE MAINS ON THIS PROJECT ARE TO BE 60-100 CLASS 150 P.C. PIPE EXCEPT UNDER PAVEMENT WHERE DUCTILE IRON PIPE SHALL BE USED, AND 6" TO EXTEND AT LEAST 5' PASTED THE PAVED AREAS.
14. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS. FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JOINT DEFLECTION.

GENERAL DEVELOPMENT NOTE:

- 1) BASED ON THE SPYING GENERAL PERMIT #35-03588-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.

EXOTICS MAINTENANCE PLAN:

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

1. ALL EXISTING EXOTICS (MELALEUCA, BRAZILIAN PEPPER, AUSTRALIAN PINE, DOWNY ROSE MYRTLE, CARLEAF ADONIS, AND TROPICAL BODA APPLE) WITHIN 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 SITE LAND USE

USE	AREA	IMPERVIOUS	PERVIOUS
R.O.W.			
SINGLE FAMILY LOTS	= 4.67 Ac.	= 2.34 Ac.	= 2.33 Ac
BUILDINGS	= 6.64 Ac.		
DRIVES		= 4.05 Ac.	
PERVIOUS		= 0.71 Ac.	
LAKE'S AREA	= 5.74 Ac.		= 3.88 Ac
OPEN SPACE	= 18.00 Ac.		
PROJECT AREA	= 37.05 Ac.		

MIROMAR LAKES ZONING RESOLUTION #Z-02-072

(ORI #11-9798-142)
 PROPOSED LAND USE: SINGLE FAMILY DETACHED
 MIN. SETBACKS:
 FRONT: 12 FT.
 SIDE: 5 FT.
 LAKE: 20 FT.
 MINIMUM BUILDING SEPARATION= 10 FT.
 MAX. LOT COVER: 50%
 MINIMUM LOT AREA = 7,000 S.F.
 MINIMUM LOT WIDTH = 60 FT.
 MINIMUM LOT DEPTH = 140 FT.
 MAX. BUILDING HEIGHT = 3 HABITABLE FLOORS OR 45 FT.

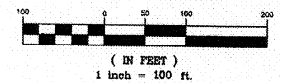
MIROMAR LAKES ZONING RESOLUTION #Z-02-072 PROPOSED DEVIATIONS

- DEVIATION (5): Full Size Cul-de-Sac at Each Dead End.
 DEVIATION (6): 35' Right-of-Way Width
 DEVIATION (7): Brick Pavers to Replace 1 1/2" S-1 on Private Roads

SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST



GRAPHIC SCALE



EXIST. LAKE 5 CONTROL
 EL= 18.0 416 Ac. ±

LEGEND

PROPOSED BRICK PAVERS

APPROVED
 Final Plan Approval
 For Mixed Use Planned Development
 Subject to Case #2004-00177
 Date 11/18/2004

RECEIVED
 UNDER
 2002-00877
 AUG 2
 PERMITS SECTION

MIROMAR DEVELOPMENT CORP.
CASTELLI AND ANACAPRI
 AT MIROMAR LAKES
 LEE COUNTY, FLORIDA

DESIGNED BY: CLK/ERT
 DATE: 7/29/04
 DRAWN BY: ERT
 DATE: 8/02/04
 CHECKED BY: CLK
 DATE: 08/XX/04
 VERTICAL SCALE: N/A
 HORIZONTAL SCALE: 1" = 100'

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

MASTER SITE PLAN

THESE DRAWINGS ARE NOT
 TO BE USED FOR ANY OTHER
 PROJECT WITHOUT THE
 WRITTEN CONSENT OF
 CHARLES L. KREBS
 FLORIDA PROFESSIONAL ENGINEER
 REGISTRATION #50990
 DATE 8/2/04

REFERENCE NO.	DRAWING NO.
04075FPA2	1043
PROJECT NO.	SHEET NO.
2004075	2 OF 2