

ADMINISTRATIVE AMENDMENT (FPA) - ADD2004-00045

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Development, Inc. filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development on a project known as Miromar Tract C1 & C2 Entrance Road to show the entrance road for Tract C1 & C2 of a residential portion Miromar Lakes of on property located at Miromar Lakes, described more particularly as:

LEGAL DESCRIPTION: In Section 23, 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 Z99-029 [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; 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 applicant is requesting a Final Plan Approval for the access road to Tract C1 and C2 of the residential portion of Miromar Lakes DRI; and

WHEREAS, Tract C1 and C2 are reference numbers used by Miromar Lakes; and

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

WHEREAS, the proposed access road will provide access to the residential parcel which will be developed in the future; 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 to show the entrance road for Tract C1 & C2 of a residential parcel of Miromar Lakes DRI is **APPROVED with the following conditions:**

1. The Development must be in substantial compliance with the two (2) page Final Zoning Plan, by Hole Montes, dated March 17, 2004, stamped received by the Permit Counter on March 29, 2004.
2. Final Zoning Plan ADD2004-00045 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.

DULY SIGNED this 2nd day of April, A.D., 2004.

BY: Pam Houck

Pam Houck, Director

Division of Zoning

Department of Community Development

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.89°44'39"W., ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.54 FEET; TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150.00 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°49'43"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 600.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33", SUBTENDED BY A CHORD OF 1,213.90 FEET AT A BEARING OF N.28°05'29"W., FOR A DISTANCE OF 1,260.94 FEET TO THE END OF SAID CURVE; THENCE RUN N.55°21'16"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1,587.90 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S.34°38'44"W., FOR A DISTANCE OF 69.24 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS N.69°50'45"E., A DISTANCE OF 15.49 FEET THEREFROM; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.49 FEET, THROUGH A CENTRAL ANGLE OF 61°39'16", SUBTENDED BY A CHORD OF 15.87 FEET AT A BEARING OF S.50°58'53"E., FOR A DISTANCE OF 16.66 FEET TO THE END OF SAID CURVE; THENCE RUN N.34°48'22"E., FOR A DISTANCE OF 44.41 FEET; THENCE RUN S.55°11'38"E., FOR A DISTANCE OF 40.00 FEET; THENCE RUN S.34°48'22"W., FOR A DISTANCE OF 118.96 FEET, THENCE RUN N.55°11'38"W., FOR A DISTANCE OF 234.66 FEET, THENCE RUN N.34°48'22"E., FOR A DISTANCE OF 68.89 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS S.32°54'35"W., A DISTANCE OF 157.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 157.00 FEET, THROUGH A CENTRAL ANGLE OF 16°34'23", SUBTENDED BY A CHORD OF 45.25 FEET AT A BEARING OF S.48°48'13"E., FOR A DISTANCE OF 45.41 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 35°11'30", SUBTENDED BY A CHORD OF 13.91 FEET AT A BEARING OF S.58°06'47"E., FOR A DISTANCE OF 14.13 FEET; THENCE RUN N.34°38'44"E., FOR A DISTANCE OF 80.15 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE, AND TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS N.35°06'28"E., A DISTANCE OF 2,875.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,875.00 FEET, THROUGH A CENTRAL ANGLE OF 00°27'44", SUBTENDED BY A CHORD OF 23.19 FEET AT A BEARING OF S.55°07'24"E., FOR A DISTANCE OF 23.19 FEET TO THE END OF SAID CURVE; THENCE RUN S.55°21'16"E. ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 96.81 FEET, TO THE POINT OF BEGINNING; CONTAINING 0.625 ACRE, MORE OR LESS.

ADD 2004-00045

Applicant's Legal Checked
by My 01 APRIL 04

FINAL PLAN APPROVAL
FOR
MIROMAR LAKES
TRACTS C1 AND C2 ENTRANCE ROAD
ZONING RESOLUTION NUMBER Z-02-072
LEE COUNTY, FLORIDA

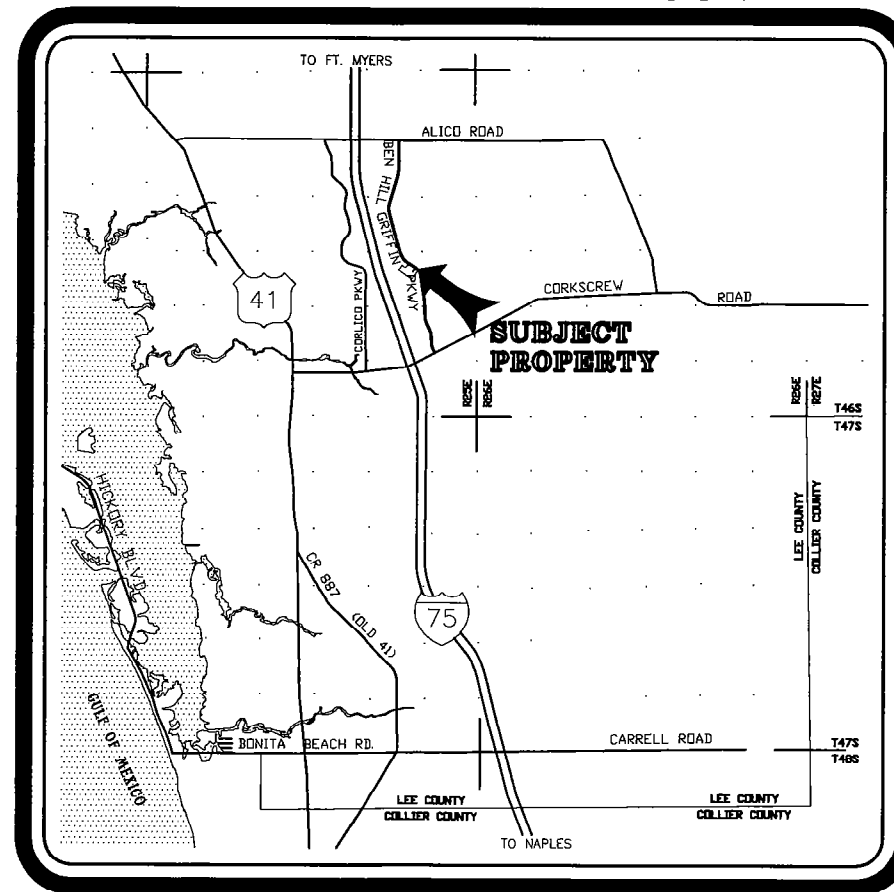
DATE: FEBRUARY 2004

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	33 UNITS
ADD 2002-00168	CAPRINI GREENS	APPROVED	SINGLE	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	MIRASOL ACCESS	PENDING	ACCESS	5.07 ACRES
ADD	C1/C2 ACCESS	PENDING	ACCESS	1.02 ACRES

LAND USE SUMMARY

DESCRIPTION	TOTAL UNITS PER MPD/DRE	UNITS PREVIOUSLY APPROVED	UNITS THIS APPROVAL	UNITS REMAINING
RESIDENTIAL				
SINGLE-FAMILY	700 d.u.	292	0	408 d.u.
MULTI-FAMILY	1,800 d.u.	140	0	1,700 d.u.
TOTAL RESIDENTIAL UNITS	2,500 d.u.	372	0	2,228 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.	0	252.78 AC
CONSERVATION				
CONSERVATION AREAS	188 AC.	0	0	188



LOCATION MAP

SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST
STRAP No. 23-46-25-00-00001.1020

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
TOTAL	325.55

RECEIVED
MAR 29 2004

PERMIT COUNTER

ADD 2004-0002

PREPARED BY:

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.

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

THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.	DATE: 3/17/04
REVISIONS	DATE
1. REVISED PER LEE COUNTY REVIEW	3/17/04
MIROMAR DEVELOPMENT, INC. TRACT C1/C2 ENTRANCE ROAD LEE COUNTY, FLORIDA	
DRAWING NO. 998	PROJECT NO. 03.107

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, EARLEAF ACACIA, AND TROPICAL SODA 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 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.
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 UNBENEFICIAL 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.

GENERAL LANDSCAPE NOTES

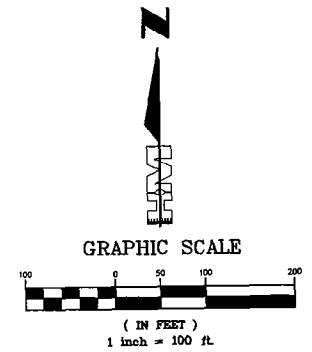
1. All trees must be a minimum of 10 feet in height, have a 2-inch caliper at 12 inches above ground, and have a four-foot spread. Remaining trees must be a minimum of 8 feet in height, have a 1-inch caliper at 12 inches above the ground, and a three-foot spread. [10-420(e)(1)]
2. Palms which normally 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.
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. Barriocade all trees proposed for preservation prior to construction. Barriocades shall be placed at full drip line or six (6) feet from trunk whichever is greater. Barriocades shall consist of 2 x 2 posts spaced four or five feet on-center and 1 x 2 cross pieces.
 - * (Selected trees shall be barriocaded 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" Part II, Florida Department of Agriculture and Consumer Services, Tallahassee.
11. The following exotic species of plants shall be removed and maintained from development area.

TREES	SHRUBS
Live Oak (<i>Quercus Virginiana</i>)	Southern Wax Myrtle (<i>Myrica Cerifera</i>)
Florida Bonewood (<i>Schoepferia Frutescens</i>)	Native Azalea (<i>Rhododendron Spp.</i>)
Black Olive (<i>Bucida Bucoera</i>)	Shrub Holly (<i>Ilex Opaca Arancicola</i>)
Slash Pine (<i>Pinus Elliottii</i>)	Cocoplum (<i>Chrysobalanus Icaco</i>)
Sweet Bay (<i>Magnolia Virginiana</i>)	
Cabbage Palm (<i>Sabal Palmetto</i>)	
Laurel Oak (<i>Quercus Laurifolia</i>)	
13. 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(e)]

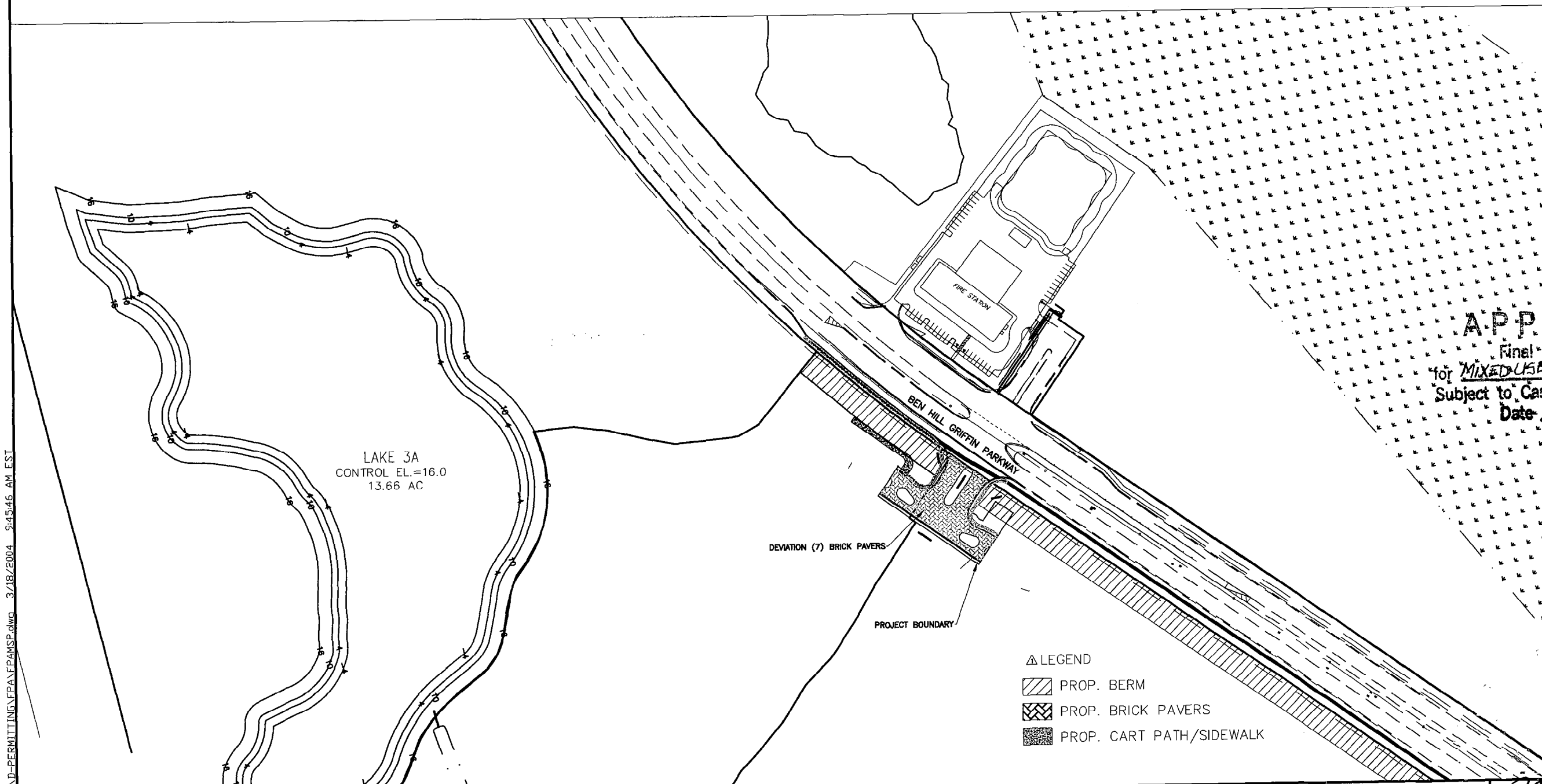
ADD 2004-00045

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MAR 29 2004

PERMIT COUNTER



SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST



APPROVED

Final Plan Approval
for MIXED USE Planned Development
Subject to Case # ADD 2004-00045
Date 4/2/04

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" 5-1 ON PRIVATE ROADS

DEVIATION (13): 10' PUE ON ONE SIDE ONLY

LEGEND

- PROP. BERM
- PROP. BRICK PAVERS
- PROP. CART PATH/SIDEWALK

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REVISIONS	DATE
REVISED PER LEE COUNTY REVIEW	3/17/04
LETTER	

MIROMAR LAKES
C1 AND C2 ENTRANCE PLAN
LEE COUNTY, FLORIDA

DESIGNED BY: CLK	DATE: 2/23/04
DRAWN BY: BNT	DATE: 2/23/04
CHECKED BY: CLK	DATE: 2/23/04
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

FINAL PLAN APPROVAL

CHARLES L. JAMES
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #5684
DATE 3/24/04

REFERENCE NO.	DRAWING NO.
FPAMP	998
PROJECT NO.	SHEET NO.
2003107	2 OF 2