

ADMINISTRATIVE AMENDMENT (FPA) - ADD2005-00190

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Ravenna Partners LLC filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development on a project known as Ravenna @ Miromar Lakes for a 60-Multi-Family dwelling unit subdivision on property located northeast of Miromar Lakes Parkway within Miromar Lakes DRI, described more particularly as:

LEGAL DESCRIPTION: In Section 13, Township 46 South, Range 25 East, Lee County, Florida:

See Legal Description attached hereto 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, ADD2004-00042, ADD2004-00045, ADD2004-00074]; 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 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 applicant is requesting a deviation from the Property Development Regulations Table of Lee County Zoning Resolution Z-02-072 which permits a maximum of 1500-feet of shoreline to be constructed with a 0-foot waterbody setback for principal structures to allow the proposed site plan a maximum of 1600-feet of shoreline to be constructed with a 0-foot waterbody setback; and

WHEREAS, each dwelling unit will be permitted a single boat slip; 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 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

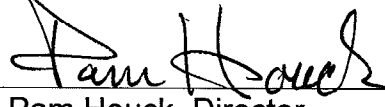
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Planned Development for a 60-Multi-Family dwelling unit subdivision is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the 2-page Final Zoning Plan, by Hole Montes, dated September 9, 2005, stamped received by the Permit Counter on March 6, 2006. Final Zoning Plan ADD2005-00190 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **Any development which is not consistent with the final site plan approved herein and attached hereto, will require an additional, amended final plan approval.**
3. **Terms and conditions of the original zoning resolutions remain in full force and effect except as amended herein.**

DULY SIGNED this 31st day of March, A.D., 2005.

BY: _____



Pam Houck, Director

Division of Zoning

Department of Community Development

LEGAL DESCRIPTION:

ADD 2005-00190

RECEIVED

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ZONING

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 11, 12, 13 AND 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

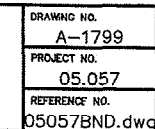
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK B, MIROMAR LAKES UNIT VI - BELLAMARE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74 AT PAGES 17 THROUGH 19 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.09°03'19"E., ALONG THE EAST LINE OF SAID MIROMAR LAKES UNIT VI, FOR A DISTANCE OF 77.58 FEET; THENCE RUN N.85°56'39"E., FOR A DISTANCE OF 77.24 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.01°56'47"W., FOR A DISTANCE OF 585.86 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS S.00°05'42"E., A DISTANCE OF 1,232.50 FEET THEREFROM; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,232.50 FEET, THROUGH A CENTRAL ANGLE OF 05°21'50", SUBTENDED BY A CHORD OF 115.34 FEET AT A BEARING OF S.87°24'48"E., FOR A DISTANCE OF 115.38 FEET TO THE END OF SAID CURVE; THENCE RUN S.84°43'53"E., FOR A DISTANCE OF 120.07 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 1,267.50 FEET, THROUGH A CENTRAL ANGLE OF 04°55'55", SUBTENDED BY A CHORD OF 109.07 FEET AT A BEARING OF S.87°11'50"E., FOR A DISTANCE OF 109.11 FEET TO THE END OF SAID CURVE; THENCE RUN S.89°39'48"E., FOR A DISTANCE OF 206.02 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 332.50 FEET, THROUGH A CENTRAL ANGLE OF 31°36'12", SUBTENDED BY A CHORD OF 181.08 FEET AT A BEARING OF S.73°51'42"E., FOR A DISTANCE OF 183.40 FEET TO THE END OF SAID CURVE; THENCE RUN S.58°03'36"E., FOR A DISTANCE OF 17.88 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 317.50 FEET, THROUGH A CENTRAL ANGLE OF 31°41'03", SUBTENDED BY A CHORD OF 173.35 FEET AT A BEARING OF S.73°54'08"E., FOR A DISTANCE OF 175.57 FEET TO THE END OF SAID CURVE; THENCE RUN S.89°44'39"E., FOR A DISTANCE OF 461.98 FEET; THENCE RUN S.00°16'57"E., FOR A DISTANCE OF 278.37 FEET; THENCE RUN S.80°32'39"W., FOR A DISTANCE OF 835.52 FEET; THENCE RUN S.85°56'43"W., FOR A DISTANCE OF 526.03 FEET TO THE POINT OF BEGINNING; CONTAINING 13.822 ACRES, MORE OR LESS.

Applicant's Legal Checked

by Amj 30 MAR 06



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	1232.50'	05°21'50"	115.34'	S 87°24'48" E	115.38'
C2	1267.60'	04°55'55"	109.07'	S 87°11'50" E	109.11'
C3	332.50'	31°36'12"	181.08'	S 73°51'42" E	183.40'
C4	317.50'	31°41'03"	173.35'	S 73°54'08" E	175.57'



Applicant's Legal Checked
by AMY 30MAE06

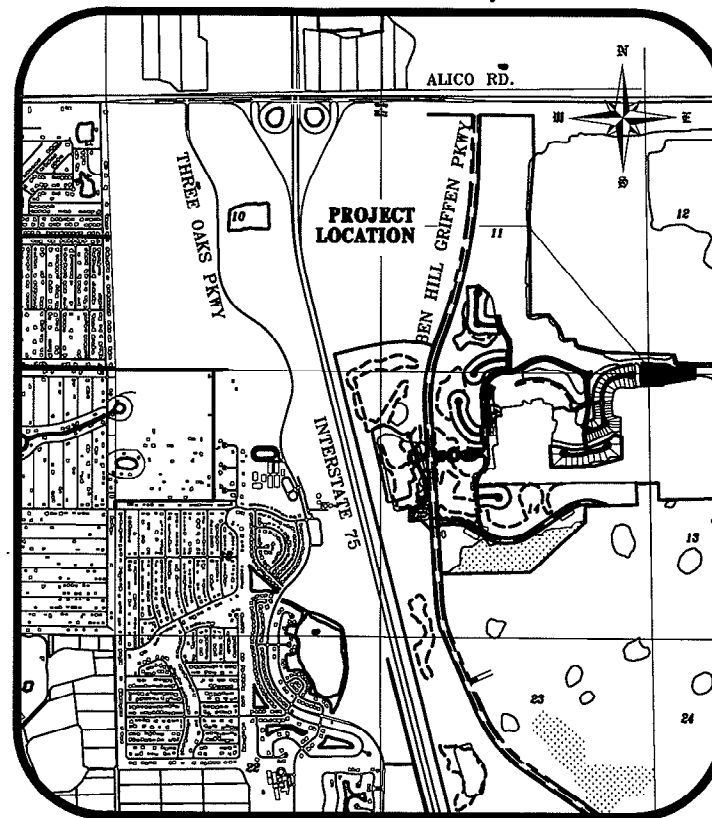
FINAL PLAN APPROVAL
FOR
RAVENNA
AT MIROMAR LAKES

APPROVED
Final Plan Approval
for MIROMAR USE Planned Development
Subject to Case # ADD 2005-00190
Date 3/31/06

RECEIVED
MAR 06 2006

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
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	APPROVED	MULTI-FAMILY	120 UNITS
ADD 2004-00177	CASTELLI & ANACAPRI	APPROVED	SINGLE FAMILY	16 UNITS
ADD 2004-00253	VOLTERRA & BELLINI	APPROVED	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD	RAVENNA	PENDING	MULTI-FAMILY	60 UNITS

LEE COUNTY, FLORIDA
DATE: SEPTEMBER, 2005



LOCATION MAP

SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST
STRAP No. 13-46-25-00-00001.0080

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	0.92
VOLTERRA & BELLINI	5.89
RAVENNA	3.17
TOTAL	342.77

COMMUNITY DEVELOPMENT

LAND USE SUMMARY

DESCRIPTION	TOTAL UNITS PER MPD/DRI	UNITS PREVIOUSLY APPROVED	UNITS THIS APPROVAL	UNITS REMAINING
RESIDENTIAL				
SINGLE-FAMILY	700 d.u.	389	0	311 d.u.
MULTI-FAMILY	1,900 d.u.	640	60	1,302 d.u.
TOTAL RESIDENTIAL UNITS	2,600 d.u.	1,029	60	1,613 d.u.
COMMUNITY COMMERCIAL				
RETAIL COMMERCIAL SQUARE FEET	250,000 (GFA)	7500	0	242,500 (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.	14.62 AC.	2.15 AC.	246.23 AC.
CONSERVATION				
CONSERVATION AREAS	186 AC.	0	0	186

BOAT DOCK HISTORY			
SINGLE FAMILY SUBDIVISIONS			
VERONA LAGO	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED	
CAPRINI GREENS/BELLAMARE	55	0	
ISOLA BELLA	18	0	
CASTELLI & ANACAPRI	13	0	
VOLTERRA	18	0	
TOTAL	116	12	
ANCILLARY (250 MAXIMUM)			
BEACHCLUB PH 1	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED	
VIVALDI	13	0	
MIRASOL BEACH PH 1&2	18	0	
MONTEBELLO	18	0	
BELLINI	18	0	
RAVENNA	0	60	
TOTAL ANCILLARY		145	
TOTAL REMAINING ANCILLARY		105	

*PER ZONING RESOLUTION 2-02-072
EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOT DOCKS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS. AN ADDITIONAL 250 (MAXIMUM) ANCILLARY SLIPS FOR WET BOAT STORAGE ARE ALLOWED ON THE LAKE. A MAXIMUM 400 SLIPS FOR DRY BOAT STORAGE ARE ALLOWED IN CONJUNCTION WITH THE BOAT CLUB.

PREPARED FOR:

Gulf Shore Homes

CONTACT PERSON: Mike Soule
8891 Brighton Lane, Suite 101
Bonita Springs, FL 34135
PH (239) 947-2929
FX (239) 947-3555

- 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 THERETO.
- 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.

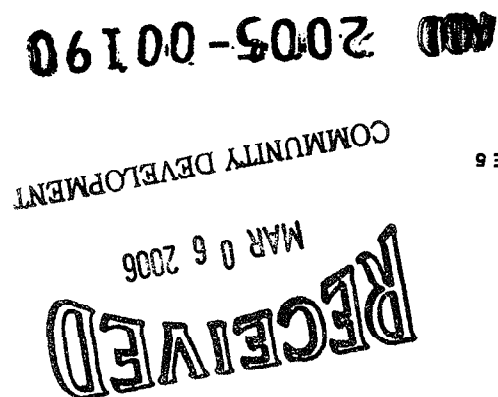
HM
HOLEMONTES
ENGINEERS-PLANNERS-SURVEYORS
LANDSCAPE ARCHITECTURE

PREPARED BY:

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

ADD 2005-00190

PLEASE PRINT NAME OF NOTARY PUBLIC AND SIGNATURE OF NOTARY PUBLIC	DATE
<i>[Signature]</i>	03/31/06
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LEGEND:

RES #7-02-012

MINIMUM BUILDING SEPARATION = 10 FT.
MINIMUM LOT COVER: 55%
MINIMUM LOT AREA = 6,000 S.F.
MINIMUM LOT WIDTH = 80 FT
MINIMUM LOT DEPTH = 100 FT
MAX BUILDING HEIGHT 3 STORIES / 45 FT

PARKING CALCULATIONS

	SF	AC.	%
TOTAL	602,098	13.82	100.0%
BUILDING	124,272	2.85	20.6%
PROP. OSN IMPROVEMENTS	108,944	2.49	18.0%
PAYMENT/WALKS	144,295	3.31	24.0%
EXISTING LAKE 6	84,568	1.94	14.0%
PROPOSED LAKE 6	22,158	0.51	3.7%
PROPOSED LAKE MOD	72,712	1.66	12.0%

PARKING CALCULATIONS

2.00 SPACES PER UNIT FOR 3 BEDROOM UNITS.
 (2.00)(60 UNITS) = 120 SPACES
 ADDITIONAL 10%
 $120 \times .10 = 12$ SPACES
 TOTAL SPACES REQUIRED = 132 SPACES
 TOTAL SPACES PROVIDED = 132 SPACES
 - 120 SPACES (GARAGE)
 - 12 SPACES (GUEST) 10 STANDARD; 2 HANDI-CAPPED

[illegible]