

ADMINISTRATIVE AMENDMENT (FPA) - ADD2006-00009

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Development Corporation filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development on a project known as the East 100 Acres @ Miromar Lakes for a 51 unit Single-Family residential development on property located northeast of Miromar Lakes Parkway within Miromar Lakes DRI, described more particularly as:

LEGAL DESCRIPTION: In Section 11, 12 and 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 resolution number Z-02-072 [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, ADD2005-00190, ADD2006-00002, and ADD2006-00004]; and

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee County Comprehensive Plan; 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 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.

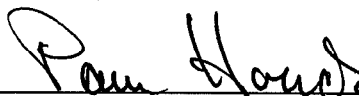
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Planned Development for a 60-Multi-Family dwelling unit subdivision is **APPROVED with the following conditions:**

1. The Development must be in substantial compliance with the 2-page Final Zoning Plan, by Hole Montes, dated March 14, 2006, stamped received by Community Development on March 14, 2006. Final Zoning Plan ADD2006-00009 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.
4. Prior to issuance of local development order approval, the landscaping, and paving and grading plans must delineate the location of the enlarged littoral shelves and/or created marsh areas along the east and south boundaries of the eastern most lake extension and interconnection to existing Lake 6. The combined square-footage of the enlarged littoral shelves and/or created marsh areas must be the equivalent area to 10-foot wide littoral shelves along fifty percent of the linear shoreline along the east and south boundary of the lake.

The littoral shelves and or created marsh area must be directly connected to the lake but may bow into the open space area along the lake edge to create wildlife nooks. These areas must be designed to have no more than an 18-inch water depth during the typical wet season water table, and this must be delineated on a typical cross-section. A littoral planting plan that includes a minimum of four native herbaceous species (minimum 2-inch liner size) and provides a fifty-percent coverage of the littoral shelf or created marsh at installation must be included on the landscaping plans.

DULY SIGNED this 10th day of April, A.D., 2006.

BY: _____



Pam Houck, Director
Division of Zoning
Department of Community Development

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COMMUNITY DEVELOPMENT

ADD 2006-00009

HM PROJECT #2005057

2/2/2006

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LEGAL DESCRIPTION:

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

COMMENCE AT THE NORTHEAST CORNER OF TRACT A, 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 NORTHERLY, WHOSE RADIUS POINT BEARS N.09°10'21"W., FOR A DISTANCE OF 420.00 FEET THEREFROM; THENCE RUN WESTERLY, ALONG THE NORTH LINE OF SAID TRACT A AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 420.00 FEET, THROUGH A CENTRAL ANGLE OF 10°43'33", SUBTENDED BY A CHORD OF 78.51 FEET AT A BEARING OF S.86°11'26"W., FOR A DISTANCE OF 78.63 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT OF CUSP WITH A CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.01°33'13"E., FOR A DISTANCE OF 175.00 FEET THEREFROM; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 40°28'58", SUBTENDED BY A CHORD OF 121.09 FEET AT A BEARING OF N.71°18'44"E., FOR A DISTANCE OF 123.65 FEET TO THE END OF SAID CURVE; THENCE RUN N.51°04'15"E., FOR A DISTANCE OF 110.24 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 11°40'29", SUBTENDED BY A CHORD OF 107.81 FEET AT A BEARING OF N.56°54'30"E., FOR A DISTANCE OF 107.99 FEET TO THE END OF SAID CURVE; THENCE RUN N.16°39'41"E., FOR A DISTANCE OF 66.06 FEET, TO A POINT OF CUSP WITH A CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS S.73°20'19"E., FOR A DISTANCE OF 15.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 128°12'53", SUBTENDED BY A CHORD OF 26.99 FEET AT A BEARING OF S.47°26'45"E., FOR A DISTANCE OF 33.57 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 555.00 FEET, THROUGH A CENTRAL ANGLE OF 13°58'47", SUBTENDED BY A CHORD OF 135.08 FEET AT A BEARING OF N.75°26'12"E., FOR A DISTANCE OF 135.42 FEET; THENCE RUN N.82°25'35"E., FOR A DISTANCE OF 121.43 FEET; THENCE RUN N.01°49'47"E., FOR A DISTANCE OF 112.07 FEET; THENCE RUN S.88°10'13"E., FOR A DISTANCE OF 1,128.38 FEET; THENCE RUN S.19°42'28"E., FOR A DISTANCE OF 157.73 FEET; THENCE RUN S.87°09'14"E., FOR A DISTANCE OF 469.81 FEET; THENCE RUN N.88°02'24"E., FOR A DISTANCE OF 612.22 FEET; THENCE RUN S.21°30'12"E., FOR A DISTANCE OF 81.17 FEET; THENCE RUN N.88°10'30"E., FOR A DISTANCE OF 1,984.51 FEET; THENCE RUN S.20°09'57"E., FOR A DISTANCE OF 344.09 FEET; THENCE RUN S.89°48'06"E., FOR A DISTANCE OF 80.00 FEET; THENCE RUN S.20°09'57"E., FOR A DISTANCE OF 807.57 FEET; THENCE RUN S.15°43'44"E., FOR A DISTANCE OF 978.45 FEET; THENCE RUN N.89°46'43"W., FOR A DISTANCE OF 78.00 FEET; THENCE RUN S.15°43'44"E., FOR A DISTANCE OF 267.92 FEET; THENCE RUN S.25°52'56"E., FOR A DISTANCE OF 362.91 FEET; THENCE RUN S.00°07'13"E., FOR A DISTANCE OF 16.49 FEET; THENCE RUN N.89°46'48"W., FOR A DISTANCE OF 635.94 FEET; THENCE RUN S.88°44'00"W., FOR A DISTANCE OF

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1,544.99 FEET; THENCE RUN N.06°34'37"W., FOR A DISTANCE OF 758.01 FEET; THENCE RUN N.01°50'22"W., FOR A DISTANCE OF 1,210.85 FEET; THENCE RUN N.79°32'52"W., FOR A DISTANCE OF 867.76 FEET; THENCE RUN N.41°43'09"W., FOR A DISTANCE OF 264.16 FEET; THENCE RUN S.80°32'44"W., FOR A DISTANCE OF 73.07 FEET; THENCE RUN N.00°16'57"W., FOR A DISTANCE OF 278.37 FEET; THENCE RUN N.89°44'39"W., FOR A DISTANCE OF 461.98 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 317.50 FEET, THROUGH A CENTRAL ANGLE OF 31°41'03", SUBTENDED BY A CHORD OF 173.35 FEET AT A BEARING OF N.73°54'08"W., FOR A DISTANCE OF 175.57 FEET TO THE END OF SAID CURVE; THENCE RUN N.58°03'36"W., FOR A DISTANCE OF 17.88 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 332.50 FEET, THROUGH A CENTRAL ANGLE OF 31°36'12", SUBTENDED BY A CHORD OF 181.08 FEET AT A BEARING OF N.73°51'42"W., FOR A DISTANCE OF 183.40 FEET TO THE END OF SAID CURVE; THENCE RUN N.89°39'48"W., FOR A DISTANCE OF 206.02 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 1,267.50 FEET, THROUGH A CENTRAL ANGLE OF 04°55'55", SUBTENDED BY A CHORD OF 109.07 FEET AT A BEARING OF N.87°11'50"W., FOR A DISTANCE OF 109.11 FEET TO THE END OF SAID CURVE; THENCE RUN N.84°43'53"W., FOR A DISTANCE OF 120.07 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 1,232.50 FEET, THROUGH A CENTRAL ANGLE OF 09°47'06", SUBTENDED BY A CHORD OF 210.23 FEET AT A BEARING OF N.89°37'26"W., FOR A DISTANCE OF 210.49 FEET TO THE END OF SAID CURVE; THENCE RUN S.04°30'59"E., FOR A DISTANCE OF 7.50 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS S.04°30'59"E., FOR A DISTANCE OF 1,225.00 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,225.00 FEET, THROUGH A CENTRAL ANGLE OF 03°03'26", SUBTENDED BY A CHORD OF 65.35 FEET AT A BEARING OF S83°57'18"W, FOR A DISTANCE OF 65.36 FEET TO THE END OF SAID CURVE; THENCE RUN S.82°25'35"W., FOR A DISTANCE OF 352.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 31°21'20", SUBTENDED BY A CHORD OF 259.42 FEET AT A BEARING OF S.66°44'55"W., FOR A DISTANCE OF 262.68 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 27°00'28", SUBTENDED BY A CHORD OF 70.05 FEET AT A BEARING OF S.64°34'29"W., FOR A DISTANCE OF 70.71 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 46.63 FEET, THROUGH A CENTRAL ANGLE OF 74°40'54", SUBTENDED BY A CHORD OF 56.57 FEET AT A BEARING OF S.40°44'16"W., FOR A DISTANCE OF 60.78 FEET TO THE END OF SAID CURVE; THENCE RUN N.07°30'12"W., FOR A DISTANCE OF 100.41 FEET TO THE POINT OF BEGINNING; CONTAINING 132.35 ACRES MORE OR LESS.

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

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BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF TRACT A, 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.09°10'21"E.

Applicant's Legal Checked
by *[Signature]* 06 FEB 2006

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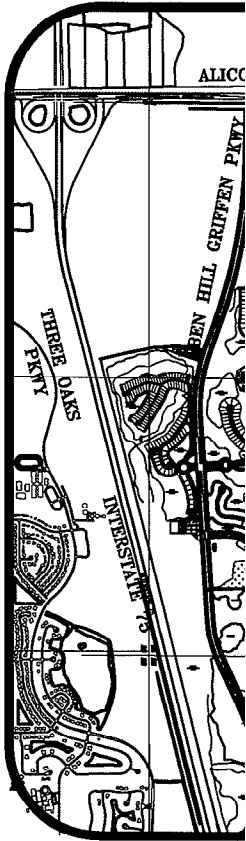
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APPROVAL HISTORY				
LEE COUNTY NUMBER	TRACT	DATE	TYPE	QUANTITY
ADD 2001-0018	GOLF MAINT.	APPROVED	COMMERCIAL	7500 S.F.
ADD 2000-00110	PHASE ONE	07/27/00	SINGLE FAMILY	11 UNITS
ADD 2000-00111	PHASE ONE	07/27/00	SINGLE FAMILY	30 UNITS
ADD 2000-00117	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
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	VAYALDI	APPROVED	MULTI-FAMILY	60 UNITS
ADD 2003-00047	GOLF CLUBHOUSE	APPROVED	RECREATION	5.45 ACRES
ADD 2003-00151	CAPRINI GREENS MOD	APPROVED	AMEND ADD 2002-00188	
ADD 2004-00033	SAN MARINO	APPROVED	MULT-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	18 UNITS
ADD 2004-00253	VOLTERRA & BELLINI	APPROVED	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD 2005-00190	RAVENNA	PENDING	MULTI-FAMILY	60 UNITS
ADD 2006-00004	BEACH CLUB PH. 2	PENDING	RECREATION	7.87 ACRES
ADD 2006-00002	MIROMAR LAKES PKWY EXTENSION	PENDING	ACCESS	133.08 ACRES
ADD	EAST 100 Ac.	PENDING	ACCESS	N/A



SECTION 11-13,
STRAP No.

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	12	0	
	116	0	
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	60	0	
EAST 100 ACRES	0	51	
TOTAL ANCILLARY		199	
TOTAL REMAINING ANCILLARY		51	
*PER ZONING RESOLUTION Z-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:

MIROMAR DEVELOPMENT CORP.

CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD STE. 305
ESTERO, FL 33928
PH (239) 948-3666

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- 2.) GOVE
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GENERAL DEVELOPMENT NOTE:

1) 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.

MIROMAR LAKES
RES #Z-02-072

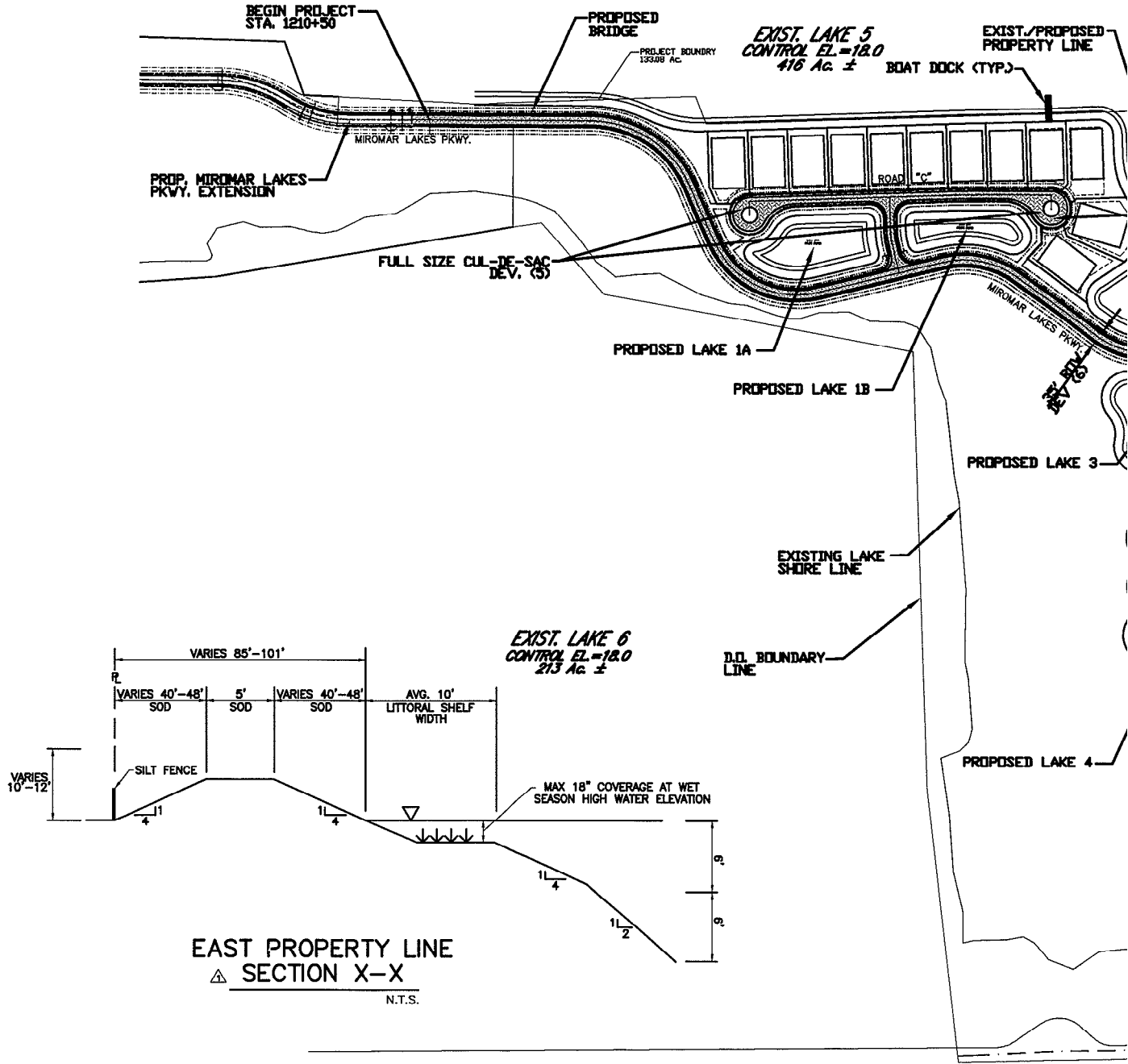
(ORI #11-9798-142)
PROPOSED LAND USE: SINGLE FAMILY
MIN SETBACKS:
FRONT: 20 FT.
SIDE: 5 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPERATION = 10 FT.
MAX. LOT COVER: 45%
MINIMUM LOT AREA = 8,500 S.F.
MINIMUM LOT WIDTH = 50 FT
MINIMUM LOT DEPTH = 70 FT
MAX BUILDING HEIGHT 3 STORIES / 45 FT

SEND:

D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT

PRC

PROP
BUILD
PAVEN
GREEN
PROPO
PROPO
TOTAL



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MIROMAR DEVELOPMENT CORP.
EAST 100 ACRES

DESIGNED BY:	DATE:
CLK	11/30/05
JJH	12/05/05

