

ADMINISTRATIVE AMENDMENT (FPA) ADD2008-00130

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 Miromar Lakes - Tract F-F, Beach Cottages for Final Plan Approval of 16 single-family residential lots and the addition of a deviation from LDC Sec. 10-291 to allow access to three lots from a private drive on property located at Miromar Lakes, described more particularly as:

LEGAL DESCRIPTION: In Section 13, Township 45 South, Range 25 East, Lee County, Florida:

SEE ATTACHED THREE-PAGE "EXHIBIT A"

WHEREAS, the property was originally rezoned in case number Z-95-094, with subsequent amendments in resolution number Z-99-029, Z-02-072, ADD2000-00110, ADD2000-00111, ADD2000-00117, ADD2000-00161, ADD2001-00018, ADD2001-00085, ADD2001-00113A, ADD2001-00125, ADD2002-00045, ADD2002-00077, ADD2002-00168, ADD2003-00028, ADD2003-00046, ADD2003-00151; and

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee Plan; 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 Z-02-072 requires Final Plan Approval for all development within the Miromar Lakes MPD; and

WHEREAS, the applicant has requested Final Plan Approval for 16 single-family residential lots in a portion of the project known as Miromar Lakes - Tract F-F, Beach Cottages; and

WHEREAS, the applicant's proposed final plan, attached hereto as "Exhibit B," indicates that all 16 lots will comply with the minimum required lot area and dimensional requirements of Resolution Z-02-072; and

WHEREAS, the applicant has requested a deviation from LDC Sec. 10-291 to allow lots 5, 6 and 7 to be accessed by a private drive with no cul-de-sac, because they do not have frontage on the proposed Via Savona Court; and

WHEREAS, Lee County Plan Review Fire Inspector Dan Notte has reviewed the plans and found that the 3 lots are well within normal requirements for access to a fire hydrant, and determined that there will be no issues with respect to emergency responders access to Lots 5, 6 and 7; and

WHEREAS, the Lee County Solid Waste Division has reviewed the plans and found that there will be no problems accessing lots 5, 6, and 7 for curb-side trash service; 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 for approval of a private recreational facility known as Miromar Lakes - Tract F-F, Beach Cottages for the Miromar Lakes Mixed Use Planned Development is **APPROVED** with the following conditions:

1. The Development must be in substantial compliance with the two page Final Zoning Plan entitled Miromar Lakes Tract F-F Beach Cottages, prepared by Hole Montes, stamped received by Community Development on October 31, 2008.
2. The Proposed 16 slip boat dock shown on the above-referenced Final Zoning Plan has not been reviewed as part of this request and is not approved as part of this Final Plan Approval. This will be approved at time of Local Development Order and through the dock and shoreline permitting process.
3. The development of the subject property must comply with all terms and conditions of Resolution Z-02-072.
4. Final Zoning Plan ADD2008-00130 is hereby APPROVED and adopted. A reduced copy is attached hereto as "Exhibit B."

DULY SIGNED this 5th day of December, A.D., 2008.

BY: _____

Pam Houck, Director

Division of Zoning

Department of Community Development

Exhibits:

A - 3-page legal description

B - 2-page final zoning plan

LEGAL DESCRIPTION:

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

COMMENCE AT SOUTHWEST CORNER OF TRACT 'R-C', MIROMAR LAKES UNIT XII, PENINSULA, PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2006000463425 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MIROMAR LAKES PARKWAY, TRACT 'R', MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.76°27'33"W., ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' FOR A DISTANCE OF 177.26 FEET; THENCE RUN S.13°32'27"E., FOR A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' AND TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.76°27'33"E., ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' FOR A DISTANCE OF 357.26 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 232.50 FEET, THROUGH A CENTRAL ANGLE OF 49°44'04", SUBTENDED BY A CHORD OF 195.54 FEET AT A BEARING OF S.78°40'25"E., FOR A DISTANCE OF 201.82 FEET TO THE END OF SAID CURVE; THENCE RUN S.53°48'23"E., ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' FOR A DISTANCE OF 228.60 FEET; THENCE RUN S.36°11'37"W., FOR A DISTANCE OF 73.95 FEET; TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; WHOSE RADIUS POINT BEARS S.05°43'00"E., THEREFROM; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 48°05'23", SUBTENDED BY A CHORD OF 28.52 FEET AT A BEARING OF S.60°14'18"W., FOR A DISTANCE OF 29.38 FEET TO THE END OF SAID CURVE; THENCE RUN S.36°11'37"W., FOR A DISTANCE OF 261.84 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 88.75 FEET, THROUGH A CENTRAL ANGLE OF 128°58'04", SUBTENDED BY A CHORD OF 160.19 FEET AT A BEARING OF N.79°19'21"W., FOR A DISTANCE OF 199.77 FEET TO THE END OF SAID CURVE; THENCE RUN N.14°50'20"W., FOR A DISTANCE OF 23.57 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 15°36'05", SUBTENDED BY A CHORD OF 40.72 FEET AT A BEARING OF N.22°38'22"W., FOR A DISTANCE OF 40.84 FEET TO A POINT OF REVERSE CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 171.51 FEET, THROUGH A CENTRAL ANGLE OF 20°15'30", SUBTENDED BY A CHORD OF 60.33 FEET AT A BEARING OF N.20°18'39"W., FOR A DISTANCE OF 60.64 FEET TO A POINT OF REVERSE CURVE

Applicant's Legal Checked

by Cef 9-24-08 ANN 2008-00130

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SEP 19 2008

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COMMUNITY DEVELOPMENT

CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 81.50 FEET, THROUGH A CENTRAL ANGLE OF $93^{\circ}21'33''$, SUBTENDED BY A CHORD OF 118.59 FEET AT A BEARING OF $N.56^{\circ}51'40''W.$, FOR A DISTANCE OF 132.80 FEET TO THE END OF SAID CURVE; THENCE RUN $S.76^{\circ}27'33''W.$, FOR A DISTANCE OF 131.31 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 179.00 FEET, THROUGH A CENTRAL ANGLE OF $53^{\circ}57'20''$, SUBTENDED BY A CHORD OF 162.40 FEET AT A BEARING OF $N.76^{\circ}33'47''W.$, FOR A DISTANCE OF 168.56 FEET TO THE END OF SAID CURVE; THENCE RUN $N.15^{\circ}40'27''E.$, FOR A DISTANCE OF 132.61 FEET; THENCE RUN $N.02^{\circ}46'11''W.$, FOR A DISTANCE OF 21.68 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' AND A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS $N.02^{\circ}46'11''W.$, THEREFROM; THENCE RUN EASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 267.50 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}46'16''$, SUBTENDED BY A CHORD OF 50.21 FEET AT A BEARING OF $N.81^{\circ}50'41''E.$, FOR A DISTANCE OF 50.29 FEET TO THE POINT OF BEGINNING; CONTAINING 4.993 ACRES MORE OR LESS.

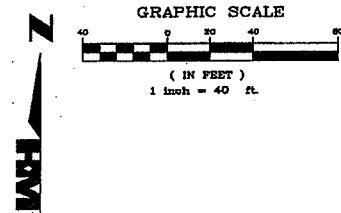
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COMMUNITY DEVELOPMENT

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LINE	BEARING	DISTANCE
L1	N 14°50'20" W	23.57'
L2	N 02°46'11" W	21.68'
L3	S 13°32'27" E	17.50'
L4	S 36°11'37" W	17.50'
L5	S 13°32'27" E	17.50'

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	232.50'	49°44'04"	195.54'	S 78°40'25" E	201.82'
C2	35.00'	48°05'23"	28.52'	S 60°14'18" W	29.38'
C3	88.75'	128°58'04"	180.19'	N 79°19'21" W	199.77'
C4	150.00'	15°36'05"	40.72'	N 22°38'22" W	40.84'
C5	171.51'	20°15'30"	60.33'	N 20°18'39" W	60.64'
C6	81.50'	83°21'33"	118.59'	N 56°51'40" W	132.80'
C7	179.00'	53°57'20"	162.40'	N 76°33'47" W	168.56'
C8	267.50'	10°46'16"	50.21'	N 81°50'41" E	50.29'
C9	250.00'	49°44'04"	210.26'	S 78°40'25" E	217.01'

LEGAL DESCRIPTION:

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

COMMENCE AT SOUTHWEST CORNER OF TRACT 'R-C', MIROMAR LAKES UNIT XII, PENINSULA, PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 200600463425 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MIROMAR LAKES PARKWAY, TRACT 'R', MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 200600458819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.78°27'33"W., ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' FOR A DISTANCE OF 177.26 FEET; THENCE RUN S.13°32'27"E., FOR A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' AND TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.76°27'33"E., ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' FOR A DISTANCE OF 357.26 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 232.50 FEET, THROUGH A CENTRAL ANGLE OF 49°44'04", SUBTENDED BY A CHORD OF 195.54 FEET AT A BEARING OF S.78°40'25"E., FOR A DISTANCE OF 201.82 FEET TO THE END OF SAID CURVE; THENCE RUN S.53°48'23"E., ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' FOR A DISTANCE OF 228.50 FEET; THENCE RUN S.36°11'37"W., FOR A DISTANCE OF 73.95 FEET; TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS S.08°43'00"E. THEREFROM; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 48°05'23", SUBTENDED BY A CHORD OF 28.52 FEET AT A BEARING OF S.60°14'18"W., FOR A DISTANCE OF 29.38 FEET TO THE END OF SAID CURVE; THENCE RUN S.36°11'37"W., FOR A DISTANCE OF 261.84 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 88.75 FEET, THROUGH A CENTRAL ANGLE OF 128°58'04", SUBTENDED BY A CHORD OF 180.19 FEET AT A BEARING OF N.79°19'21"W., FOR A DISTANCE OF 199.77 FEET TO THE END OF SAID CURVE; THENCE RUN N.14°50'20"W., FOR A DISTANCE OF 23.57 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 15°36'05", SUBTENDED BY A CHORD OF 40.72 FEET AT A BEARING OF N.22°38'22"W., FOR A DISTANCE OF 40.84 FEET TO A POINT OF REVERSE CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 171.51 FEET, THROUGH A CENTRAL ANGLE OF 20°15'30", SUBTENDED BY A CHORD OF 60.33 FEET AT A BEARING OF N.20°18'39"W., FOR A DISTANCE OF 60.64 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 81.50 FEET, THROUGH A CENTRAL ANGLE OF 83°21'33", SUBTENDED BY A CHORD OF 118.59 FEET AT A BEARING OF N.56°51'40"W., FOR A DISTANCE OF 132.80 FEET TO THE END OF SAID CURVE; THENCE RUN S.76°27'33"W., FOR A DISTANCE OF 131.31 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 179.00 FEET, THROUGH A CENTRAL ANGLE OF 53°57'20", SUBTENDED BY A CHORD OF 162.40 FEET AT A BEARING OF N.76°33'47"W., FOR A DISTANCE OF 168.56 FEET TO THE END OF SAID CURVE; THENCE RUN N.15°40'27"E., FOR A DISTANCE OF 132.61 FEET; THENCE RUN N.02°46'11"W., FOR A DISTANCE OF 21.68 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.02°46'11"W. THEREFROM; THENCE RUN EASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 267.50 FEET, THROUGH A CENTRAL ANGLE OF 10°46'16", SUBTENDED BY A CHORD OF 50.21 FEET AT A BEARING OF N.81°50'41"E., FOR A DISTANCE OF 50.29 FEET TO THE POINT OF BEGINNING; CONTAINING 4.993 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON REFER TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MIROMAR LAKES PARKWAY, TRACT 'R', MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 200600458819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING N.76°27'33"E.

STATE PLANE COORDINATES SHOWN HERE REFER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 83, 1999 ADJUSTMENT.

ABOVE GROUND IMPROVEMENTS EXISTING ON THIS PROPERTY HAVE NOT BEEN LOCATED.

TITLE CERTIFICATION ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING FILE NUMBER 08060383 WITH AN CERTIFIED DATE OF MAY 20, 2008 AT 6:00AM HAS BEEN REVIEWED. NO OTHER DOCUMENTS HAVE BEEN REVIEWED AND I AM NOT AWARE OF ANY OTHER ENCUMBRANCES OR EASEMENTS.

EASEMENTS ACCORDING TO THE TITLE CERTIFICATION ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING FILE NUMBER 0809042 WITH AN CERTIFIED DATE OF AUGUST 20, 2008 AT 6:00AM ARE AS FOLLOWS:

1. THE EASEMENT AGREEMENT INCLUDING NAVIGATIONAL AND RECREATIONAL RIGHTS, RECORDED AT O.R. BOOK 2497, PG. 1599 COVERS THIS PROPERTY IN ITS ENTIRETY AND HAS NOT BEEN SHOWN.

CERTIFIED TO: MIROMAR LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

THIS PROPERTY WAS VACANT ON 09/10/08.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 09/10/08. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 61G-17-8, F.A.C.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

BY *Thomas M. Murphy*
THOMAS M. MURPHY

P.S.M. #5628
STATE OF FLORIDA

DRAWING NO.
A-2036
PROJECT NO.
08.051
REFERENCE NO.
08051BND.dwg

BOUNDARY SURVEY

H:\8200\S-Surveys\Projects by Name of Location\Miromar\2008\08051BND.dwg Tab Model Sep 11, 2008 - 12:16pm Plotted by: BenHawell

LEGEND
SCM SET CONCRETE MONUMENT
SIR SET IRON ROD WITH CAP LB 1772
PNS POINT NOT SET
FPM FOUND PK NAIL AND WASHER LB 1772

FIELD BOOK	993/65	REVISIONS	DATE	REV BY

TRACT 'F-F'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF:	AT	DATE:	9/10/08
DRAWN BY:	AM/BEN	DATE:	9/08
CHECKED BY:	TMM	DATE:	9/08
SEC-TOWN-RGE	13-46-25	HORIZONTAL SCALE:	1"=40'

HM
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS
LANDSCAPE ARCHITECTS

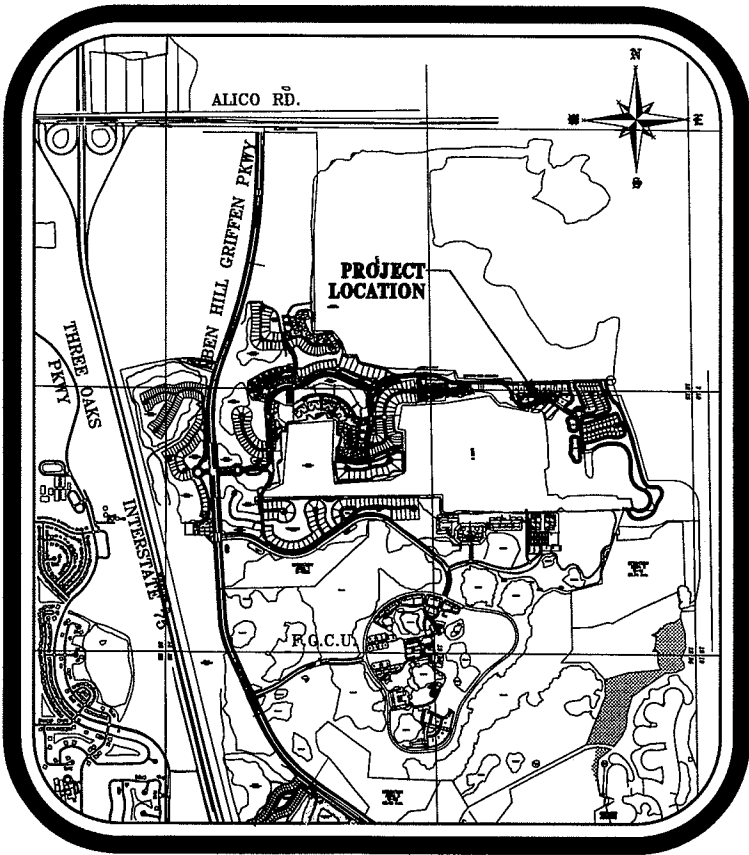
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

EXHIBIT H-4.D. FINAL PLAN APPROVAL

MIROMAR LAKES TRACT F-F BEACH COTTAGES

SECTION 13 TS 46 RE 25
LEE COUNTY, FLORIDA

DATE: SEPTEMBER 2008



PROPERTY LOCATION MAP
N.T.S.

STRAP NOS. 13-46-25-00-00001.0030

APPROVED

Final Plan Approval

for Mixed Use Planned Development

Subject to Case # ADD2008-00130

Date 11/5/2008

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OCT 31 2008

COMMUNITY DEVELOPMENT

OPEN SPACE

OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.96
PHASE I	0.72
PHASE II	0.00
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
BEACH CLUB PH.2	2.73
MIROMAR LAKES PKWY. EXTENSION	0
EAST 100 AC.	0
BEACH COTTAGES	3.31
TOTAL	357.87

LAND USE SUMMARY

DESCRIPTION	TOTAL UNITS PER MPD/DR	UNITS PREVIOUSLY APPROVED	UNITS THIS APPROVAL	UNITS REMAINING
RESIDENTIAL				
SINGLE-FAMILY	700 d.u.	389	16	295 d.u.
MULTI-FAMILY	1,800 d.u.	700	0	1,302 d.u.
TOTAL RESIDENTIAL UNITS	2,500 d.u.	1,089	0	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	283 AC.	24.44 AC.	0	238.56 AC.
CONSERVATION				
CONSERVATION AREAS	188 AC.	0	0	188

PREPARED BY :

H.M.
HOLE MONTES
ENGINEERS - PLANNERS - SURVEYORS
LANDSCAPE ARCHITECTS

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

- 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.
- GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2008, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

REVISED PER LEE COUNTY COMMENTS	10/31/08
REVISED PER LEE COUNTY COMMENTS	10/21/08
REVISED PER LEE COUNTY COMMENTS	10/09/08
REFERENCE NO.	H4-D FPA
DRAWING NO.	1183-FPA-1
PROJECT NO.	2008.051
SHEET NO.	1 of 2

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 2002-00188	CAPRINI GREENS	APPROVED	SINGLE FAMILY	27 UNITS
ADD 2003-00028	VAVALDI	APPROVED	MULTI-FAMILY	80 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	MULTI-FAMILY	180 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	APPROVED	MULTI-FAMILY	60 UNITS
ADD 2006-00004	BEACH CLUB PH. 2	APPROVED	RECREATION	7.67 ACRES
ADD 2006-00002	MIROMAR LAKES PKWY. EXTENSION	APPROVED	ACCESS	133.08 ACRES
ADD 2006-00005	EAST 100 AC.	APPROVED	SINGLE FAMILY	51 UNITS
PENDING	BEACH COTTAGES	PENDING	SINGLE FAMILY	16 UNITS

BOAT DOCK HISTORY

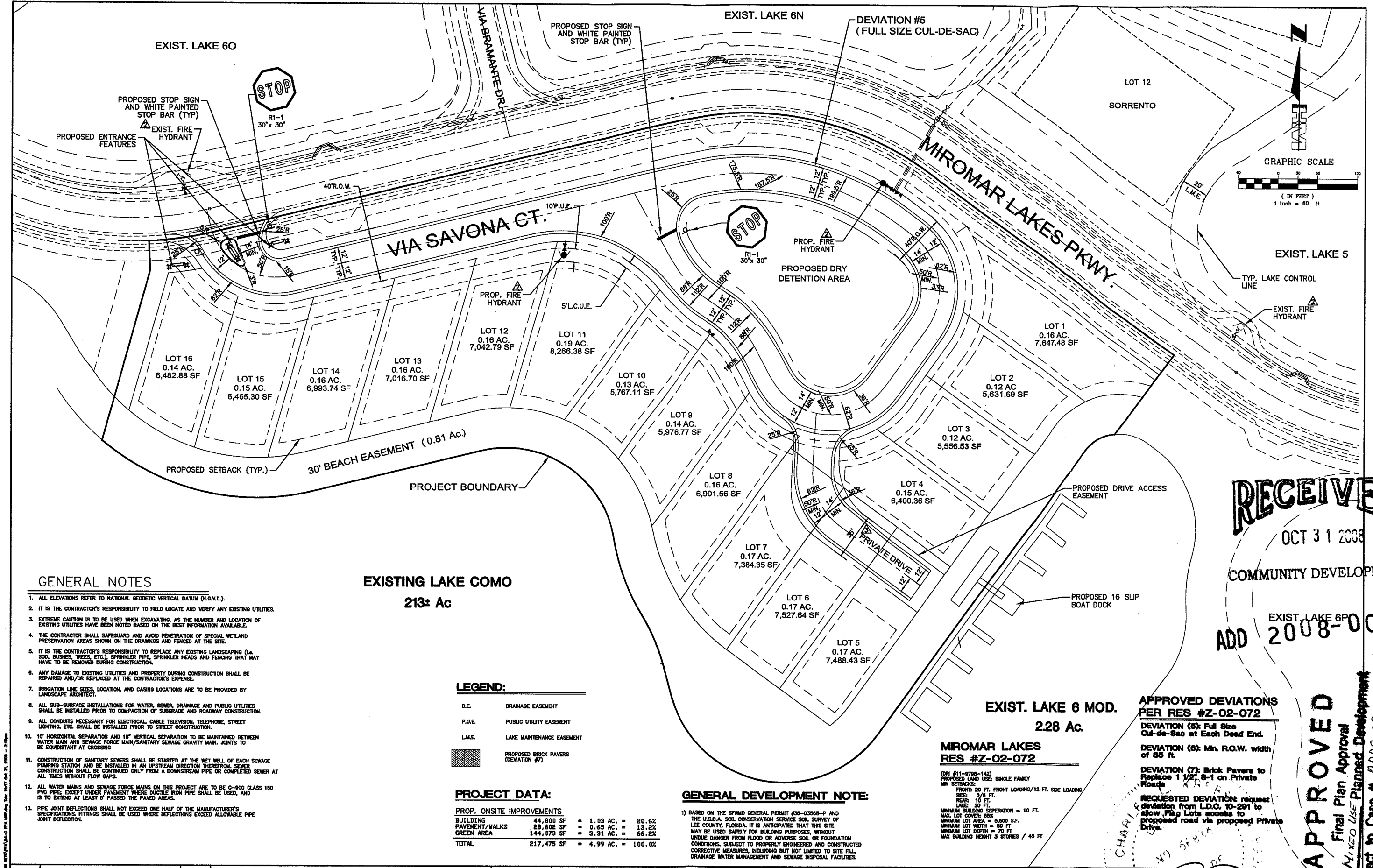
SINGLE FAMILY SUBDIVISIONS	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
VERONA LAKE	55	0
CAPRINI GREENS/BELLAMARE	18	0
ISOLA BELLA	13	0
CASTELLI & ANACAPRI	18	0
VOLTERRA	12	0
BEACH COTTAGES	0	16
TOTAL	116	16
ANCILLARY (250 MAXIMUM)	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
BEACHCLUB PH 1	13	0
VIVALDI	18	0
MIRASOL BEACH PH 1&2	18	0
MONTEBELLO	18	0
BELLINI	18	0
RAVENNA	60	0
EAST 100 ACRES	51	0
TOTAL ANCILLARY		168
TOTAL REMAINING ANCILLARY		54

*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
FX (239) 948-3667



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. EXTREME CAUTION IS 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. SOD, BUSHES, TREES, ETC.), SPRINKLER PIPE, 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 EXPENSE.
7. IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
8. ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPLETION OF SUBGRADE AND ROADWAY CONSTRUCTION.
9. ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
10. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER MAIN AND SEWAGE FORCE MAIN/SANITARY SEWAGE GRAVITY MAIN. JOINTS TO BE EQUIVALENT AT CROSSING.
11. CONSTRUCTION OF SANITARY SEWERS SHALL BE STARTED AT THE WET WELL OF EACH SEWAGE PUMPING STATION AND BE INSTALLED IN AN UPSTREAM DIRECTION THEREFROM. SEWER CONSTRUCTION SHALL BE CONTINUED ONLY FROM A DOWNSTREAM PIPE OR COMPLETED SEWER AT ALL TIMES WITHOUT FLOW GAPS.
12. ALL WATER MAINS AND SEWAGE FORCE MAINS ON THIS PROJECT ARE TO BE C-900 CLASS 150 PVC PIPE EXCEPT UNDER PAVEMENT WHERE DUCTILE IRON PIPE SHALL BE USED, AND IS TO EXTEND AT LEAST 6' PAST THE PAVED AREA.
13. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS. FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JOINT DEFLECTION.

EXISTING LAKE COMO
213± Ac

LEGEND:

- D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT
PROPOSED BRICK PAVERS (DEVIATION #7)

PROJECT DATA:

PROP. ONSITE IMPROVEMENTS			
BUILDING	44,800 SF	= 1.03 AC.	= 20.6%
PAVEMENT/WALKS	28,602 SF	= 0.65 AC.	= 13.2%
GREEN AREA	144,073 SF	= 3.31 AC.	= 66.2%
TOTAL	217,475 SF	= 4.99 AC.	= 100.0%

GENERAL DEVELOPMENT NOTE:

1) BASED ON THE SWMID GENERAL PERMIT #36-03668-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 UNREASONABLE 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.

EXIST. LAKE 6 MOD.
228 Ac.

MIROMAR LAKES
RES #Z-02-072

(DRI #11-0776-142)
PROPOSED LAND USE: SINGLE FAMILY
MIN. SETBACKS:
FRONT: 20 FT. FRONT LOADING/12 FT. SIDE LOADING
SIDE: 0/5 FT.
REAR: 10 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPARATION = 10 FT.
MAX. LOT COVER: 50%
MINIMUM LOT AREA = 5,500 S.F.
MINIMUM LOT WIDTH = 50 FT.
MINIMUM LOT DEPTH = 70 FT.
MAX. BUILDING HEIGHT 3 STORES / 45 FT.

APPROVED DEVIATIONS
PER RES #Z-02-072

- DEVIATION (5): Full Size
Cul-de-Sac at Each Dead End.
- DEVIATION (6): Min. R.O.W. width
of 35 ft.
- DEVIATION (7): Brick Pavers to
Replace 1 1/2" 8-1 on Private
Roads
- REQUESTED DEVIATION: request
deviation from L.D.C. 10-291 to
allow Flag Lots access to
proposed road via proposed Private
Drive.

RECEIVED
OCT 31 2008

COMMUNITY DEVELOPMENT

ADD 2008-00130
EXIST. LAKE 6P

APPROVED
Final Plan Approval
for
MIROMAR LAKES
USE Planned Development

Subject to Case # ADD 2008-00130
Date 11/5/2008

REVISIONS	DATE
REVISED PER LEE COUNTY COMMENTS	10/31/08
REVISED PER LEE COUNTY COMMENTS	10/21/08
REVISED PER LEE COUNTY COMMENTS	10/09/08

MIROMAR LAKES
TRACT F-F
BEACH COTTAGES

DESIGNED BY C.L.K.	DATE 07/25/08
DRAWN BY E.R.T.	DATE 07/25/08
CHECKED BY C.L.K.	DATE 07/26/08
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 60'

H.M.
HOLE MONTES
ENGINEERS - PLANNERS - SURVEYORS
LANDSCAPE ARCHITECTS

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

EXHIBIT H-4.D. FINAL PLAN APPROVAL
MASTER SITE PLAN

THESE DRAWINGS DO NOT
APPROVED UNLESS SIGNED
AND SEALED BY THE
REGISTERED PROFESSIONAL ENGINEER
CHARLES L. KERRY P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 12942
DATE 11/5/08

OLD FILE NAME: H4-C FPA MSP	DRAWING NO.: 1183-FPA
PROJECT NO.: 2008.051	SHEET NO.: 2 OF 2