

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

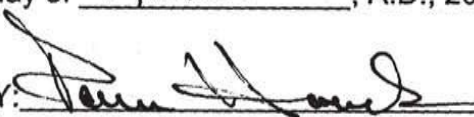
WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

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., 2006.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

LEGAL DESCRIPTION:

ADD 2005-00190

RECEIVED

MAR 23 2006

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:

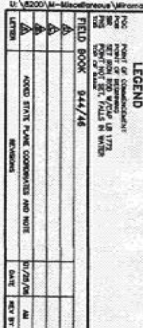
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK B, MIROMAR LAKES UNIT VI - BELLAMARE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74 AT PAGES 17 THROUGH 19 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.09°03'19"E., ALONG THE EAST LINE OF SAID MIROMAR LAKES UNIT VI, 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 AMM 30 MAR 06



CMT#	RADIUS	CMT#		RADIUS	LENGTH
		CH 1A	CH 1B		
01	1242.507	00121.507	118.14	8.672646E-6	115.367
02	1261.561	04150.505	109.07	8.672113E-6	109.111
03	1332.505	21268.12	181.08	8.725113E-6	183.457
04	3172.507	31811.03	173.30	8.725450E-6	178.97



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEA OF A FLORIDA LICENSED ROYALTY AND MATH.	AT	DATE:	07/08/
	AM	DATE:	07/08/
	Checked by:	DATE:	11-40-
	TMM		
	SEC-TW-45E	FORGOTTEN, SERIAL	1=100
	11-14/46/25		



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

Applicant's Legal Checked
by AM 30 MAE06

BOUNDARY SURVEY

[illegible][illegible]

LEGAL DESCRIPTION

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:

NOTES

THIS PROJECT SUBMITTED TO EXISTENTIAL RESERVATIONS ON INSTRUCTIONS OF RECORD

WILLIAM SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17 THROUGH 19 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING A CONVEYANCE

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR

STATE PLANE COORDINATES SEVEN HORIZON RULER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 1980 ADJUSTMENT.

THIS PROPERTY WAS VACANT ON 07/08/05

THIS SURVEY, WE HAVE ATTEMPTED TO LOCATE THE TOP OF BANK ON THE ADJACENT LAYER, DOWNED IN FOUR STEPS, WE WERE UNABLE TO DETERMINE THE EXACT LOCATION.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA

CERTIFIED TO: **RAVENNA PARTNERS, LLC**

CHERRY PASSIONNO
2005-0-
MID 2 1/2 YEARS

2070
ZONING
MIRRORED COPIES, LLC
MIRRORED TITLE COMPANY, LLC

I HEREBY CERTIFY THAT THIS SECTION OF THE HIGHWAY IMPROVED PROPERTY WAS TURNED OVER

STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 61017-6, F.A.C.

CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

95988-1130

STATE OF FLORIDA

A-17

05.01.2017

050578N

LEE COUNTY, FLORIDA
DATE: SEPTEMBER, 2005

FINAL PLAN APPROVAL FOR

APPROVED

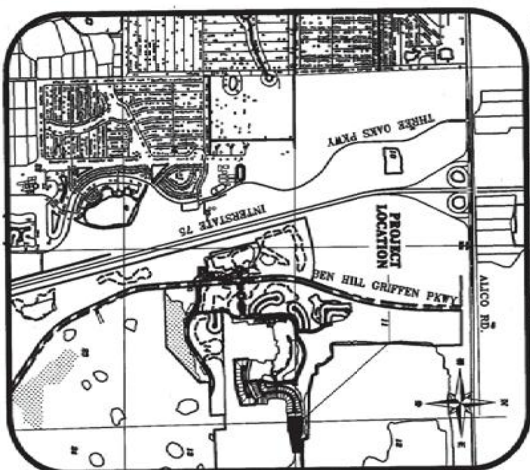
Final Plan Approval

for MYKED USE Planned Development
Subject to Case # ADD 2005-00192
Date 3/21/06

Date 3/31/06

RECEIVED
MAR 06 2036

MAR 06 2006

[illegible]

LOCATION MAP

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

OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.98
PHASE 1	61.72
PHASE 8	13.10
GOLF MAINTENANCE	0.82
VALENCIA	8.08
TRACT W & N	4.77
BEACH CLUB	2.34
THOU	0
WELLARVA	3.85
MEDITERRANEAN VILLAGE	6.71
CARRON GREENS	1.18
VALEND	0
COAN CLUBHOUSE	2.51
SEA LINDEN	13.40
WINDSOR ACCESS DRIVE	1.31
TRACT C/CEZ OUTRANCE	0.38
PORTO ROVANO	2.80
WILSON RESIDENTIAL	0
CASTELL & AMACORNI	0.82
VALTERIA & BELLINI	5.89
VALENCIA	3.17
TOTAL	342.77

LAND USE SUMMARY				
DESCRIPTION	TOTAL, HECT	units		LAND remaining
		removed	available	
RESIDENTIAL				
SINGLE-FAMILY	700.46	369	0	330.46
MULTI-FAMILY	139.54	60	0	79.54
TOTAL RESIDENTIAL	840.00	429	0	410.00
COMMUNITY DEVELOPMENT				
COMMUNITY CENTER	268.64	109	0	159.64
CITY OF FORT WORTH	10.00	0	0	10.00
CITY OF DALLAS	10.00	0	0	10.00
CITY OF AUSTIN	10.00	0	0	10.00
CITY OF SAN ANTONIO	10.00	0	0	10.00
CITY OF HOUSTON	10.00	0	0	10.00
CITY OF PHOENIX	10.00	0	0	10.00
CITY OF LOS ANGELES	10.00	0	0	10.00
CITY OF SEATTLE	10.00	0	0	10.00
CITY OF PORTLAND	10.00	0	0	10.00
CITY OF SAN FRANCISCO	10.00	0	0	10.00
CITY OF NEW YORK	10.00	0	0	10.00
CITY OF CHICAGO	10.00	0	0	10.00
CITY OF BOSTON	10.00	0	0	10.00
CITY OF WASHINGTON	10.00	0	0	10.00
CITY OF PHILADELPHIA	10.00	0	0	10.00
CITY OF PITTSBURGH	10.00	0	0	10.00
CITY OF CINCINNATI	10.00	0	0	10.00
CITY OF CLEVELAND	10.00	0	0	10.00
CITY OF DETROIT	10.00	0	0	10.00
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CITY OF SAN FRANCISCO	10.00	0	0	10.00
CITY OF SEATTLE	10.00	0	0	10.00
CITY OF SPOKANE	10.00	0	0	10.00
CITY OF TAMPA	10.00	0	0	10.00
CITY OF WASHINGTON	10.00	0	0	10.00
CITY OF WICHITA	10.00	0	0	10.00
CITY OF WYOMING	10.00	0	0	10.00
CITY OF YONKERS	10.00	0	0	10.00
CITY OF ZEPHYRUS	10.00	0	0	10.00
CITY OF ALBUQUERQUE	10.00	0	0	10.00
CITY OF ANCHORAGE	10.00	0	0	10.00
CITY OF BIRMINGHAM	10.00	0	0	10.00
CITY OF BUTTE	10.00	0	0	10.00
CITY OF COLUMBIA	10.00	0	0	10.00
CITY OF DENVER	10.00	0	0	10.00
CITY OF EL PASO	10.00	0	0	10.00
CITY OF FORT WORTH	10.00	0	0	10.00
CITY OF GAITHERSBURG	10.00	0	0	10.00
CITY OF GREENSBORO	10.00	0	0	10.00
CITY OF HARTFORD	10.00	0	0	10.00
CITY OF HOUSTON	10.00	0	0	10.00
CITY OF INDIANAPOLIS	10.00	0	0	10.00
CITY OF JACKSONVILLE	10.00	0	0	10.00
CITY OF KANS				

Gulf Shore Homes
RAVENNA
AT MIROMAR LAKES
LEE COUNTY, FLORIDA

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) THEIR PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE COVERED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, HIGHWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED JANUARY, 2004), AND AMENDMENTS THEREIN.
- 2) GOVERNING SPECIFICATIONS, STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2003, AND AMENDMENTS THEREIN, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

HJM
HOLEMONTES
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTURE

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

PREPARED BY:

ADD 2005-00190

DRAWING NO.	1092
PROJECT NO.	05.091

GENERAL DEVELOPMENT NOTE:

BASED ON THE SPWS GENERAL REPORT SW-03-0346-A AND THE U.S. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA, IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT URGENT DANGER FROM FLOOD OR AVERAGE SOIL OR TOXICATION CONSIDERED DANGEROUS TO PROPERTY, CONSEQUENCES AND CORRELATED CONSTRUCTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL, FACILITIES.

LEGEND:

DE	CRANIAL EXOSKELETON
PUL	PULMONARY EXOSKELETON
LME	LINEAR EXOSKELETON

**MIROMAR LAKES
RES #Z-02-07;**

(208 411-8798-192)
PROPOSED LAND USE: WALK-TRAIL - U
AND SETBACKS:
FRONT: 20 FT.
SIDE: 10 FT.
BACK: 20 FT.
MINIMUM BUILDING SETBACKS: 10 FT.
MIN. LOT COVER: 33%
MINIMUM LOT AREA = 4,000 S.F.
MINIMUM LOT WIDTH = 80 FT.
MINIMUM LOT DEPTH = 100 FT.
MAX BUILDING HEIGHT 3 STORIES / 45 FT

PROJECT DATA:

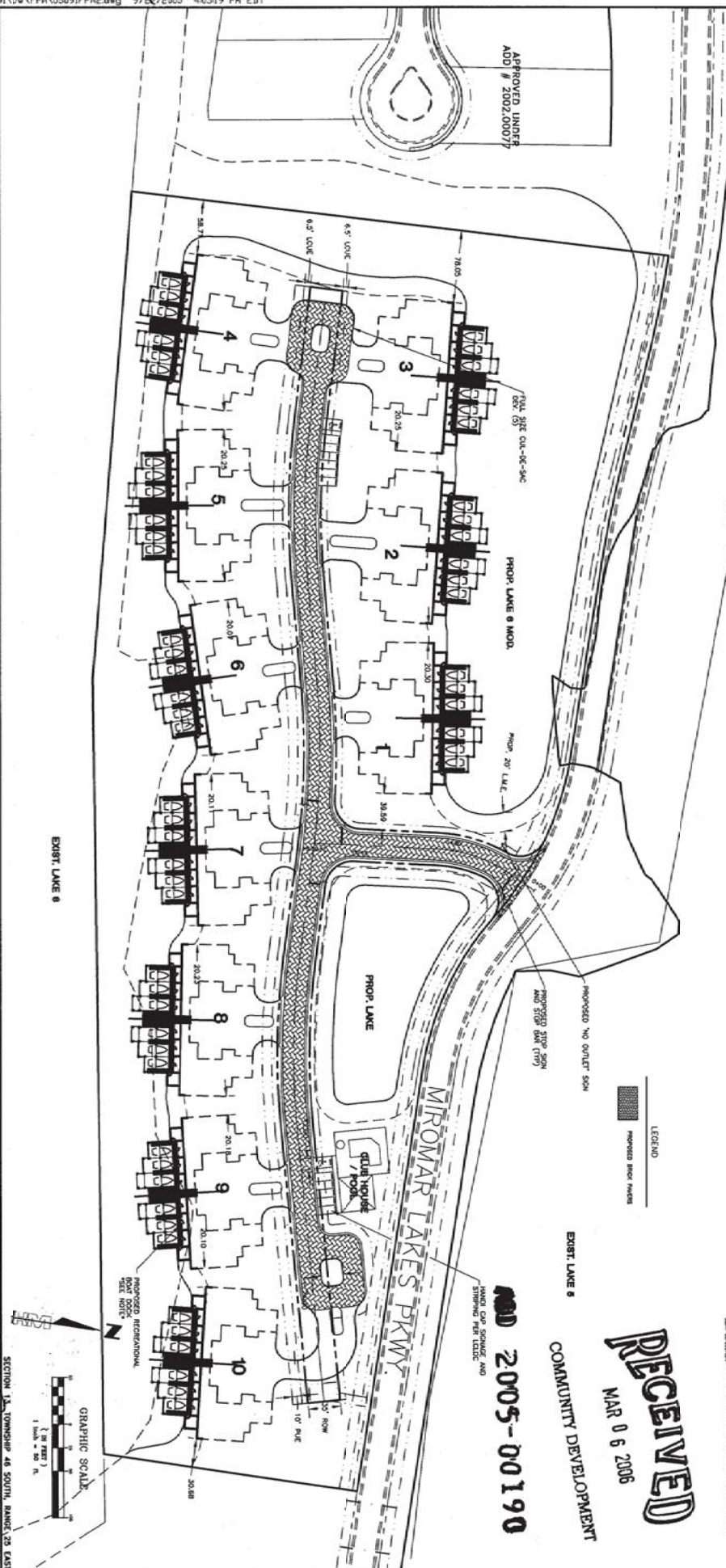
PRE-CONCRETE IMPROVEMENTS		
BUILDING	12.4, 67.9 SF	2.03 AC.
PAVEMENT/VALVES	100.1, 64.3 SF	10.02 AC.
GREEN AREA	144.4, 259.3 SF	2.41 AC.
EXISTING LAKE & EXPOSURE	82.1, 156.3 SF	0.31 AC.
EXISTING LAKE	84.1, 54.8 SF	1.84 AC.
PROPOSED LAKE	75.2, 118.3 SF	1.66 AC.
TOTAL	602.09 SF	13.88 AC.

PARKING CALCULATIONS

2100 SPARKS PER HOUR 3 BEDROOM UNIT
 ALSO 1200 (10 UNITS) = 120 SPARKS
 TOTAL SPARKS REQUIRED = 132 SPARKS
 TOTAL SPARKS PROVIDED = 132 SPARKS
 = 120 SPARKS (SAVED)
 = 12 SPARKS (GAS) TO STANDARD 2 HAND-DRIVEN

GENERAL NOTES

10. It is an interestingly important to find out what are the driving forces behind the change in the demand for the services of the health care system.
11. The health care system is a complex system and the demand for its services is a function of many factors. The health care system is a complex system and the demand for its services is a function of many factors.
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COMMUNITY DEVELOPMENT

RECEIVED
MAR 06 2006

2005-00190

SECTION NO.	DATE	02/09/05
DESIGNED BY	C.K.	02/09/05
DRAWN BY	J.H.	02/09/05
CHECKED BY	S.H.	02/09/05
DATE	02/09/05	
PROJECT NO.	2005091	
2 OF 2		

COASTSHORE HOMES
RAVENNA
AT MIPORAM LAKES
LEE COUNTY, FLORIDA

HCM
HOLE MONTES
 10000 N. W. 10TH AVE.
 SUITE 100
 MIAMI, FL 33150
 (305) 555-1200
 FAX (305) 555-1201
 WWW.HCMFL.COM

6200 Whiskey Creek Drive
 Fort Myers, FL 33919
 Phone: (239) 935-1200
 Florida Certificate of
 Authorization No. 1772

FINAL PLAN APPROVAL
MASTER SITE PLAN

COOPER L. HARRIS
 CIVIL ENGINEER
 6318666666
 DATE: 03/08/06

REFERENCE NO.
05081NSP
 PROJECT NO.
2005091
 SHEET NO.
2 OF 2