

ADMINISTRATIVE AMENDMENT (FPA) ADD2015-00038

**ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA**

WHEREAS, TM Condos, LLC filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development (MPD) on a project known as Ravenna at Miromar Lakes for an amendment to change the building footprint and associated wet boat slips to Final Plan Approval (FPA) ADD2005-00190 approving a 60-multi-family dwelling unit subdivision on property located northeast of Miromar Lakes Parkway within Miromar Lakes Development of Regional Impact (DRI), described more particularly as:

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

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number Z-99-029 (with subsequent amendments in case numbers Z-02-072, Z-12-004 and Z-13-020; and

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

WHEREAS, the Miromar Lakes Mixed Used Planned Development (MPD) and Development of Regional Impact (DRI) is +/- 1,800 acres in unincorporated Lee County; and

WHEREAS, the MPD and DRI was approved for 250,000 square feet of retail uses, 340,000 square feet of commercial office, 40,000 square feet of research and development uses, 450 hotel rooms, 650 boat slips, recreational facilities, preserve areas, and 2,600 residential dwelling units; and

WHEREAS, Condition 1.c. of Zoning Resolution Z-13-020 requires Final Plan Approval (FPA) when parcel development includes vertical (structural) development; and

WHEREAS, Administrative Amendment ADD2005-00190 (Attachment "D") was approved March 31, 2006 for Final Plan Approval (FPA) for a 60-dwelling unit subdivision on the subject property; and

WHEREAS, the applicant proposes changes to the building footprint and associated approved under ADD2005-000190 (Attachment "C"); and

WHEREAS, Condition 2 of ADD2005-00190 says, "Any development which is not consistent with the final site plan approval herein an attached hereto, will require an additional, amended final plan approval"; and

WHEREAS, ADD2005-00190 included approval for ten three-story buildings with two units on each floor with six wet slips behind each building; and

WHEREAS, Development Order DOS2005-00296 issued June 7, 2006 removed the six wet slips located behind building 1,2 and 4 through 10, and proposed a 12-wet slip multi-slip docking facility; and

WHEREAS, Buildings 3, 4, 5, 6 and 7 have received their certificate of occupancy and the remaining buildings are under construction; and

WHEREAS, the attached Final Plan Approval Master Site Plan (Attachments “A” and “B”) are consistent with the current site design and approved development order; and

WHEREAS, no new deviations or conditions are being proposed by this amendment to the Final Plan Approval; and

WHEREAS, Environmental Sciences and Development Services staff have reviewed the request and had no objections; 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, the subject application and plans have been reviewed for compliance with the MCP and all of the conditions approved by Resolution Z-13-020; and

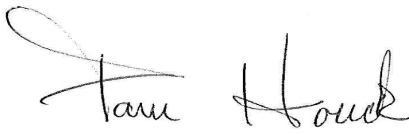
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Plan Approval to the Planned Development known as Ravenna at Miromar Lakes for an amendment to change the building footprint and associated wet boat slips to Final Plan Approval (FPA) ADD2005-00190 approving a 60-multi-family dwelling unit subdivision is **APPROVED with the following conditions:**

1. **The development must be in substantial compliance with the Final Plan Approval – Master Site Plan per Attachment “A” and “B”.**
2. **Any development which is not consistent with the final site plan approval herein an attached hereto, will require an additional, amended final plan approval.**

3. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

DULY PASSED AND ADOPTED ON 3/19/2015

BY: 

Electronically Signed by
Pam Houck, Director
Division of Zoning
Department of Community Development

Attachments

Exhibit "A" – Approved Legal Description

Attachment "A" – Cover Page – Final Plan Approval – Ravenna at Miromar Lake

Attachment "B" – Page 2 - Final Plan Approval – Ravenna at Miromar Lake

Attachment "C" – Applicant's Cover Letter

Attachment "D" – ADD2005-00190

EXHIBIT A

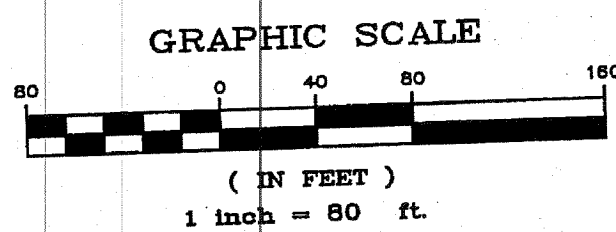
APPROVED
ADD2015-00038
Chick Jakacki, Planner
Lee Co Division of Zoning
3/6/2015

LEGAL DESCRIPTION:

PAGES 1 AND 2

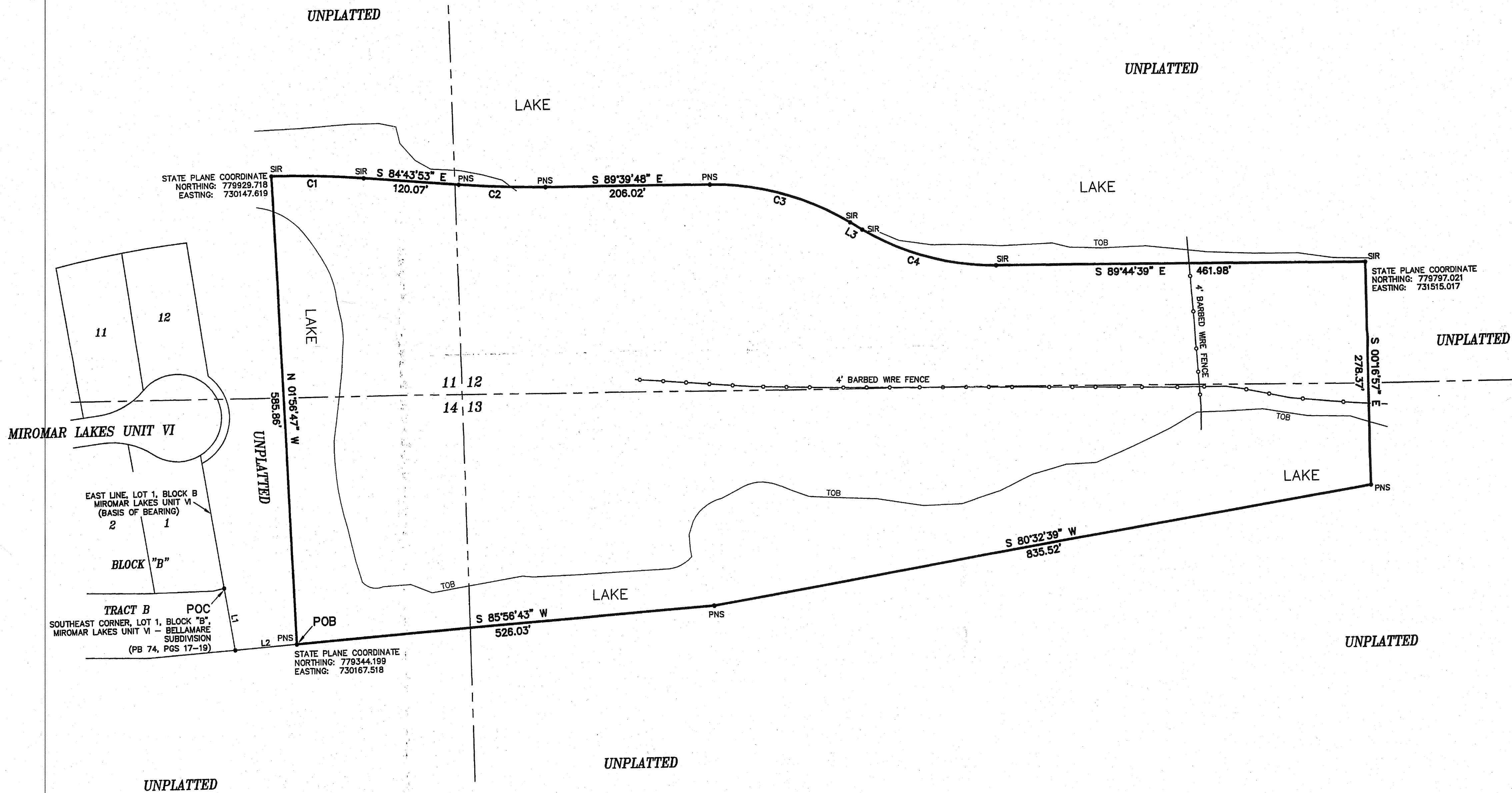
A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 11, 12, 13 AND 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 09°03'19" E	77.58'
L2	N 85°56'39" E	77.24'
L3	S 58°03'36" E	17.88'

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD	BEARING
C1	1232.50'	05°21'50"	115.34'	S 87°24'48" E
C2	1267.50'	04°55'55"	109.07'	S 87°11'50" E
C3	332.50'	31°36'12"	181.08'	S 73°51'42" E
C4	317.50'	31°41'03"	173.35'	S 73°54'08" E



LEGAL DESCRIPTION:

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NOTES:

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

BEARINGS SHOWN HEREON REFER TO THE EAST LINE 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 AS BEING S.09°03'19"E.

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 83, 1990 ADJUSTMENT.

THIS PROPERTY WAS VACANT ON 07/08/05.

IMPROVEMENTS EXISTING ON OR ADJACENT TO THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN ON THIS SURVEY. WE HAVE ATTEMPTED TO LOCATE THE TOP OF BANK ON THE ADJACENT LAKES; HOWEVER IN SOME AREA'S WE WERE UNABLE TO DETERMINE IT DUE TO UNUSUAL HIGH WATER.

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

CERTIFIED TO:
RAVENNA PARTNERS, LLC
WACHOVIA BANK
CHEFFY PASSIDOMO
WILSON & JOHNSON, LLP
MIROMAR LAKES, LLC
MIROMAR TITLE COMPANY, LLC
CHICAGO TITLE COMPANY

LDC
JUN 07 2006
APPROVED

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 07/08/05. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 61G17-6, F.A.C.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY *Thomas M. Murphy*
THOMAS M. MURPHY

P.S.M. #5628
STATE OF FLORIDA

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
SIR SET IRON ROD W/CAP LB 1772
PNS POINT NOT SET, FALLS IN WATER
TOB TOP OF BANK

FIELD BOOK	944/46
ADDED STATE PLANE COORDINATES AND NOTE	01/25/06 AM
REVISIONS	DATE REV BY

RAVENNA - TRACT BB

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

PARTY CHIEF:	DATE:
AT	07/08/05
DRAWN BY:	DATE:
AM	07/05
CHECKED BY:	DATE:
TMM	11-46-25
SEC-TWN-RGE	HORIZONTAL SCALE:
11-14/46/25	1=100



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

BOUNDARY SURVEY

DRAWING NO.	A-1799
PROJECT NO.	05.057
REFERENCE NO.	05057BND.dwg

LEE COUNTY NUMBER	APPROVAL HISTORY		TYPE	QUANTITY
	TRACT	DATE		
Z-99-029	MIROMAR LAKES	9/29/1999	RESOLUTION	N/A
ADD2000-00110	PHASE 1	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE 1	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE 2	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.	12/19/2000	COMMERCIAL	7500 S.F.
ADD2000-00191	TEMP CLUBHOUSE	1/8/2001	COMMERCIAL	6,500 S.F.
ADD2001-00018	VALENCIA	5/24/2001	MULTI-FAMILY	80 UNITS
ADD2001-00085	TRACT M & N	9/17/2001	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	4/1/2002	RECREATION	4.77 ACRES
ADD2001-00125	TIVOLI	10/16/2001	SINGLE FAMILY	113 UNITS
ADD2001-00142	SALES CENTER	12/20/2001	COMMERCIAL	4,147 S.F.
ADD2002-00045	BELLAVISTA	6/28/2002	MULTI-FAMILY	60 UNITS
ADD2002-00077	MED. VILLAGE	8/5/2002	SINGLE FAMILY	33 UNITS
ADD2002-00168	CAPRINI GREENS	12/17/2002	SINGLE FAMILY	27 UNITS
ADD2003-00028	VAVALDI	4/4/2003	MULTI-FAMILY	60 UNITS
ADD2003-00047	GOLF CLUBHOUSE	5/14/2003	RECREATION	5.45 ACRES
Z-02-072	MIROMAR LAKES	12/15/2003	RESOLUTION	N/A
ADD2003-00151	CAPRINI GREENS MOD	12/18/2003	ADMEND. TO ADD2002-00168	
ADD2004-00033	SAN MARINO	7/21/2004	MULTI-FAMILY	160 UNITS
ADD2004-00042	MIRASOL ACCESS	4/2/2004	ACCESS	5.07 ACRES
ADD2004-00045	C1/C2 ACCESS	4/2/2004	ACCESS	1.02 ACRES
ADD2004-00054	PORTO ROMANO	5/11/2004	SINGLE FAMILY	55 UNITS
ADD2004-00070	MIRASOL RESIDENTIAL	7/27/2004	MULTI-FAMILY	120 UNITS
ADD2004-00074	CAPRINI GREENS MOD	4/21/2004	ADMEND. TO ADD2002-00168	
ADD2004-00176	MIRASOL ACCESS MOD	11/17/2004	ADMEND. TO ADD2004-00042	
ADD2004-00177	CASTELLI & ANACAPRI	12/3/2004	SINGLE FAMILY	18 UNITS
ADD2004-00223	MONTEBELLO	01/10/2005	MULTI-FAMILY	120 UNITS
ADD2004-00253	VOLTERRA & BELLINI	4/25/2005	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD2005-00134	MIRASOL PHASE 2	8/2/2005	MULTI-FAMILY	120 UNITS
ADD2005-00190	RAVENNA	3/31/2006	MULTI-FAMILY	60 UNITS
ADD2006-00004	BEACH CLUB PH. 2	3/13/2006	RECREATION	7.67 ACRES
ADD2006-00002	MIROMAR LAKES PKWY EXTENSION	3/13/2006	ACCESS	133.08 ACRES
ADD2006-00009	EAST 100 Ac.	4/10/2006	SINGLE FAMILY	51 UNITS
Z-06-064	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2008-00130	BEACH COTTAGES	12/5/2008	SINGLE FAMILY	16 UNITS
ADD2008-00144	SORRENTO LME MOD.	4/1/2009	ADMEND. TO ADD2006-00009	
ADD2009-00026	COSA AMALFI MOD.	4/16/2009	ADMEND. TO ADD2008-00130	
ADD2009-00026	COSA AMALFI MOD	3/8/2010	ADMEND. TO ADD2009-00026	
Z-10-019	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
Z-12-004	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2012-00110	PENINSULA PHASE III	5/16/2012	SINGLE FAMILY	28 UNITS
ADD2014-00102	PENINSULA PHASE IV	8/15/2014	SF / MF	28/48 UNITS
ADD2014-00175	COSTA AMALFI MOD.	10/27/2014	ADMEND. TO ADD2008-00130	
ADD2014-00213	UNIVERSITY VILLAGE PH. 1	PENDING	MIXED USE	168 M.F. UNITS 75,000 S.F.

LAND USE SUMMARY

DESCRIPTION	TOTAL UNITS PER MPD/DRI	UNITS PREVIOUSLY APPROVED	UNITS THIS APPROVAL	UNITS REMAINING
RESIDENTIAL				
SINGLE-FAMILY	700 d.u.	500		200 d.u.
MULTI-FAMILY	1,900 d.u.	1,056	0	844 d.u.
TOTAL RESIDENTIAL UNITS	2,600 d.u.	1,556	0	1,044 d.u.
COMMUNITY COMMERCIAL				
RETAIL COMMERCIAL SQUARE FEET	250,000 (GFA)	93,147	0	156,853 (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.	106.5 AC.	0	156.5 AC.
CONSERVATION				
CONSERVATION AREAS	186 AC.	185.7 AC.	0	0.3 AC.

PREPARED FOR :
MIROMAR DEVELOPMENT CORP.

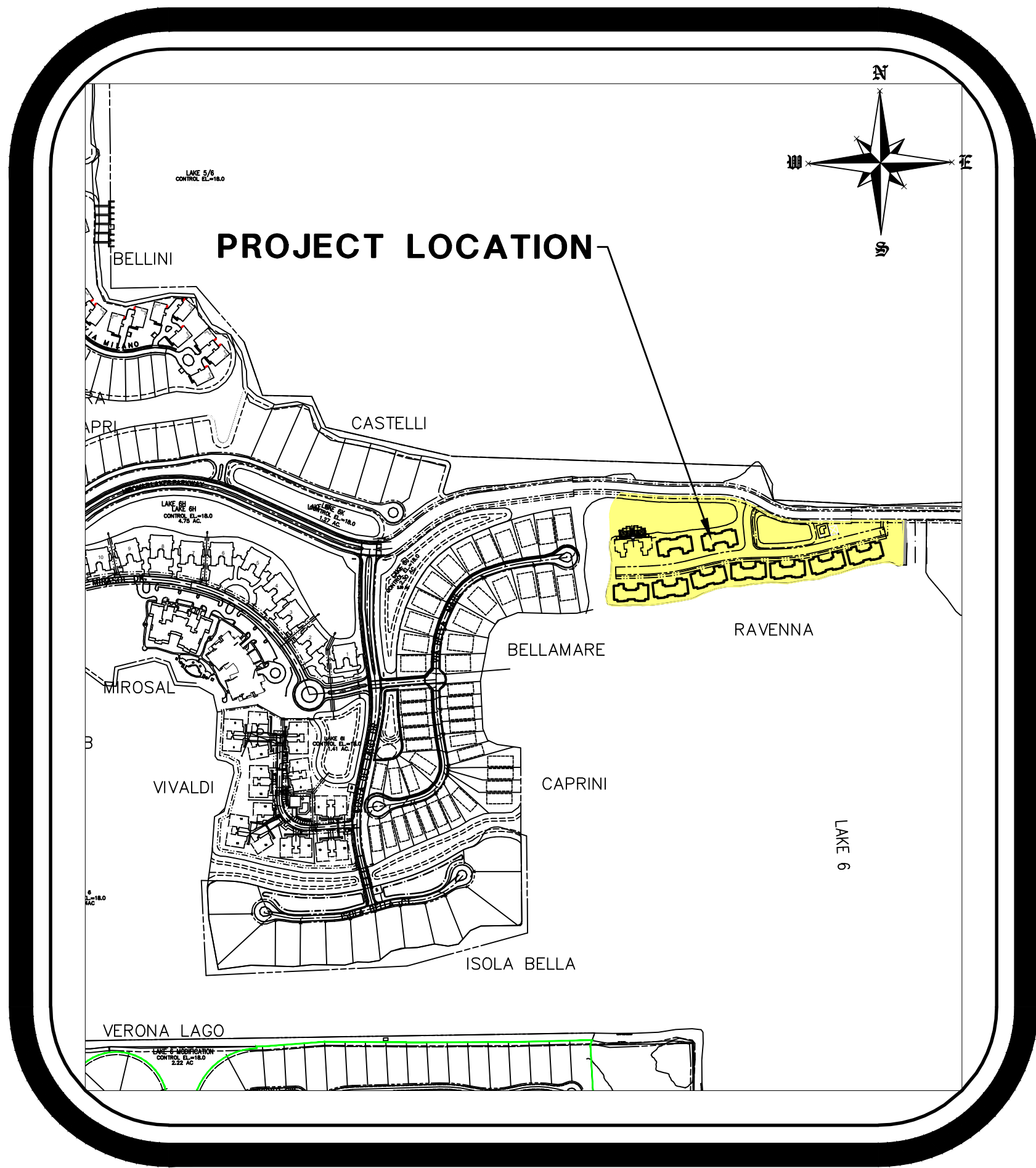
CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD STE. 305
ESTERO, FL. 33928
PH (239) 948-3666
FX (239) 948-3667

FINAL PLAN APPROVAL

RAVENNA
AT MIROMAR LAKE

SECTION 13 TS 46 RE 25
LEE COUNTY, FLORIDA

DATE: FEBRUARY, 2015



PROPERTY LOCATION MAP
N.T.S.
STRAP NOS. 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
BEACH CLUB PH.2	2.73
MIROMAR LAKES PKWY. EXTENSION	0
EAST 100 Ac.	0
BEACH COTTAGES	3.31
PENINSULA PHASE III	6.16
PENINSULA PHASE IV	16.33
UNIVERSITY VILLAGE PH I	24.74
TOTAL	405.10

BOAT DOCK HISTORY

SINGLE FAMILY SUBDIVISIONS	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
VERONA LAGO	55	0
CAPRINI GREENS/BELLAMARE	18	0
ISOLA BELLA	13	0
CASTELLI & ANACAPRI	17	0
VOLTERRA	12	0
COSTA AMALFI (BEACH COTTAGES)	9	0
SORRENTO (EAST 100 AC.)	11	0
PORTOFINO (EAST 100 AC.)	20	0
MURANO (EAST 100 AC.)	19	0
NAYONA (PENINSULA PH III)	18	0
SALERNO (PENINSULA PH III)	10	0
SALERNO (PENINSULA PH IV)	0	22 (ADD2014-00102)
ESTATE LOTS (PENINSULA PH IV)	0	6 (ADD2014-00102)
VILLA LOTS (PENINSULA PH IV)	0	5 (ADD2014-00102)
TOTAL	202	33

ANCILLARY (250 MAXIMUM)	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
BEACH CLUB PH I	13	0
BEACH CLUB PH II	13	0
BEACH CLUB PH III	13	0
VIVALDI	18	0
MIRASOL BEACH PH 1&2	18	0
BELLINI	18	0
RAVENNA	60	0 (ADD2005-00190)
THE PENINSULA PH IV	16	16 (ADD2014-00102)
TOTAL	153	16

TOTAL PROPOSED & APPROVED ANCILLARY SLIPS 169
TOTAL REMAINING ANCILLARY SLIPS 81

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.

PREPARED BY :



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.

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW : CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	REFERENCE NO. 1206 CS	DRAWING NO. 1374-1
	PROJECT NO. 2012.006	SHEET NO. 1 OF 2

Attachment "A"

PROJECT DATA:

EXIST. & PROP. ONSITE IMPROVEMENTS			
BUILDING	=	90,558 S.F.	2.08 AC. (15.02%)
PAVEMENT	=	96,429 S.F.	2.21 AC. (16.02%)
GREEN AREA	=	201,064 S.F.	4.60 AC. (33.42%)
EXISTING LAKE 6	=	214,046 S.F.	4.91 AC. (35.62%)
TOTAL	=	602,097 S.F.	13.82 AC. (100.00%)

OPEN SPACE CALC:			
Total Project	=	13.82 Acres	
EXIST. LAKE 6	=	4.91 Acres	
Required	=	(13.82 - (2.08) * 40)	
Provided	=	4.70 Acres = 40%	
Green Area	=	4.62 Acres	
Lake	=	1.23 Acres = (25% OF 4.91)	
Provided	=	5.85 Acres = 42.3%	

PARKING CALCULATIONS

REQUIRED SPACES	3,000 SPACES PER UNIT FOR 3 BEDROOM UNITS.
2,000/(60 UNITS) = 120 SPACES	
ADDITIONAL 100'	
20 X 10 = 12 SPACES	
TOTAL SPACES REQUIRED = 132 SPACES	
TOTAL SPACES PROVIDED = 132 SPACES	
132 SPACES (GARAGE)	
12 SPACES (GUEST) 10 STANDARD; 2 HANDI-CAPPED	

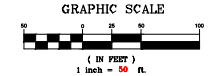
BOAT DOCKS

ADD005-00190 - APPROVED 60 BOAT DOCKS FOR RAVENNA
PROPOSED ADD - APPROVED 18 BOAT DOCKS FOR PHASE 1
RESERVE REMAINING 42 BOAT DOCKS FOR FUTURE PHASE

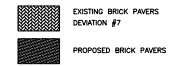
MIROMAR LAKES
RES #Z-02-072

PROPOSED LAND USE: MULTI-FAMILY - LOW RISE
MIN SETBACKS:
FRONT: 20 FT.
SIDE: 10 FT.
REAR: 10 FT.
MINIMUM BUILDING SEPARATION = 20 FT.
MINIMUM LOT AREA = 6,000 S.F.
MINIMUM LOT WIDTH = 80 FT.
MINIMUM LOT DEPTH = 100 FT.
MAX BUILDING HEIGHT 3 STORIES / 45 FT

SECTION 11, 12, 13 & 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST



LEGEND



GENERAL NOTES

1. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
3. EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
4. THE CONTRACTOR SHALL MAINTAIN AND AVOID PENETRATION OF EXISTING UTILITIES. PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
5. IF THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (PALM TREES, SHRUBS, ETC.) SPRINKLER PIPES, 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. PRIOR TO LANDSCAPING ANY AREAS WITHIN THE ROAD RIGHT-OF-WAY, A LANDSCAPING PLAN AND RIGHT-OF-WAY POINT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER. (LANDSCAPING WORK TO BE DONE BY OTHERS)
8. PROTECTION LINE, SIZE, LOCATION, AND CHAIN LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
9. ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPLETION OF SHORTRANGE AND ROADWAY CONSTRUCTION.
10. ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
11. IF UNPROTECTED, SEWAGE AND HOT VERTICAL VENTILATION TO BE MAINTAINED BETWEEN WATER MAIN AND SEWAGE FORCE MAIN/SEWAGE GRAVITY MAIN JOINTS TO BE CONSTANT AT CHIMNEY.
12. CONSTRUCTION OF SANITARY SEWERS SHALL BE STARTED AT THE WET WELL OF EACH SEWAGE PLANTING SYSTEM AND BE INSTALLED IN AN UPRIGHT POSITION THROUGHOUT. SEWER CONSTRUCTION SHALL BE COMPLETED ONLY FROM A DOWNSTREAM PIPE OR COMPLETED SEWER AT ALL TIMES WITHOUT FLOW CAPS.
13. ALL WATER MAINS AND SEWAGE FORCE MAINS ON THIS PROJECT ARE TO BE C-900 CLASS 150 PIPE PER LOCAL CODES. EXCEPT UNDER FLOWING WATER MAINS, PIPE SHALL BE USED AND IS TO EXTEND AT LEAST IF PAVED THE PAVED AREAS.
14. PIPE JUNT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS. FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JUNT DEFLECTION.

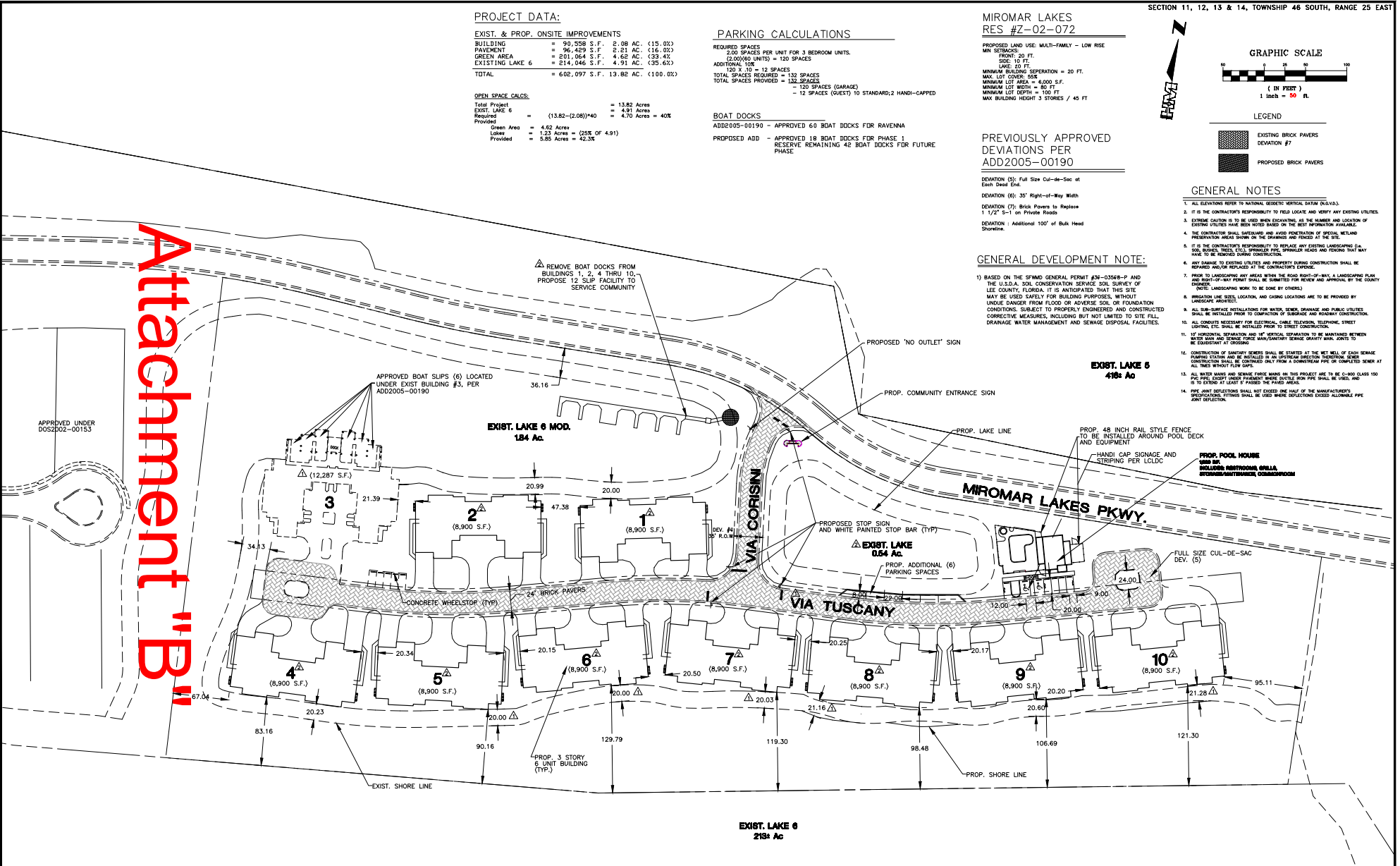
PREVIOUSLY APPROVED
DEVIATIONS PER
ADD2005-00190

DEVIATION (5): Full Size Cul-de-Sac at Each Street End.
DEVIATION (6): 35' Right-of-Way Width
DEVIATION (7): Brick Pavers to Replace 1 1/2" 5-1 on Private Roads
DEVIATION 1: Additional 100' of Bulk Head Structure.

GENERAL DEVELOPMENT NOTE:

1) BASED ON THE SPANAD GENERAL PERMIT #24-03568-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 UNDERMINING 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.

Attachment "B"



△		
△		
△		
△	REVISIONS PER CHANGE IN BUILDING FOOTPRINT	02/18/15
△	REVISED PER LEE COUNTY COMMENTS	01/10/06
LETTER	REVISIONS	DATE

GULFSHORE HOMES
RAVENNA
AT MIROMAR LAKES
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	01/27/12
DRAWN BY:	CLK	DATE:	01/27/12
CHECKED BY:	CLK	DATE:	02/01/12
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 50'



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

FINAL PLAN APPROVAL
MASTER SITE PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. WREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #54835
DATE

REFERENCE NO.	1206 MSP	DRAWING NO.	1374-2
PROJECT NO.	2012006	SHEET NO.	2 OF 2



6200 Whiskey Creek Drive • Fort Myers, Florida 33919 • Phone 239.985.1200 • Fax: 239.985.1260

February 19, 2015

Attachment "C"

Mrs. Nettie Richardson
Principal Planner
Lee County Development Services
1500 Monroe Street
Fort Myers, FL 33902-0398

RE: *Ravenna at Miromar Lakes*
DOS2005-00296
HM Project No. 2012.006

Dear Mrs. Richardson,

Please accept this letter as a request for a Final Plan Approval for Ravenna at Miromar Lakes to address a change in the proposed building footprint and the associated wet boat slips approved under ADD2005-00190.

As part of the ADD2005-00190 approval there were 10, 3 story buildings with 2 units on each floor. The buildings had in access to 6 wet slips located behind each building. Building #3 was the only proposed building of that design that was completed.

As part of a 2012 Development Order Amendment to DOS2005-00295, we reduced the remaining buildings' footprint and removed the 6 wet slips located behind buildings 1, 2, 4 through 10. A 12 wet slip docking facility was proposed. The proposed boat dock facility was located to the north side of the internal channel behind building #1.

The infrastructure has all been completed and certified. Buildings 3, 4, 5, 6 and 7 have received their certificate of occupancy and the remaining buildings are all under construction.

If you need further information, please do not hesitate to contact me at 239/985-1200.

Very truly yours,

HOLE MONTES, INC.

Charles L. Krebs, PE
Associate

CLK/dbm

Attachments

Attachment "D"

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

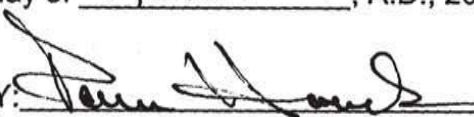
WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

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:

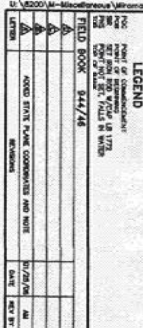
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK B, MIROMAR LAKES UNIT VI - BELLAMARE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74 AT PAGES 17 THROUGH 19 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.09°03'19"E., ALONG THE EAST LINE OF SAID MIROMAR LAKES UNIT VI,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



	CH ₂ F ₂	MASSIS	CH ₂ FA	CH ₂ OH	PE-ARMED	LENGTH
C1	1242.507	00.21.507	11.6.14	8. 07.26.467	11.9.367	
C2	1261.567	04.50.507	109.07	8. 07.21.107	109.117	
C3	1322.507	21.36.12	181.087	8. 72.51.107	183.457	
C4	2172.507	21.31.03	173.30	8. 72.54.087	173.97	



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF A FLORIDA LICENSED BROADCASTER AND WRITER.	DATE: 07/08/07
DELETED BY: AM	DATE: 07/08/07
CHANGED BY: TMM	DATE: 11-40-07
SEC-TIME-USE: 11-14/46/25	REPRODUCTION, STORAGE, OR TRANSMISSION: 11-10-07



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

Applicant's Legal Checked
by AM 30 MAE06

[illegible]

BOUNDARY SURVEY

DRAWING NO.	A-1799
PROJECT NO.	05.057
INSTRUMENT NO.	050578410

LEE COUNTY, FLORIDA
DATE: SEPTEMBER, 2005

FINAL PLAN APPROVAL FOR

APPROVED

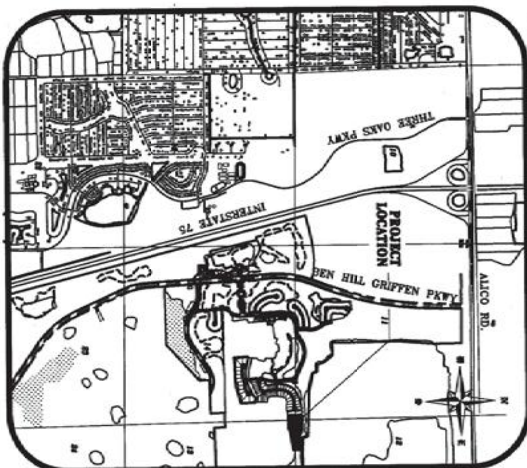
Final Plan Approval

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

Date 3/31/06

RECEIVED
MAR 06 2006

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 & ANACORNI	0.82
VALTERIA & BELLINI	5.89
VALENCIA	3.17
TOTAL	342.77

LAND USE SUMMARY				
DESCRIPTION	TOTAL PLOTS FED info, 9/01	UNITS REMOVED 9/01/01	UNITS ADDED 9/01/01	NET REMAINING
RESIDENTIAL	700 0.0	309	0	391 0.0
AGRICULTURAL	1,000 0.0	0	0	1,000 0.0
TOTAL RESIDENTIAL UNITS	1,700 0.0	309	0	1,391 0.0
COMMERCIAL	15,000 0.0	7,700	0	7,300 0.0
INDUSTRIAL	10,000 0.0	0	0	10,000 0.0
RECREATION & RECREATION UNITS	5,000 0.0	0	0	5,000 0.0
WATERWAYS, LAKES, AND BUFFERS	200 0.0	0	0	200 0.0
LAND TO BE ACQUIRED FOR HIGHWAYS / AIRWAYS	14,000 0.0	14,000	0	0 0.0
CONSERVATION	100 0.0	0	0	100 0.0

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) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND IN COMPLIANCE WITH THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED JANUARY, 2001), AND AMENDMENTS HERETO.
- 2) CONFORMING SPECIFICATIONS, STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2001, AND AMENDMENTS HERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

HVM
HOLEMONTES
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTURE

PREPARED BY:

ADD 2005-00190

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

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;

(301) 611-8798 (15)
 PROPOSED LAND USE: MULT-FAMILY - U
 MIN ACTIVITY:
 PROJECT: 30 FT.
 3000, 10 FT.
 LOTS: 20 FT.
 MINIMUM BUILDING SETBACKS: 10 FT.
 MINIMUM LOT COVER: 35%
 MINIMUM LOT AREA: 6,000 S.F.
 MINIMUM LOT WIDTH: 60 FT.
 MINIMUM LOT DEPTH: 100 FT.
 MAX BUILDING HEIGHT: 3 STORIES / 45 FT

PROJECT DATA:

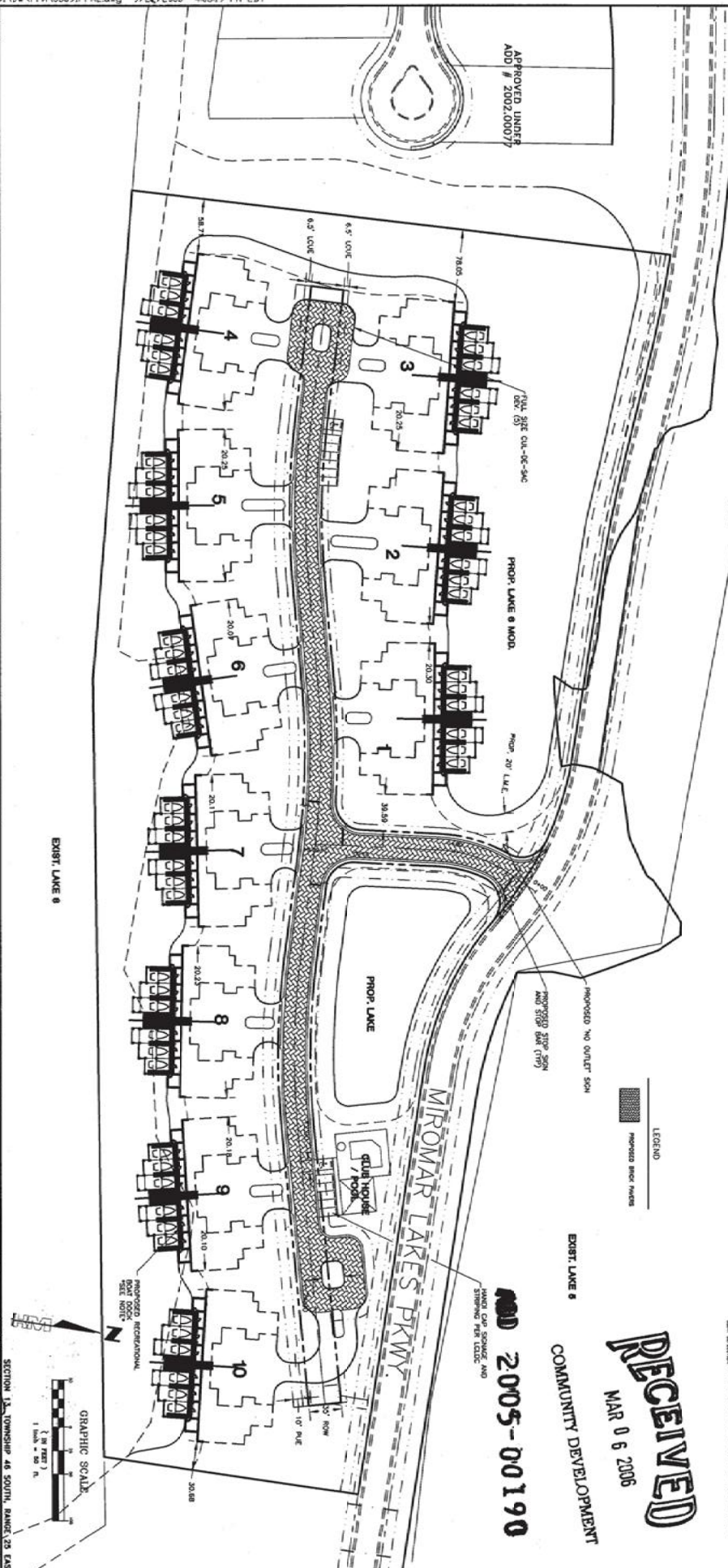
PRE-CONCRETE IMPROVEMENTS		
BUILDING	12.4, 67.9 SF	2.03 AC.
PAVEMENT/VALVES	100.1, 64.3 SF	10.02 AC.
GREEN AREA	144.4, 259.3 SF	2.41 AC.
EXISTING LAKE & EXPOSURE	82.1, 156.3 SF	0.31 AC.
EXISTING LAKE	84.1, 54.8 SF	1.84 AC.
PROPOSED LAKE	75.2, 118.3 SF	1.66 AC.
TOTAL	602.09 SF	13.88 AC.

PARKING CALCULATIONS

(2,000/60 UNITS) = 120 SPACES
 ALSO FROM 15th
 120 X 10 = 12 SPACES
 TOTAL SPACES REQUIRED = 132 SPACES
 TOTAL SPACES PROVIDED =
 = 130 SPACES (SHORTAGE)
 = 12 SPACES (GROSS) 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.
12. 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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RECEIVED
MAR 06 2006
COMMUNITY DEVELOPMENT

NO 2005-00190

**GULF SHORE HOMES
RAVENNA
AT MIROMAR LAKES
LEE COUNTY, FLORIDA**

Designed by	DATE
Client	09/09/05
Drawn by	DATE
JH	09/09/05
Checked by	Suite
CLK	09/09/05
Vertical scale	Horizontal scale
N/A	1" = 50'



H&M
HOLE MONTES
 ENGINEERS PLANNERS ARCHITECTS
 LANDSCAPE ARCHITECTURE

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

**FINAL PLAN APPROVAL
MASTER SITE PLAN**

THEFT 06/08/97 BY [Signature] DATE	REFERENCE NO. 05091MSP	Drawing No. 1092
CHARLES L. KIRING FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 031065 DATE	PROJECT NO. 2005091	SHEET NO. 2 OF 2