

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

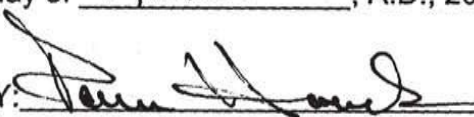
WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

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:

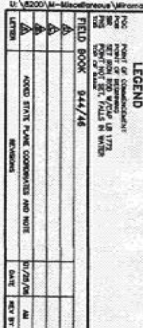
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK B, MIROMAR LAKES UNIT VI - BELLAMARE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74 AT PAGES 17 THROUGH 19 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.09°03'19"E., ALONG THE EAST LINE OF SAID MIROMAR LAKES UNIT VI,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



COW/VE	BARSIS	CURVE PAIR		
		CH1-7A	BEADING	LONGIT
C1	1232.50°	00.21.50°	118.34°	5.6172645° E
C2	1287.50°	04.50.35°	108.07°	5.6171346° E
C3	1332.50°	11.20.12°	101.00°	5.7253747° E
C4	217.50°	21.01.03°	173.30°	5.7254106° E
				125.97°



RAVENNA — TRACT BB

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SPOUTER AND WATER.	DATE: 07/08/07
DRINK BY: AM	DATE: 07/08/07
CHECKED BY: TMM	DATE: 11-40-07
SEC-TW-456	PERCENTAGE: 100
11-14/46/25	



950 Encore Way
Naples, FL 34110
Phone: (239) 264-2000
Florida Certificate of
Authorization No. 1772

Applicant's Legal Checked
by AM 30 MAE06

BOUNDARY SURVEY

THIS PROPERTY SUABLEY TO EXISTING RESTRICTIONS OR RESTRICTIONS OF RECORD, SAVING SPOON HENSON REFER TO THE DEED FOR LOT 1, BLOCK 1, HUNTERS LANE, UNIT 5 - 17 THROUGH 19 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING EXISTING. ASHED OF TITLE HAS NOT BEEN RECORDED BY SPOON HENSON.

1990 ADJUSTMENT.

THIS PROPERTY WAS COORDINATED SPOON HENSON REFER TO FLORIDA STATE PLANS BEING 200-0190.

UNRECORDED DEEDS OR OF RECORDS.

UNRECORDED DEEDS OR OF RECORDS TO THE PROPERTY HAVE NOT BEEN LOCATED OR FOUND ON THIS DATE. HAS BEEN ATTRIBUTED TO LOCATE THE TOP OF BASE ON THE ADJACENT LOTS.

THIS SUEPLY IS NOT VALID WITHOUT THE SUEPLYING AND THE ORIGINAL RECORD SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DEVELOPER TO: SPOON HENSON, LLC
SPOON HENSON, LLC
10000 N. W. 11TH AVE., SUITE 100
MIAMI, FL 33150
TEL: 305-555-1111
FAX: 305-555-1112

RECORD TO: HENSON & COMPANY, LP
HENSON & COMPANY, LP
10000 N. W. 11TH AVE., SUITE 100
MIAMI, FL 33150
TEL: 305-555-1111
FAX: 305-555-1112

CHORD TITLE COMPANY

AND 200-0190

MAI 13 2008

ZONING

I HEREBY CERTIFY THAT THE SUEPLY OF THE HENSON DECEASED PROPERTY WAS SAVING SPOON HENSON STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 86010-4, F.S.C.

DECEASED OF AUTHORITY: SPOON HENSON LA 1772

STATE OF FLORIDA
COUNTY OF MIAMI
THOMAS D. SPOON HENSON

[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:

THIS PROPERTY SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
EASEMENTS SHOWN HEREIN REFER TO THE EAST LINE OF LOT 1, BLOCK 6, MINERAL LANDS UNIT "A" -
ACROSS TO THE WEST LINE OF LOT 1, BLOCK 6, MINERAL LANDS UNIT "A" - AS RECORDED IN PLAT BOOK 72 AT PAGE 27
THROUGH 19 OF THE PUBLIC RECORDS OF THE COUNTY OF KANSAS AS BEING SAID EASEMENT.
EASEMENT OF TITLE HAS NOT BEEN RECEIVED BY SURVEYOR.
STATE PLANT OF TITLE HAS NOT BEEN RECEIVED BY KANSAS STATE PLANT WEST ZONE N.D. 83.
NO ADJACENT PROPERTY OWNERS HAVE BEEN NOTICED OF THIS ASSIGNMENT.
THIS PROPERTY WAS VACATED ON 07/20/05.

IMPROVEMENTS NOTHING ON OR ADJACENT TO THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
THIS SURVEY. WE HAVE ATTEMPTED TO LOCATE THE TOP OF BANK ON THE ADJACENT LAKES.
HOWEVER IN SOME AREAS WE WERE UNABLE TO DETERMINE IF DUE TO UNUSUAL HIGH WATER.
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAGED SEAL OF A FLORIDA
LICENSED SURVEYOR AND STAFFED.

CONVEYED TO: RANDORA PARTNERS, LLC 1/10/04 RECEIVED

2005-00190
NJD
CHIEFFY PASTORINO
WILSON & JOHNSON, LLP
MIRROBAR LAYES, LLC
MIRROBAR TITLE COMPANY, LLC
MAR 23 2005
ZONING

CHICAGO TITLE COMPANY

STANDARD FOR LENSES SPECIFIED IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 6107-6, F.S.

HOLE MONITE, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

10 OCT 85

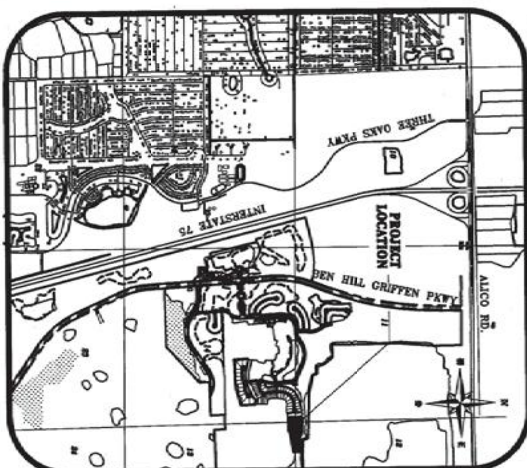
BY Thomas M. DePinto of
THOMAS M. DEPINTO
P.O. BOX
STATE OF FLORIDA

BOUNDARY SURVEY

05057BN

LEE COUNTY, FLORIDA
DATE: SEPTEMBER, 2005

DATE: SEPTEMBER, 2005

[illegible]

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

LOCATION MAP

OPEN SPACE		AREA (ACRES)
OPEN SPACE		218.96
GOAT COURSE		61.72
PHASE 1		13.10
PHASE 8		0.82
GOAT MAINTENANCE		6.68
VALENCIA		4.77
TRACT U & N		2.34
BEACH CLUB		0
THOU		0
BILALANTA		3.05
ADDITIONAL HILLTOP		6.71
ADDITIONAL HILLTOP		1.19
CORNER GREENS		0
VALENCIA		2.21
GOAT CLUBHOUSE		13.40
SAN MARINO		1.3
IMPROVED ACCESS DRIVE		0.38
TRACT C1/C2 OUTRIGGER		2.80
PORTO ROYAL		0
IMPROVED RESIDENTIAL		0.82
CASTLE & MANCINI		5.69
VALERIA & BELLI		3.17
VALENCIA		342.77
TOTAL		

[illegible]

PREPARED FOR:
Gulf Shore Homes

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

- 1) THE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE COVERED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY 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

Gulf Shore Homes
RAVENNA
AT MIROMAR LAKES
LEE COUNTY, FLORIDA

DRAWING NO.
1092
PROJECT NO.
05.091

GENERAL DEVELOPMENT NOTE:

BASED ON THE SPWS GENERAL REPORT SW-035344-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 CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE TAIL DRAINAGE, WATER MANAGEMENT AND SEWAGE DISPOSAL, FACILITIES.

LEGEND:

DE	CRANIAL EXOSTOSIS
PUL	PULPITARY EXOSTOSIS
LME	LINE MANTENANCE EXOSTOSIS

**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:

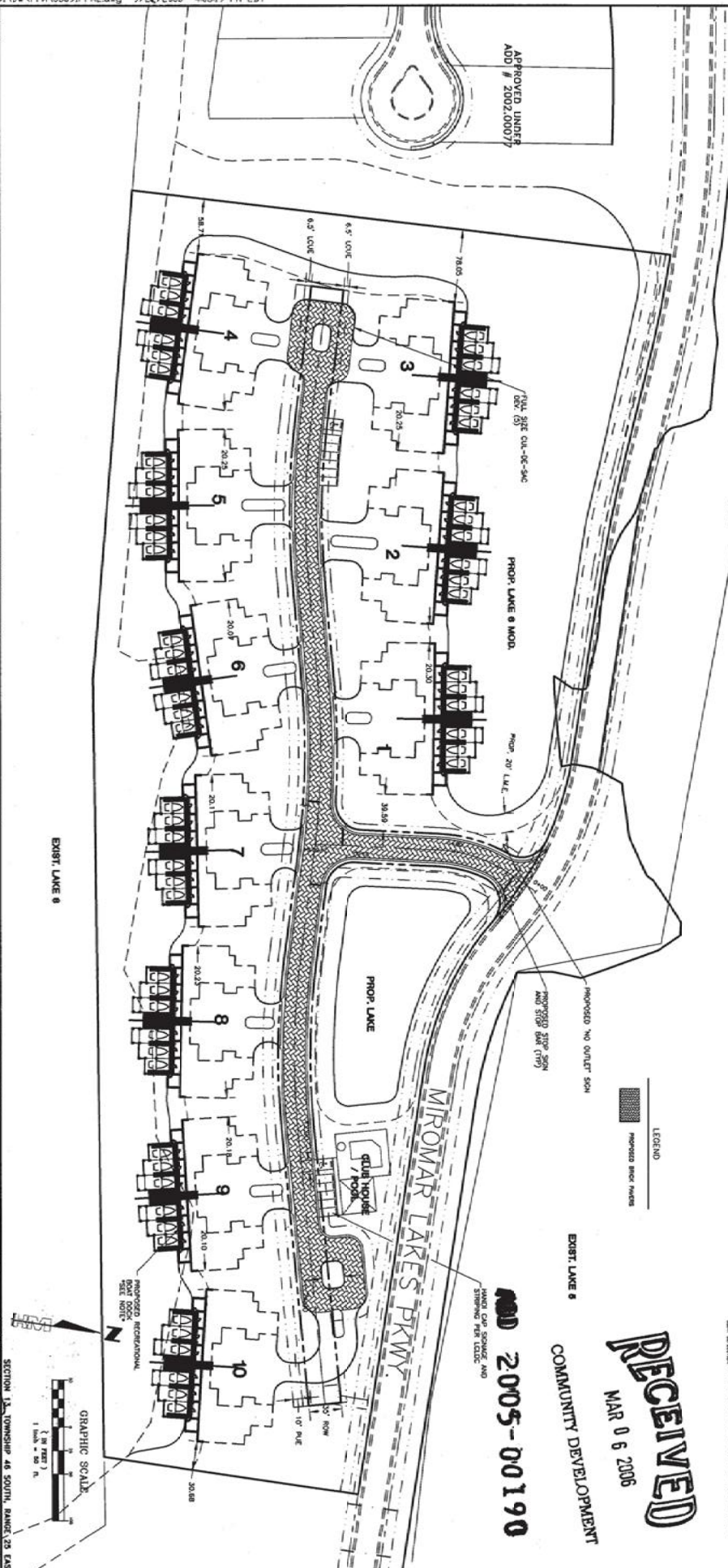
PRE-CONCRETE IMPROVEMENTS		
BUILDING	12.4, 67.9 SF	2.03 AC.
PAVEMENT/VALES	100.1, 64.3 SF	10.02 AC.
GREEN AREA	144.4, 259.3 SF	2.41 AC.
EXISTING LAKE & EXPOSURE	82.1, 156.3 SF	0.31 AC.
EXISTING LAKE	84.1, 154.3 SF	1.84 AC.
PROPOSED LAKE	75.2, 118.3 SF	1.66 AC.
TOTAL	602.09 SF	13.88 AC.

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 (GAIN) TO STANDARD 2 HAND-DRIVEN

GENERAL NOTES

10. It is an interdisciplinary responsibility to find, locate, and capture the creative talent that is available in the marketplace and to ensure that it is properly trained and motivated to perform at the highest level.
11. Creative talent is the most important resource in the 21st century. It is the most important resource in the 21st century. It is the most important resource in the 21st century.
12. The most important resource in the 21st century is creative talent. It is the most important resource in the 21st century. It is the most important resource in the 21st century.
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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
CK	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 04/06/98			
REFERENCE NO.	05091MSP	Drawing No.	1092
PROJECT NO.	2005091	SHEET NO.	2 OF 2