

Exhibit D

ADMINISTRATIVE AMENDMENT (FPA) ADD2019-00178

ADMINISTRATIVE AMENDMENT LEE COUNTY, FLORIDA

WHEREAS, Miromar Lakes, LLC filed an application for **Final Zoning Plan Approval within the Mixed Use Planned Development on a project known as Resort Village - Phase 2 to amend the Final Zoning Plan Approval granted in ADD2017-00013** to:

- **Extend Lake Maggiore Way;**
- **Revise the construction entrance to a final entrance design;**
- **Expand the existing recreational lake; and**
- **Remove previously approved Boat Storage Facility and Access Road.**

WHEREAS, the property is located in Miromar Lakes, described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the applicant indicates the current STRAP Number for the subject property is 11-46-25-L1-15FD1.0000; and

WHEREAS, the property was originally rezoned in Resolution Number Z-99-029 (with subsequent amendments adopted in Resolution Numbers Z-02-072, Z-06-064, Z-10-019, Z-12-004, and Z-13-020); and

WHEREAS, ADD2017-00013 for Miromar Lakes Resort Village – Phase 2 Final Zoning Plan Approval was granted on April 4, 2017 allowing for 29 single-family homes and related infrastructure; and

WHEREAS, this application has been sought to amend this previous action to adopt a new Final Plan Approval for Resort Village - Phase 2; and

WHEREAS, as part of the subject application the applicant is eliminating the proposed development of a boat storage facility and access road; and

WHEREAS, it is found the previously imposed conditions in ADD2017-00013 associated to these uses are no longer necessary; and

WHEREAS, the applicant is not proposing to amend that portion of the Final Zoning Plan Approval in ADD2017-00013 allowing for development of 29 single-family homes with related infrastructure; and

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

WHEREAS, Resolution Number Z-13-020 requires Final Plan Approval in Condition 1.c. and d., as a prerequisite to approval of any local Development Order, specifying the type, intensity, and configuration of development for the particular site; 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 Zoning Final Plan Approval 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 within the Mixed Use Planned Development to amend the Final Zoning Plan Approval granted in ADD2017-00013** to:

- **Extend Lake Maggiore Way;**
- **Revise the construction entrance to a final entrance design;**
- **Expand the existing recreational lake; and**
- **Remove previously approved Boat Storage Facility and Access Road.**

is **APPROVED**, subject to the following conditions:

1. **The terms and conditions of the original zoning resolution, as amended, remain in full force and effect. Conditions of ADD2017-00013 related to the remaining elements of development approved in that action remain in effect, unless specifically amended by this action.**

With the elimination of the Boat Storage Facility and related boat launch and access road, ADD2017-00013 Conditions 8 through 17 are no longer in effect.

2. **The Development must be in compliance with the amended three-page FINAL PLAN APPROVAL for Miromar Lakes Resort Village – PH2D. A reduced copy is attached hereto.**
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 Zoning Manager 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, adopted, and electronically signed on 1/17/2020

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits:

- A. Legal Description
- B. Final Zoning Plan

EXHIBIT A

CASE NUMBER: ADD2019 -00178

STRAP NUMBERS

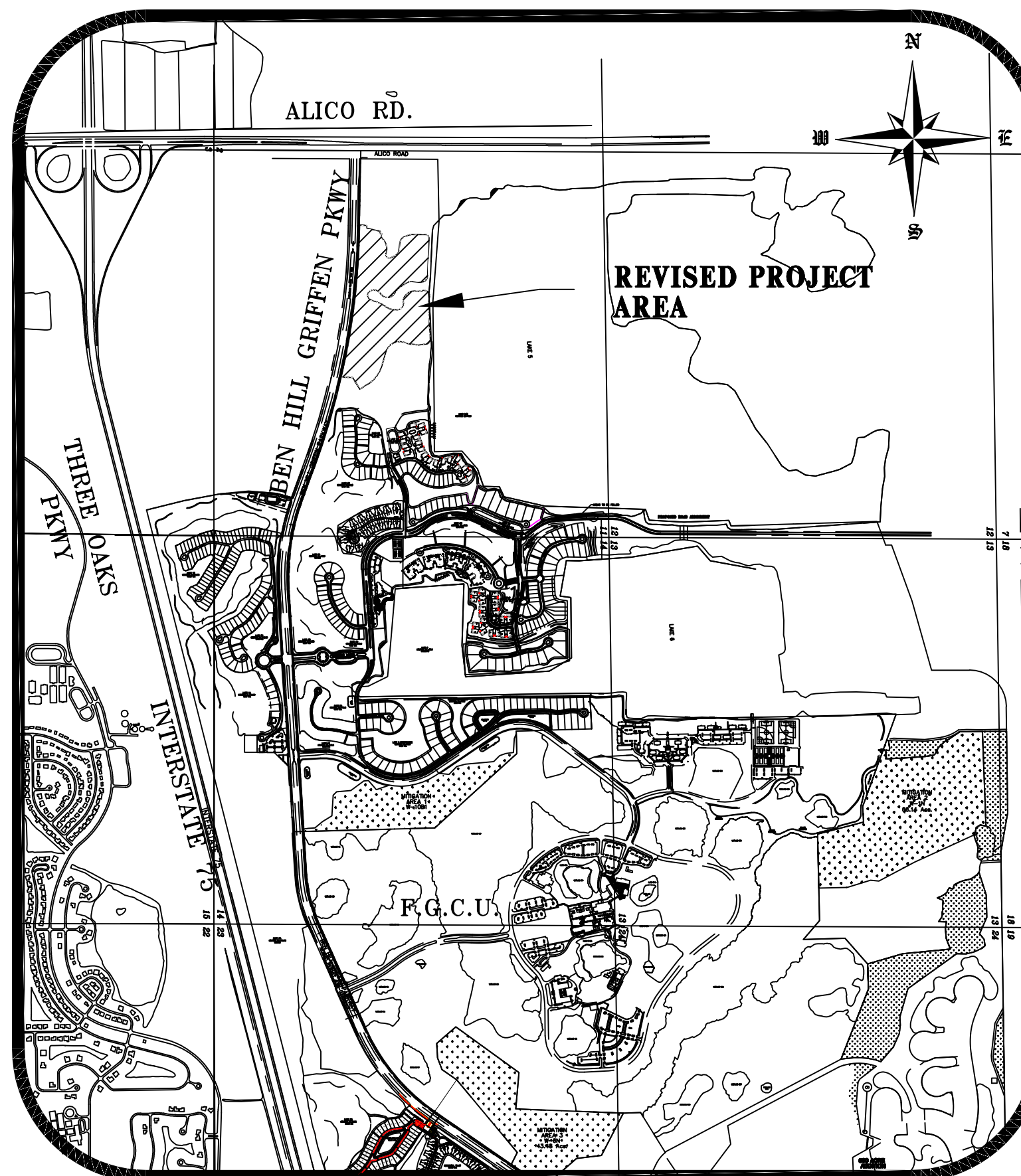
11-46-25-L1-15FD1.0000

11-46-25-L1-15FD1.0010

***REVIEWED
ADD2019-00178
Daniel Munt, Planner
Lee County DCD
12/18/2019***

FINAL PLAN APPROVAL FOR

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.	4/6/2009	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.
ADD2015-00070	LAKE SHORELINE STABILIZATION	10/6/2015	RECREATIONAL	RIP RAP TO 65%
ADD2015-00079	TRACT M-M	07/14/2015	SINGLE FAMILY	12 UNITS
ADD2015-00209	POSITANO	01/12/2016	MULTI-FAMILY	40 UNITS
ADD2016-00025	TEMP BOAT STORAGE	07/07/16	RECREATION	N/A
ADD2016-00148	RESORT VILLAGE PH1	11/29/16	SINGLE FAMILY	24 UNITS
ADD2016-00206	SARDINIA	01/06/17	SINGLE FAMILY	8 UNITS
ADD2017-00013	RESORT VILLAGE PH2	07/30/19	SINGLE FAMILY	29 UNITS
ADD2019-	RESORT VILLAGE PH3	PENDING	SINGLE FAMILY	29 UNITS



PROPERTY LOCATION MAP
N.T.S.

STRAP NOS.

11-46-25-00-00001.0040

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
LAKE SHORE STABILIZATION	0
TRACT M-M	1.90
POSITANO	1.60
TEMPORARY BOAT STORAGE FACILITY	0.92
RESORT VILLAGE PHASE 1	2.26
SARDINIA	1.27
RESORT VILLAGE PHASE 2	7.02
TOTAL	420.07 AC.

BOAT DOCK HISTORY		
<u>SINGLE FAMILY SUBDIVISIONS</u>	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
SORENTO (EAST 100 AC.)	11	0
PORTOFINO (EAST 100 AC.)	20	0
MURANO (EAST 100 AC.)	19	0
NAVONA (PENINSULA PH II)	18	0
SALERNO (PENINSULA PH III)	10	0
SALERNO (PENINSULA PH IV)	22	0
ESTATE LOTS (PENINSULA PH IV)	0	0
VILLA LOTS (PENINSULA PH IV)	0	0
TRACT M-M	0	0
POSITANO	0	0
RESORT VILLAGE - PHASE 1	0	0
SARDINIA	0	8
RESORT VILLAGE - PHASE 2	0	29
TOTAL	232	29
<u>ANCILLARY (250 MAXIMUM)</u>	<u>BOAT SLIPS APPROVED</u>	<u>BOAT SLIPS PROPOSED</u>
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
THE PENINSULA PH IV	16	0
	169	0
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 FOR:

MIROMAR LAKES, LLC

**CONTACT PERSON: TIM BYAL-V.P.
10801 CORKSCREW ROAD - SUITE 305
FT. MYERS, FL 33928
PH (239) 390-5100**

PREPARED BY:



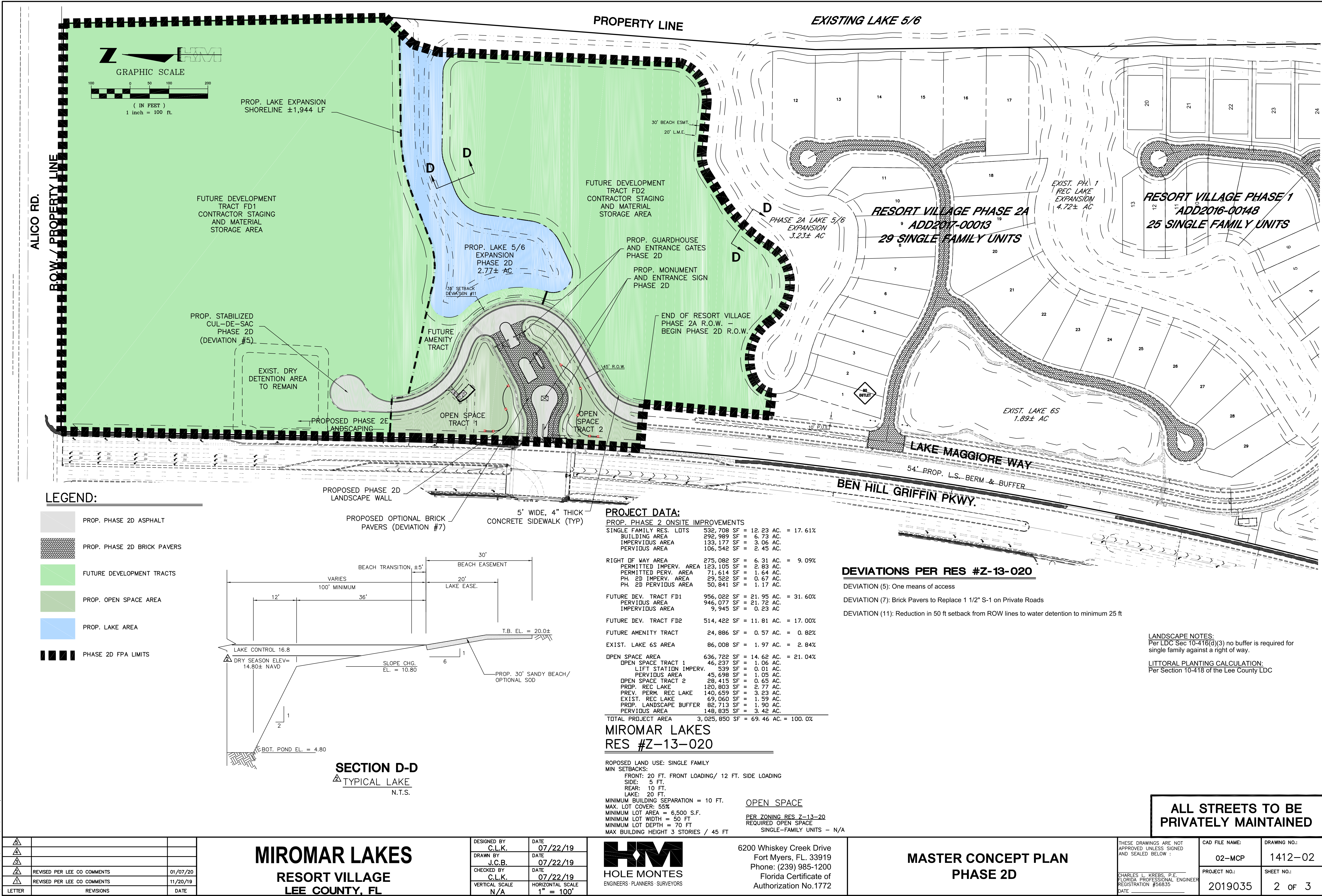
HMM
HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

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

EXHIBIT B

DRAWING NO. 1407	MIROMAR LAKES RESORT VILLAGE PHASE 2D		LEE COUNTY, FLORIDA	
PROJECT NO. 16.045	3 4 3 2 1	3 4 3 2 1	3 4 3 2 1	3 4 3 2 1
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :				
04/20/16 DATE			CHARLES L. JOERS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56855	

H:\2019\2019035\UN\PLAN SET\PA\02-MCP.dwg Tab: 1412-07 MRP: Jan 07, 2020 = 8:44am



REVISION	DATE	REVISION	DATE
1	01/07/20	2	11/20/19
REVISOR	DATE	REVISOR	DATE
1	01/07/20	2	11/20/19

MIROMAR LAKES
RESORT VILLAGE
LEE COUNTY, FL

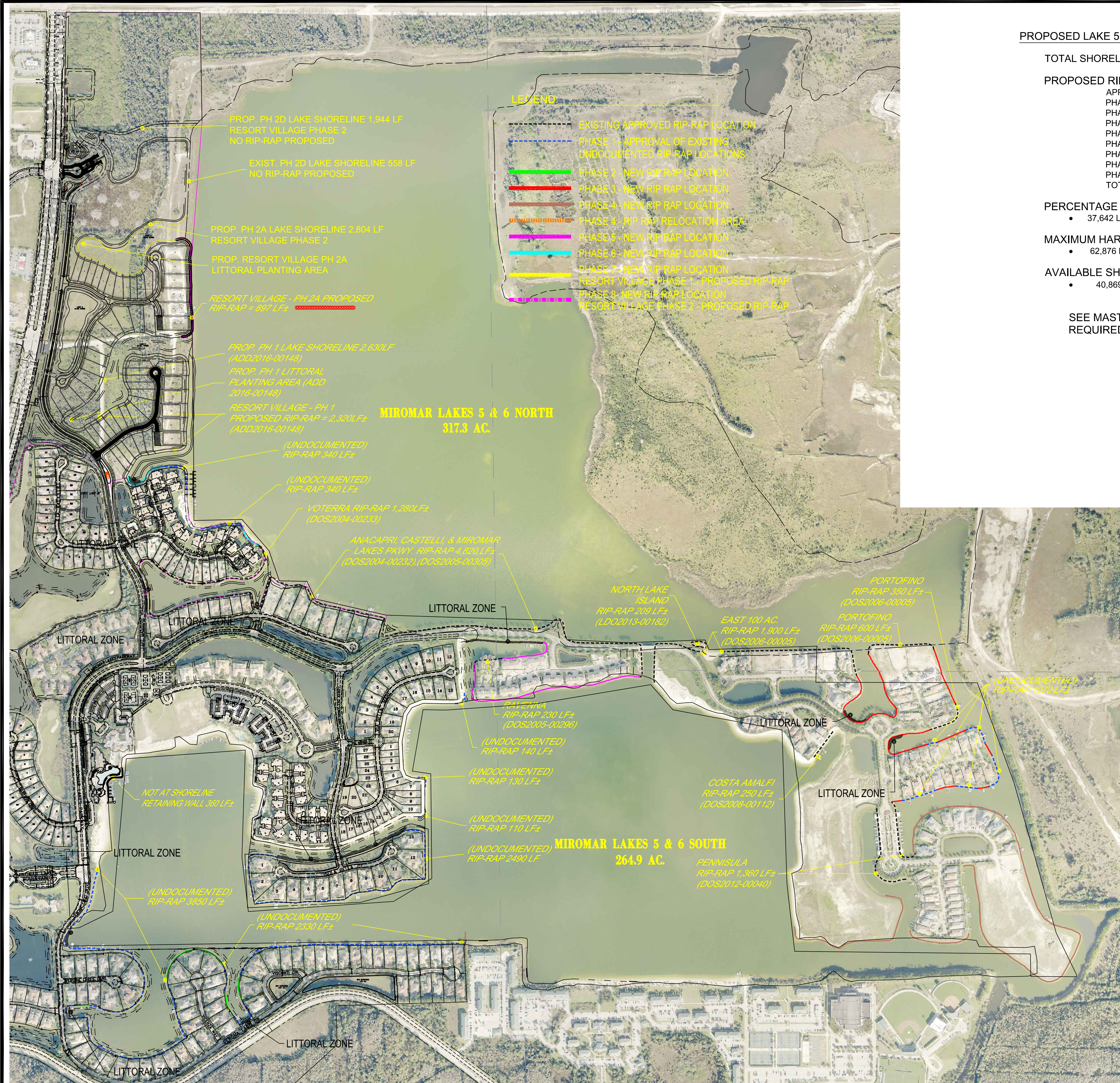
DESIGNED BY C.L.K.	DATE 07/22/19
DRAWN BY J.C.B.	DATE 07/22/19
CHECKED BY C.L.K.	DATE 07/22/19
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 100'



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

MASTER CONCEPT PLAN
PHASE 2D

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME: 02-MCP	DRAWING NO.: 1412-02
CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	PROJECT NO.: 2019035	SHEET NO.: 2 OF 3



PROPOSED LAKE 5 & 6 SHORELINE:

TOTAL SHORELINE	62,876 L.F.
PROPOSED RIP RAP	
APPROVED	11,130 L.F.
PHASE 1	10,750 L.F.
PHASE 2	1,140 L.F.
PHASE 3	2,910 L.F.
PHASE 4	5,795 L.F.
PHASE 5	2,100 L.F.
PHASE 6	600 L.F.
PHASE 7 RESORT VILLAGE PH1	2,320 L.F.
PHASE 8 RESORT VILLAGE PH2	897 L.F.
TOTAL	37,642 L.F.

PERCENTAGE TO COVER PROPOSED SHORELINE TREATMENT

- 37,642 L.F. / 62,876 L.F. *100 = 59.87%

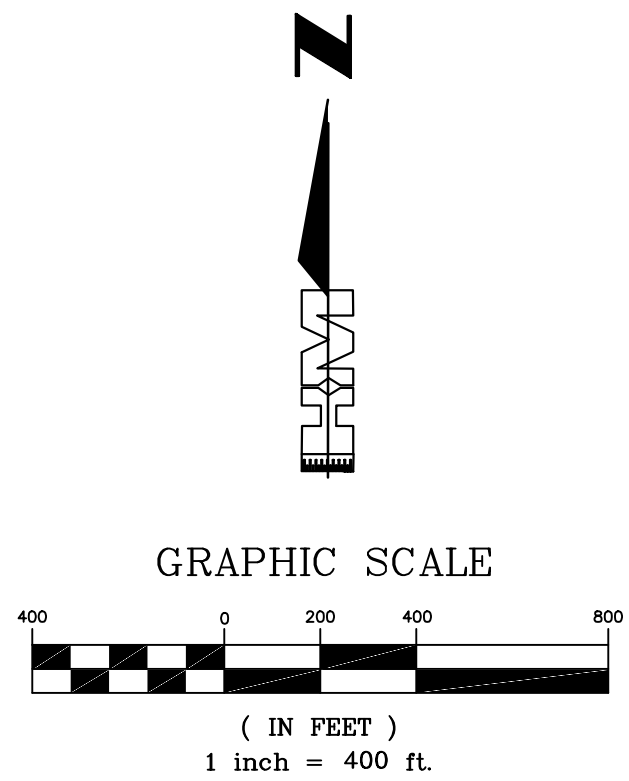
MAXIMUM HARDENED SHORELINE TREATMENT (65%)

- 62,876 L.F. * 65.0% = 40,869 L.F.

AVAILABLE SHORELINE TREATMENT FOR STABILIZATION

- 40,869 L.F. - 37,642 L.F. = 3,227 L.F.

SEE MASTER CONCEPT PLAN FOR PHASE 2 RESORT VILLAGE FOR REQUIRED LITTORAL PLANTINGS AND LOCATION



GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
- 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.
- THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
- 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.
- ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

GENERAL DEVELOPMENT NOTE:

- BASED ON THE SPWMD GENERAL PERMIT #36-03568-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA, IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

MIROMAR LAKES
RESORT VILLAGE
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	9/16
DRAWN BY:	JKH	DATE:	9/16
CHECKED BY:	CLK	DATE:	9/16
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 400'



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

MASTER STABILIZATION PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE _____

REFERENCE NO.	DRAWING NO.
16045MSP	1407-03
PROJECT NO.	SHEET NO.
2019.035	3 OF 3