

ADMINISTRATIVE AMENDMENT (FPA) - ADD2003-00151

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Development, Inc. filed an application to amend the Final Zoning Plan Approval for a Mixed Use Planned Development on a project known as Caprini Greens at Miromar Lakes, described more particularly as:

LEGAL DESCRIPTION: In Section 14, Township 46 South, Range 25 East, Lee County, Florida:

MIROMAR LAKES UNIT VII – CAPRINI SUBDIVISION, PLAT BOOK 76,
PAGES 58 THROUGH 62, PUBLIC RECORDS, LEE COUNTY, FLORIDA.

WHEREAS, the property current MPD zoning was originally approved by Resolution Number Z-99-029 with subsequent administrative amendments: ADD2000-00110, ADD2000-00111, ADD2000-00117, ADD2000-00161, ADD2001-00018, ADD2001-00085, ADD2001-00113A, ADD2001-00125, ADD2002-00045, ADD2002-00077, ADD2002-00168, ADD2003-00028, ADD2003-00047; 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 Caprini Greens parcel is within a project known as Mediterranean Village, which project previously received Final Plan Approval by administrative amendment ADD2002-00077; and

WHEREAS, the Caprini Greens parcel previously received Final Plan Approval by administrative amendment ADD2002-00168; and

WHEREAS, the developer seeks to modify those Final Plan Approvals to allow privacy wall construction on side lot lines and screen cages to attach to the privacy walls and/or eaves on adjoining lots; 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

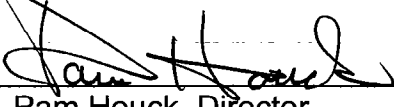
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation 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 Caprini Greens at Miromar Lakes is **APPROVED** with the following conditions:

1. The Development must be in substantial compliance with the three (3) page Final Plan, by Hole Montes, dated 12/09/03, stamped "Received" by the Permit Counter on December 9, 2003.
2. Final Zoning Plan ADD2003-00151 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 19th day of December, A.D., 2003.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development

RECEIVED
JUN 05 2003
PERMIT COUNTER

ADD 2003-00151

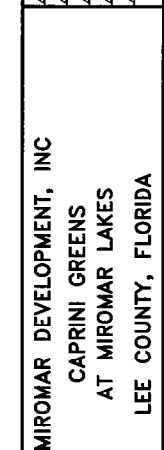
OPEN SPACE	
OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.96
PHASE I	61.72
PHASE II	13.10
GOLF MAINTENANCE	0.92
VALENCIA	8.08
TRACT M & N	4.77
BEACH CLUB	2.34
TIVOLI	0
BELLAVISTA	3.55
MEDITERRANEAN VILLAGE	8.71
CAPRINI GREENS	1.19
VAVALDI	0
GOLF CLUBHOUSE	2.51
TOTAL	323.85

1	DATE	REVISIONS
2		
3		
4		
5		

THIS WORK WAS NOT
 FOR THE PURPOSES OF
 THE RELIANCE

CHARLES L. KUPERS
 FLORIDA PROFESSIONAL ENGINEER
 LICENSE NO. 12407
 DATE

Charles L. Kupers



APPROVED

Final Plan Approval
for MIXED USE Planned Development
Subject to Case # RDD 2003-00151
Date 12/18/03

PREPARED BY:

- 1.) 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, 2000), AND AMENDMENTS THERETO.
- 2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2000, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.



HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6202-F Presidential Court
Fort Myers, FL. 33919
Phone : (941) 985-1200
Florida Certificate of
Authorization No.1772

EXOTICS MAINTENANCE PLAN:

- THE FOLLOWING PLAN WILL BE UTILIZED TO ADDRESS EXOTIC SPECIES ON-SITE:
- ALL EXISTING EXOTICS (MELALEUCA, BRAZILIAN PEPPER, AUSTRALIAN PINE, DOWNY ROSE MYRTLE, EARLEAF ACACIA, AND TROPICAL SODA APPLE) WITHIN ALL DEVELOPMENT AREA WILL BE REMOVED BY MECHANICAL MEANS. EXISTING NATIVES WILL BE PROTECTED DURING THIS PROCESS.
 - REMAINING ROOTS OR STUMPS WILL BE SPRAYED WITH GARLON 5 BASAL SPRAY.
 - MIROMAR LAKES HOMEOWNERS ASSOCIATION, WILL PROVIDE AN ON-GOING LANDSCAPE MAINTENANCE PROGRAM THAT WILL INCLUDE REMOVAL OF EXOTIC SPECIES AS A STANDARD MAINTENANCE ITEM. IN THIS CASE, BOTH MECHANICAL AND CHEMICAL MANAGEMENT TECHNIQUES WILL BE USED.
 - APPROPRIATE MEANS (NOT DESTRUCTIVE TO INDIGENOUS VEGETATION) WILL BE USED TO REMOVE EXOTIC VEGETATION.
 - HAND REMOVAL OF EXOTICS WILL BE USED IN ALL INDIGENOUS OPEN SPACES.

GENERAL DEVELOPMENT NOTE:

- 1) BASED ON THE SFVWD GENERAL PERMIT #36-02568-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.

LITTORAL ZONE PLANTING NOTES

- PLANTED VEGETATION SHALL BE FROM A LOCAL OR REGIONAL (CARLINA OR SOUTH) SOURCE AND NURSERY GROWN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTIONS OF PLANTED VEGETATION TO DETERMINE WATERING REQUIREMENTS TO ENSURE SURVIVAL OF PLANTED VEGETATION.
- CONTRACTOR SHALL WATER PLANTED VEGETATION AS NECESSARY TO ENSURE SURVIVAL OF PLANTED VEGETATION. A MINIMUM OF 90% SURVIVABILITY OF PLANTINGS IS REQUIRED.

PLANT SPECIES

NOTE: TOTAL QUANTITIES OF PLANTS WILL BE DETERMINED BY ACTUAL AS-BUILT LAKE SHORELINE. TOTAL NUMBER OF PLANTS FOR PROPOSED LAKE (BASED ON 1 PLANT PER LF OF SHORELINE AT CONTROL ELEVATION)

CORDBASS (SPARTINA BAKERI)
SOFT RUSH (JUNCUS EFFUSUS)
BLUE FLAG IRIS (IRIS VIRGINICA)
GOLDEN CANN (CANN FLACIDA)
PICKERELWEED (PONTEDERIA CORDATA)
ARROWHEAD (SAGITTARIA LANCEOLATA)
SOFT STEM BULRUSH (SCIRPUS VALIDUS)
FRAGRANT WATER LILY (NYMPHAEA LIDORATA)
SPATTERDOCK (NUPHAR LUTEUM)

ESTIMATED # OF LITTORAL PLANTS

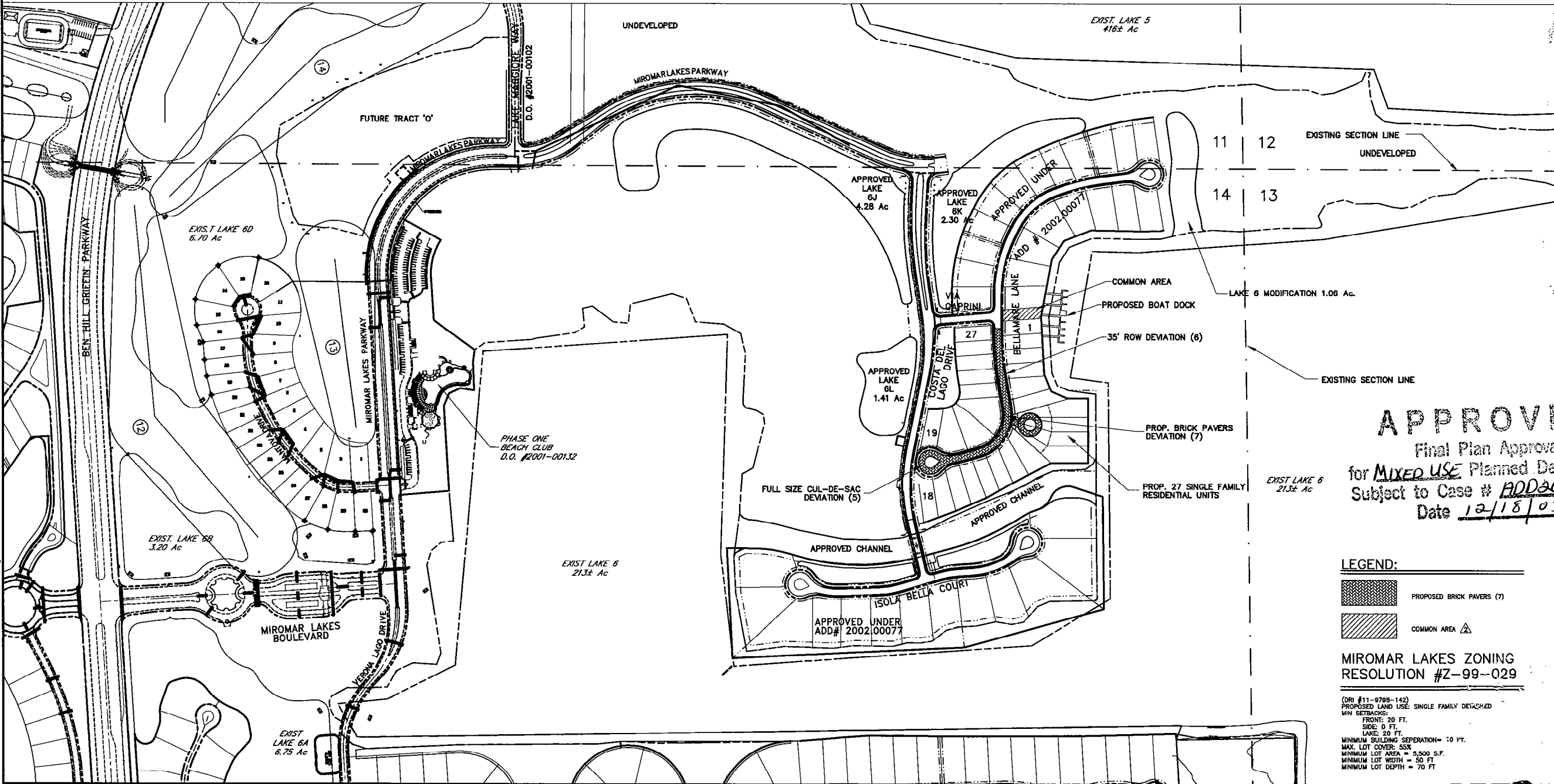
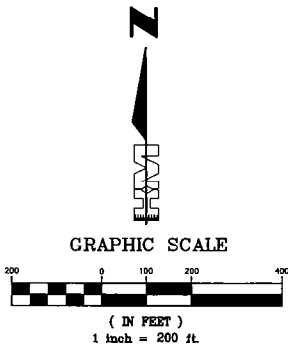
LAKE ID	LAKE PERIMETER	# OF PLANTS
LAKE 6G	3475 LF	3,475
LAKE 6H	1040 LF	1,040
LAKE 6I	1235 LF	1,235
LAKE 6 MOD.	1110 LF	1,110
TOTAL	5860 LF	6,860

GENERAL LANDSCAPE NOTES

- All trees must be a minimum of 10 feet in height, have a 2-inch caliper at 12 inches above ground, and have a four-foot spread. Remaining trees must be a minimum of 8 feet in height, have a 1-inch caliper at 12 inches above the ground, and a three-foot spread. [10-420(c)(1)]
- Palms which normally grow with a single trunk and obtain a height of twenty (20) feet may be substituted for up to 25% of the required number of trees.
- Where trees are larger than eight (8) feet, guys and stays are to be provided and installed.
- Shrubs shall be a minimum of twenty-four (24) inches in height at planting. Shrubs shall be full and well branched at time of planting.
- All shrubs shall be clustered in minimum groupings of 3.
- Sodding or seeding and mulch is required in all unpaved areas within the site boundaries unless other plantings are specified.
- Grass areas shall be planted with species normally grown as permanent lawns in Lee County.
- All planting areas are to be mulched.
- Barricade all trees proposed for preservation prior to construction. Barricades shall be placed at full drip line or six (6) feet from trunk whichever is greater. Barricades shall consist of 2 x 2 posts spaced four or five feet on-center and 1 x 2 cross pieces.
* (Selected trees shall be barricaded prior to site clearing)
- Plant materials used shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants" Part I and "Grades and Standards for Nursery Plants" Part II, Florida Department of Agriculture and Consumer Services, Tallahassee.

11. The following exotic species of plants shall be removed and maintained from development area:
- Melaleuca species (Punk Tree, Cajuput Tree, Paperbark Tree)
 - Casuarina species (Australian Pine)
 - Schilus species (Brazilian Pepper, Florida Holly)
 - Rhododendron tomentosus (Downy Rose Myrtle)
 - Acacia auriculiformis (Earleaf Acacia)
 - Tropical Soda Apple
12. Trees and shrubs may be of the following indigenous species:
- TREES
Live Oak (Quercus virginiana)
Florida Boxwood (Schoeffleria frutescens)
Black Olive (Baccharis buxaria)
Slash Pine (Pinus elliotii)
Sweet Bay (Magnolia virginiana)
Cabbage Palm (Sabal palmetto)
Laurel Oak (Quercus laurifolia)
- SHRUBS
Southern Wax Myrtle (Myrica caribaea)
Native Azaleas (Rhododendron spp.)
Shrub Holly (Ilex opaca arenicola)
Coccoloba (Chrysobalanus icaco)

13. Single-family residence developments constructed on individual lots. One tree must be provided per 3,000 sq. ft. of development area, which must include a minimum of two trees per single-family lot installed prior to issuance of the certificate of occupancy. [10-416(a)(1)]
- Number of lots = 27
Number of trees per lot = 2
Number of proposed trees = 27 lots x 2 trees per lot
Number of proposed trees = 54 trees
14. Mulch Requirement. A two-inch layer, after watering in, of mulch or other recycled materials must be placed and maintained around all newly installed trees, shrubs and ground cover plantings. Each tree must have a ring of mulch no less than 24 inches beyond its trunk in all directions. [10-420(e)]



APPROVED
Final Plan Approval
for **MIXED USE** Planned Development
Subject to Case # **ADD3003-00151**
Date **12/18/03**

LEGEND:
[Pattern] PROPOSED BRICK PAVERS (7)
[Pattern] COMMON AREA

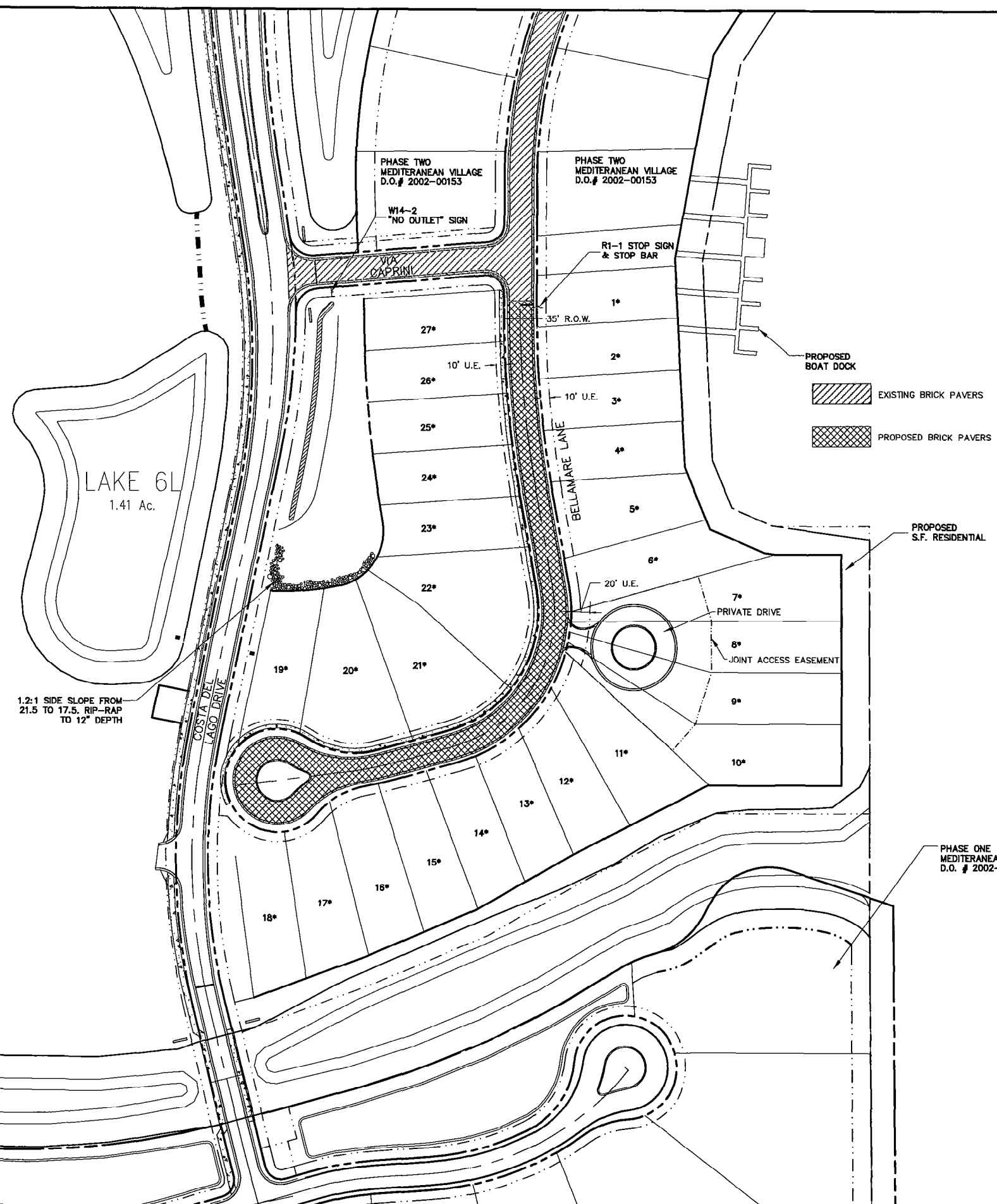
MIROMAR LAKES ZONING RESOLUTION #Z-99-029

(OR #11-8785-142)
PROPOSED LAND USE: SINGLE FAMILY DETACHED
MIN. SETBACKS:
FRONT: 20 FT.
SIDE: 0 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPERATION= 10 FT.
MAX. LOT COVER: 30%
MINIMUM LOT AREA = 3,500 S.F.
MINIMUM LOT WIDTH = 50 FT.
MINIMUM LOT DEPTH = 70 FT.

MIROMAR LAKES ZONING RESOLUTION #Z-99-029 PROPOSED DEVIATIONS

DEVIATION (5): Full Size Cul-de-Sac at Each Dead End.
DEVIATION (6): Minimum R.O.W. Width of 35 ft.
DEVIATION (7): Brick Pavers to Replace 1 1/2" 5-1 on Private Roads

U:\2002\2002127\FPA\AMENDED FPA 031204\02127MSP_2_V LOT NUM.dwg 12/9/2003 1:59:31 PM EST



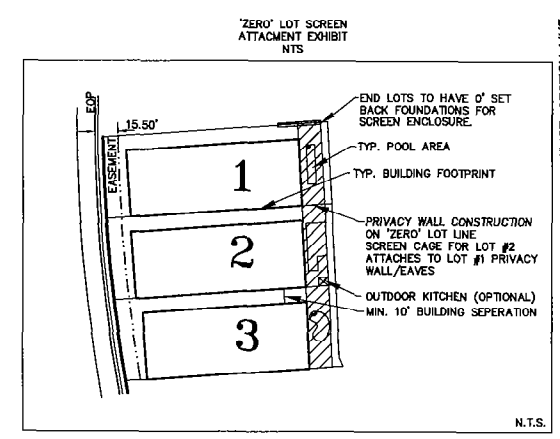
ESTIMATED # OF LITTORAL PLANTS
LITTORAL PLANTINGS PER PHASE 1 AND 2 APPROVED PLANS.

NOTE: LOTS 7-10 TO HAVE ACCESS THRU JOINT ACCESS EASEMENT

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COUNTY CLERK

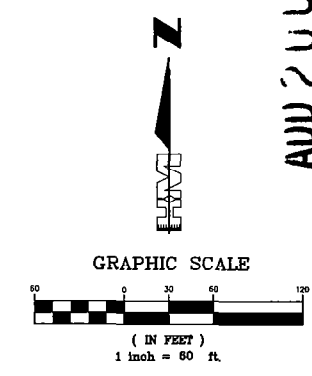
COUNTY CLERK

ADD 2003-00151



* IF AN EASEMENT FOR SUCH PURPOSES IS GRANTED BY THE AFFECTED PROPERTIES, PATIOS, POOLS, AND SCREEN ENCLOSURES ARE ALLOWED WITHIN THE REQUIRED 10 FEET BUILDING SEPARATION AND MAY ATTACH TO THE STRUCTURES ON THE ADJACENT PROPERTIES.

EAST: SECTION LINE - SECTION 14
EAST: SECTION LINE - SECTION 13



SECTION 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST

APPROVED
Final Plan Approval
for Mixed Use Planned Development
Subject to Case # ADD2003-00151
Date 12/18/03

LETTER	REVISIONS	DATE

MIROMAR LAKES
MEDITERRANEAN VILLAGE
CAPRINI GREENS
LEE COUNTY, FLORIDA

DESIGNED BY: REB	DATE: 10/21/02
DRAWN BY: BNT	DATE: 10/21/02
CHECKED BY: CLK	DATE: 10/21/02
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 60'



6202-F Presidential Court
Fort Myers, FL. 33919
Phone : (941) 985-1200
Florida Certificate of
Authorization No.1772

MASTER SITE PLAN

THIS DRAWING IS NOT
APPROVED UNLESS SIGNED
AND SEALED BY THE
ENGINEER
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #88835
DATE 12/09/03

REFERENCE NO. 02127MSP	DRAWING NO. 943
PROJECT NO. 2002127	SHEET NO. 3 OF 3