

ADMINISTRATIVE AMENDMENT (FPA) - ADD2005-00104

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Spectrum Engineering filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development on a project known as St John Neumann Center for Place of Worship on property located at 9900 F.G.C.U. Lake Parkway West, described more particularly as:

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

TRACT F-5, MIROMAR LAKES UNIT ONE SUBDIVISION, AS
RECORDED IN PLAT BOOK 67, PAGE 68, PUBLIC RECORDS
OF LEE COUNTY, FLORIDA.

WHEREAS, the property was originally rezoned in case number Resolution Z-99-029 with subsequent amendments then amendment by Resolution Z-02-072; and

WHEREAS Resolution Z-02-072 (Case DCI2001-00033 and DRI2001-00004) was approved by the Board of County Commissioners on February 16, 2004 which supercedes Resolution Z-99-029; 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, Condition 1.c. of Resolution 02-072 requires final plan approval prior to the issuance of a local development order that proposes vertical development; and

WHEREAS, the applicant is proposing the construction of a 14,736 square feet building for a place of worship on 5 acres; and

WHEREAS, the 5 acres is designated "R" Residential on Map H and was originally planned for residential however, a place of worship was added to the Schedule of Uses in the "R" Residential designation by Resolution Z-02-072; and

WHEREAS, Lee County Division of Environmental Sciences reviewed the proposed place of worship and found the development meets the open space and buffer requirements as outlined in the DRI; 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 place of worship is **APPROVED with the following conditions:**

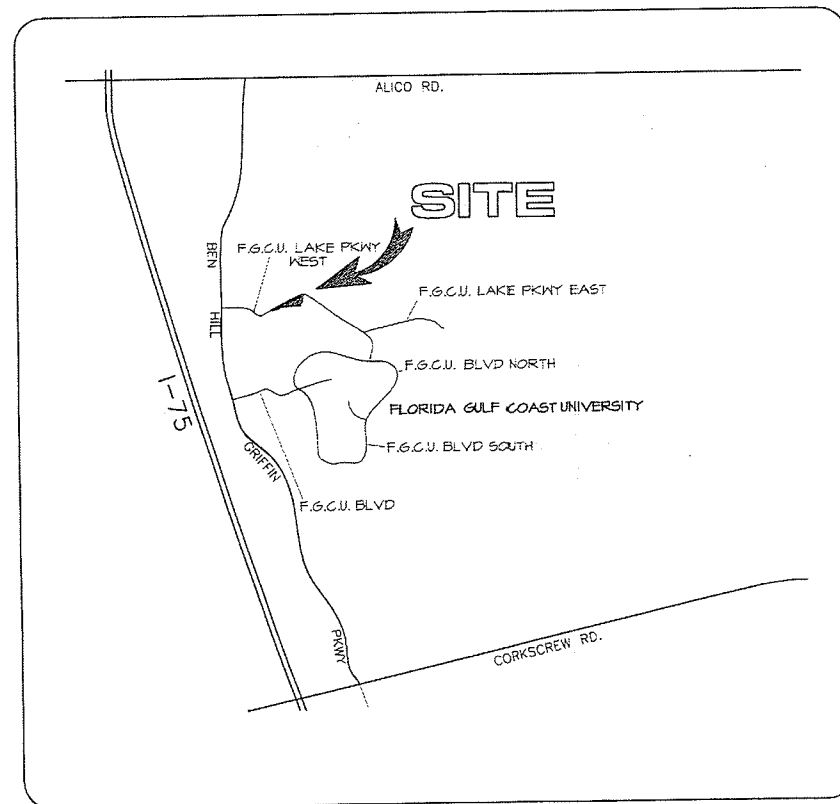
1. **The Development must be in substantial compliance with the six page Final Zoning Plan, by Spectrum Engineering, dated May 2005, stamped received by the Permit Counter on May 9, 2005.**
2. **Final Zoning Plan ADD2005-00104 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
3. **Any development which is not substantially consistent with the final site plan approved herein and attached hereto, will require an additional, amended final plan approval.**
4. **Terms and conditions of the original zoning resolution remain in full force and effect.**

DULY SIGNED this 12th day of July, A.D., 2005.

BY: Mary Gibbs
for Pam Houck, Director
Division of Zoning
Department of Community Development

FINAL PLAN APPROVAL FOR ST. JOHN NEUMANN CENTER

APPROVAL HISTORY				
LEE COUNTY NUMBER	TRACT	DATE	TYPE	QUANTITY
ADD2001-0018	GOLF MAINT.	APPROVED	COMMERCIAL	7500 S.F.
ADD2000-00110	PHASE ONE	07/27/00	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE ONE	07/27/00	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE TWO	07/31/00	SINGLE FAMILY	51 UNITS
ADD2000-00161	VALENCIA	APPROVED	MULTI. FAMILY	80 UNITS
ADD2001-00085	TRACT M & N	APPROVED	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	APPROVED	RECREATION	4.77 ACRES
ADD2001-00125	TIVOLI	APPROVED	SINGLE FAMILY	113 UNITS
ADD2002-00045	BELLAVISTA	APPROVED	MULTI-FAMILY	60 UNITS
ADD2002-00077	MED. VILLAGE	APPROVED	SINGLE FAMILY	33 UNITS
ADD2002-00168	CAPRINI GREENS	APPROVED	SINGLE FAMILY	27 UNITS
ADD2003-00028	VAVALDI	APPROVED	MULTI-FAMILY	60 UNITS
ADD2003-00047	GOLF CLUBHOUSE	APPROVED	RECREATION	5.45 ACRES
ADD2003-00151	CAPRINI GREENS MOD	APPROVED	AMEND ADD 2002-00168	
ADD2004-00033	SAN MARINO	APPROVED	MULTI-FAMILY	160 UNITS
ADD2004-00042	MIRASOL ACCESS	APPROVED	ACCESS	5.07 ACRES
ADD2004-00045	C1/C2 ACCESS	APPROVED	ACCESS	1.02 ACRES
ADD2004-00054	PORTO ROMANO	APPROVED	SINGLE FAMILY	55 UNITS
ADD2004-00070	MIRASOL RESIDENTIAL	PENDING	MULTI-FAMILY	120 UNITS
ADD2004-00177	CASTELLI & ANACAPRI	PENDING	SINGLE FAMILY	18 UNITS
ADD2004-00253	VOLTERRA & BELLINI	APPROVED	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD	ST. JOHN NEUMANN	PENDING	PLACE OF WORSHIP	14,736 S.F.



SITE LOCATION MAP
N.T.S.

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
ST. JOHN NEUMANN CENTER	1.96
TOTAL	344.73

APPROVED
Final Plan Approval
for Mixed Use Planned Development
Subject to Case # ADD2005-00104
Date 7/12/05

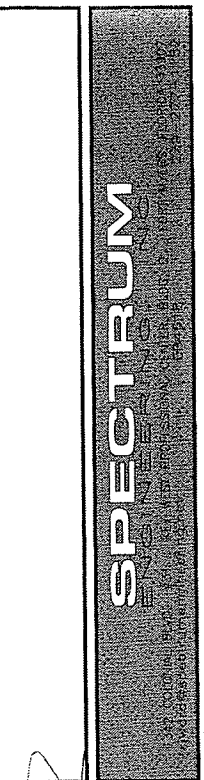
LAND USE SUMMARY

DESCRIPTION	TOTAL UNITS PER MPD/DRI	UNITS PREVIOUSLY APPROVED	UNITS THIS APPROVAL	UNITS REMAINING
RESIDENTIAL				
SINGLE-FAMILY	700 d.u.	377	12	311 d.u.
MULTI-FAMILY	1,900 d.u.	580	60	1,302 d.u.
PLACE OF WORSHIP	-	-	-	-
TOTAL RESIDENTIAL UNITS	2,600 d.u.	957	72	1,613 d.u.
COMMUNITY COMMERCIAL				
RETAIL COMMERCIAL SQUARE FEET	250,000 (GFA)	7500	0	242,500 (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.	13.20 AC.	1.42 AC.	248.38 AC.
CONSERVATION				
CONSERVATION AREAS	186 AC.	0	0	186

Section: 14, Township 46 South, Range 25 East
STRAP NO.: 14-46-25-01-000F5.0000

ADD2005-00104

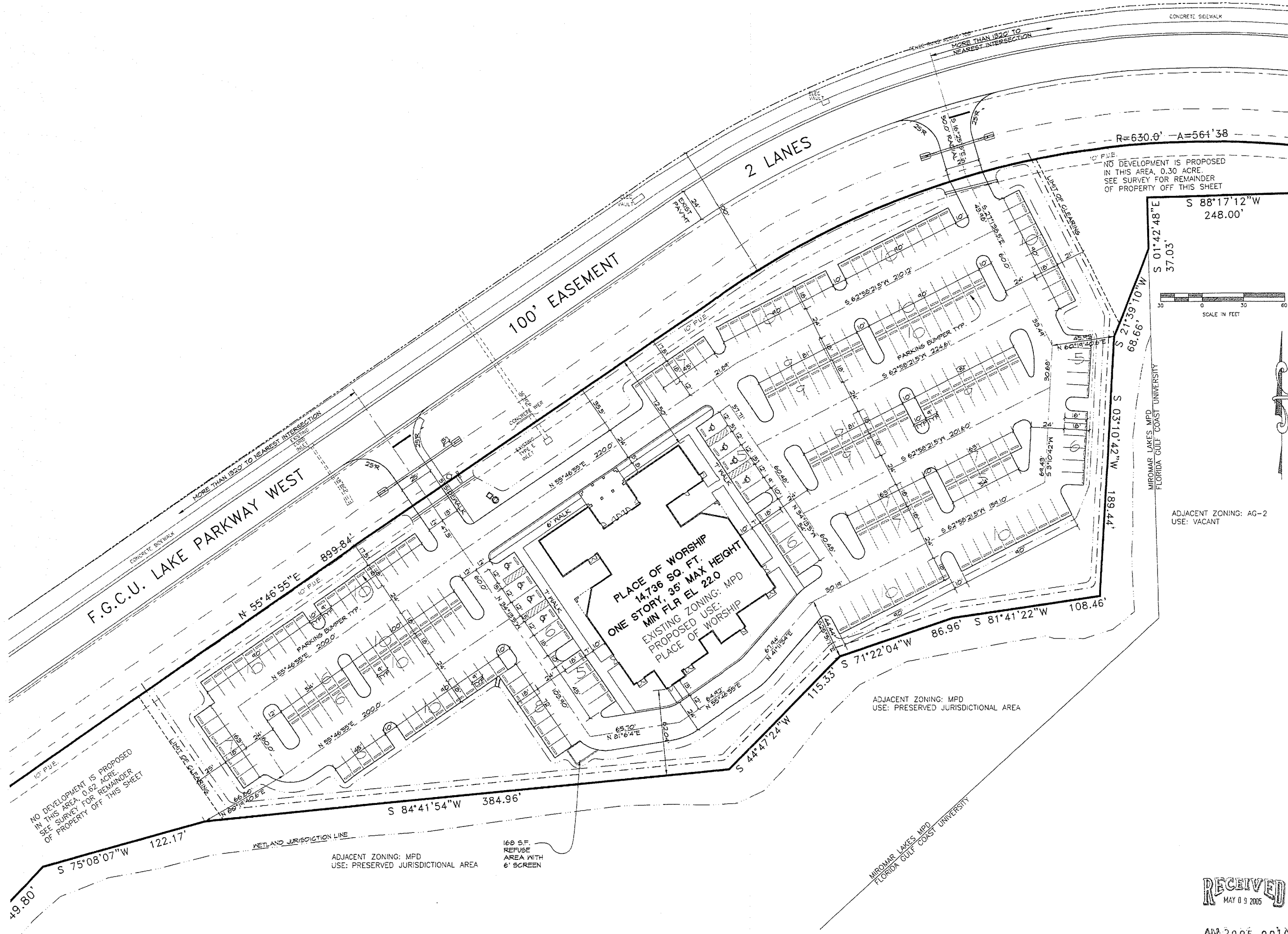
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MAY 09 2005



R. J. WARD, P.E. 14934
NOT VALID FOR PUBLIC RECORD
WITHOUT THESE SIG.

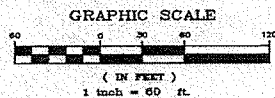
ST. JOHN NEUMANN CENTER
FINAL PLAN APPROVAL
DIOCESE OF VENICE
1000 PINEBROOK ROAD
VENICE FLORIDA 34292

PROJECT 7224
DATE: MAY 2005
SCALE: 1" = 30'
SHEET 1



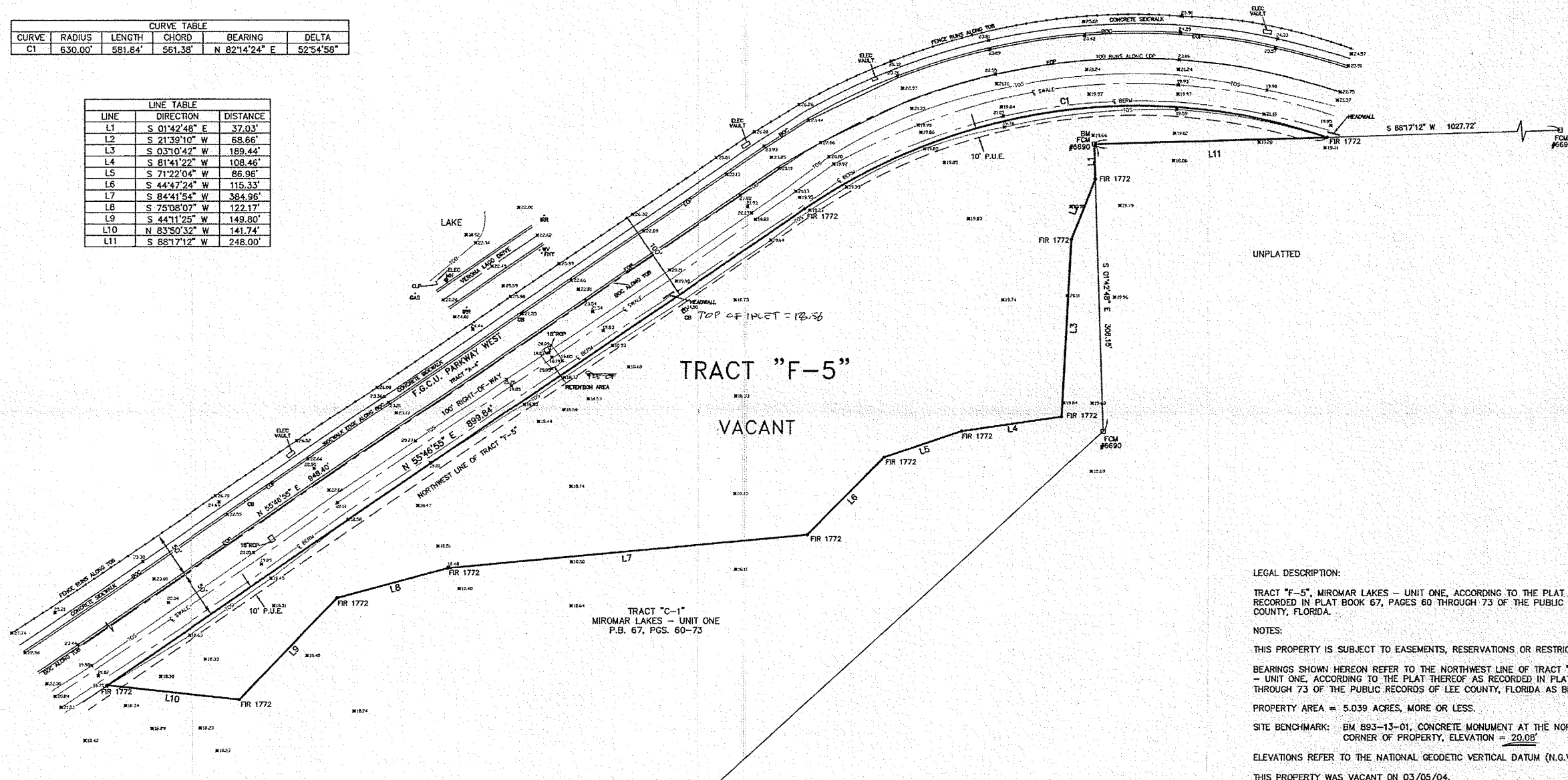
THIS ENGINEERING DOCUMENT HAS BEEN PREPARED FOR SUBMITTAL TO PUBLIC AGENCIES TO RECEIVE AGENCY REVIEW, COMMENTS AND INTERPRETATIONS. ACCORDINGLY, UNTIL THIS DOCUMENT HAS RECEIVED FINAL APPROVAL BY ALL SUCH AGENCIES, IT SHALL BE CONSIDERED PRELIMINARY AND NOT IN FINAL FORM. THIS DOCUMENT MAY SUBSEQUENTLY BE REVISED BY THE ENGINEER TO REFLECT RESOLUTION OF ISSUES WITH THE PUBLIC AGENCIES PRIOR TO FINAL ACTION BY THE AGENCIES. CHANGES, REVISIONS AND MODIFICATIONS TO A PROJECT MAY PROMPT ADDITIONAL SUBMITTAL FOR AGENCY APPROVAL ACTION ON THE SAME PROJECT. (F.S. 540.01-540.04, F.S. 540.05-540.06, F.S. 540.07-540.08, F.S. 540.09-540.10, F.S. 540.11-540.12, F.S. 540.13-540.14, F.S. 540.15-540.16, F.S. 540.17-540.18, F.S. 540.19-540.20, F.S. 540.21-540.22, F.S. 540.23-540.24, F.S. 540.25-540.26, F.S. 540.27-540.28, F.S. 540.29-540.30, F.S. 540.31-540.32, F.S. 540.33-540.34, F.S. 540.35-540.36, F.S. 540.37-540.38, F.S. 540.39-540.40, F.S. 540.41-540.42, F.S. 540.43-540.44, F.S. 540.45-540.46, F.S. 540.47-540.48, F.S. 540.49-540.50, F.S. 540.51-540.52, F.S. 540.53-540.54, F.S. 540.55-540.56, F.S. 540.57-540.58, F.S. 540.59-540.60, F.S. 540.61-540.62, F.S. 540.63-540.64, F.S. 540.65-540.66, F.S. 540.67-540.68, F.S. 540.69-540.70, F.S. 540.71-540.72, F.S. 540.73-540.74, F.S. 540.75-540.76, F.S. 540.77-540.78, F.S. 540.79-540.80, F.S. 540.81-540.82, F.S. 540.83-540.84, F.S. 540.85-540.86, F.S. 540.87-540.88, F.S. 540.89-540.90, F.S. 540.91-540.92, F.S. 540.93-540.94, F.S. 540.95-540.96, F.S. 540.97-540.98, F.S. 540.99-540.100, F.S. 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HM



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	630.00'	581.84'	561.38'	N 82°14'24" E	52°54'58"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 01°42'48" E	37.03'
L2	S 21°39'10" W	68.66'
L3	S 03°10'42" W	189.44'
L4	S 81°41'22" W	108.46'
L5	S 71°22'04" W	86.96'
L6	S 44°47'24" W	115.33'
L7	S 84°41'54" W	384.96'
L8	S 75°08'07" W	122.17'
L9	S 44°11'25" W	149.80'
L10	N 83°50'32" W	141.74'
L11	S 88°17'12" W	248.00'



LEGAL DESCRIPTION:

TRACT "F-5", MIROMAR LAKES - UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGES 60 THROUGH 73 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTES:

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

BEARINGS SHOWN HEREON REFER TO THE NORTHWEST LINE OF TRACT "F-5", MIROMAR LAKES - UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGES 60 THROUGH 73 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING N.55°46'55"E.

PROPERTY AREA = 5.039 ACRES, MORE OR LESS.

SITE BENCHMARK: BM 893-13-01, CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF PROPERTY, ELEVATION = 20.08'

ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

THIS PROPERTY WAS VACANT ON 03/05/04.

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

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

CERTIFIED TO: MIROMAR LAKES, L.L.C.
JOHN J. NEVINS, AS BISHOP OF THE DIOCESE OF VENICE
CHICAGO TITLE INSURANCE COMPANY, INC.

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 3/05/2004. 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

ADD 2005-00104

BY *Thomas M. Murphy*
THOMAS M. MURPHY

P.S.M. #5628
STATE OF FLORIDA

LEGEND

FCM	FOUND CONCRETE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
FIR	FOUND IRON ROD
FH	FIRE HYDRANT
WV	WATER VALVE
IRV	IRRIGATION VALVE
MH	DRAINAGE MANHOLE
RCP	ROUND CONCRETE PIPE
ELED	ELED SERVICE
GAS	BURIED GAS LINE MARKER
CLP	CONCRETE LIGHT POLE
BOC	BACK OF CURB
EOP	EDGE OF PAVEMENT
TOS	TOP OF BANK
TOS	TOE OF SLOPE
BM	BENCHMARK
CB	CATCH BASIN
ELEV	ELEVATION

FIELD BOOK 893/15-893/18

MIROMAR CATHOLIC CHURCH

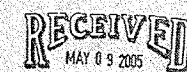
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF:	AT	DATE:	3/5/04
DRAWN BY:	TH/AM	DATE:	03/04
CHECKED BY:	TMM	DATE:	03/04
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1"=60'

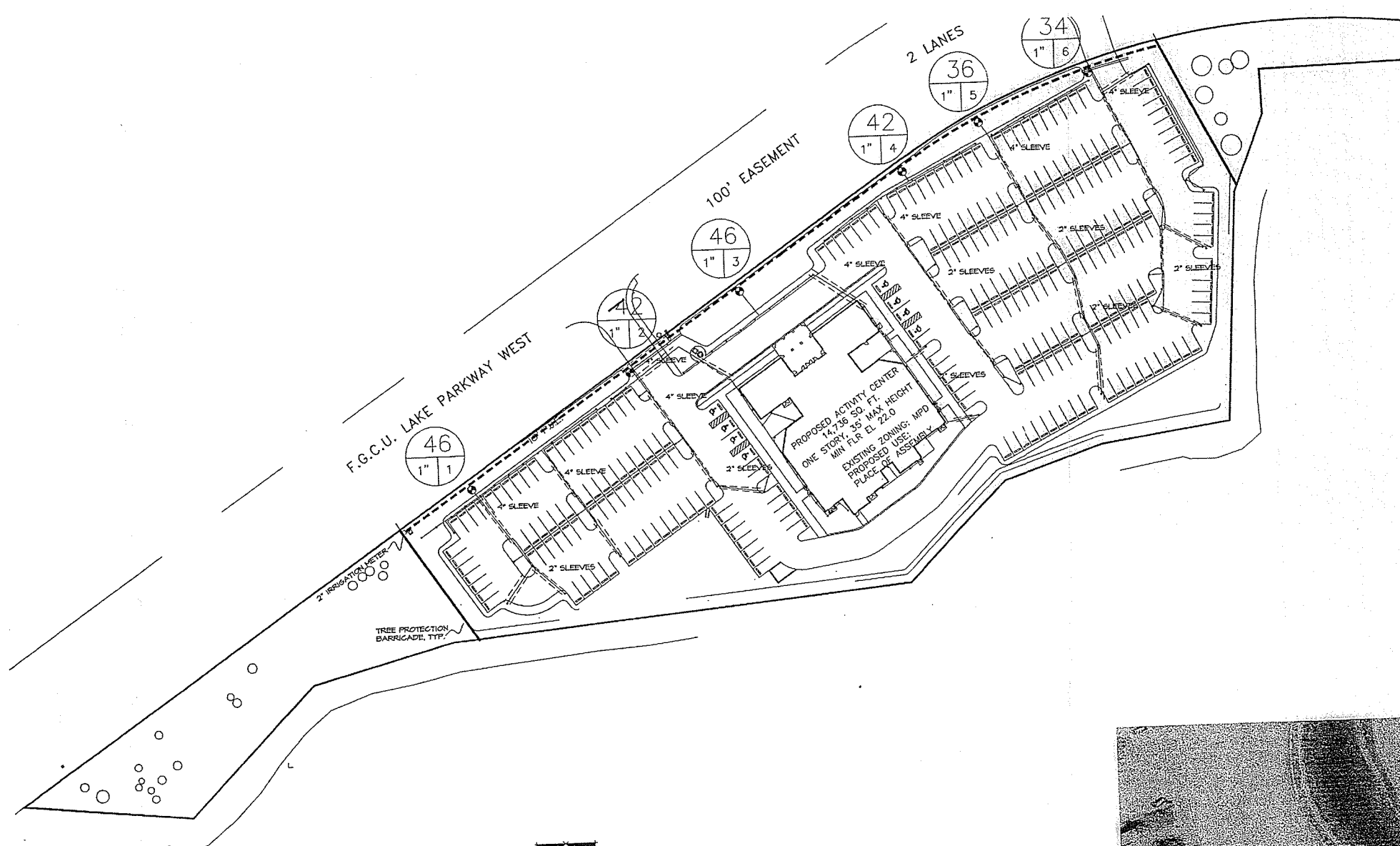


950 Encore Way
Naples, FL 34110
Phone: (941) 254-2000
Florida Certificate of
Authorization No. 1772

BOUNDARY SURVEY



DRAWING NO.	A-1658
PROJECT NO.	04.511
REFERENCE NO.	2004511BASE



CODE COMPLIANCE IRRIGATION PLAN

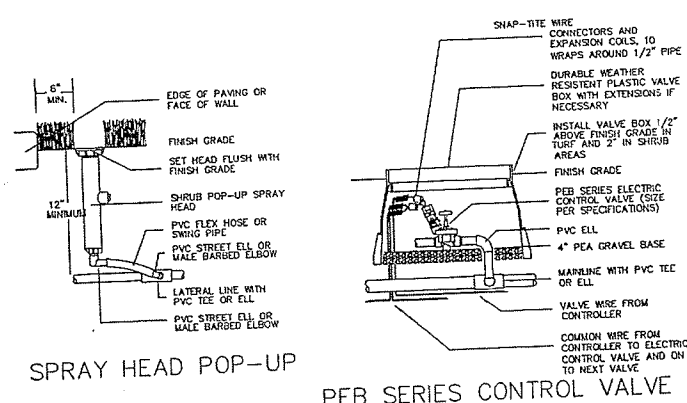
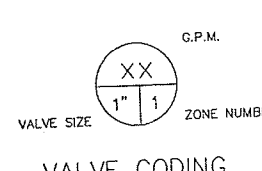
NORTH

SCALE: 1" = 50'

- IRRIGATION LEGEND
- SYM DESCRIPTION
- 6" Pop-up spray head
 - 15' Nozzle AS NEEDED
 - 1" Electric Remote Control Valve
 - Irrigation Controller with Rainswitch Bypass and Rain Gauge
 - Proposed 4" Well
 - SCHEDULE 40 - 1-1/4" MAINLINE
 - SCHEDULE 40 LATERAL
 - SCHEDULE 40 SLEEVE

PIPE SIZING CHART

GPM	SIZE
0-9	3/4"
10-15	1"
16-24	1-1/4"
25-35	1-1/2"
35-50	2"
51-74	2-1/2"



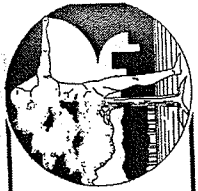
AERIAL PHOTO

NORTH

SCALE: 1" = 100'

RECEIVED MAY 9 2005

- IRRIGATION NOTES
- ALL MAINLINE AND LATERAL LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN AND LATERAL LINE SLEEVES SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
 - PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTES OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
 - CONTRACTOR SHALL OPERATE EXISTING SYSTEM TO DOCUMENT ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REVIEW FINDINGS WITH OWNER PRIOR TO NEW INSTALLATION.
 - ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
 - THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
 - THIS DESIGN IS DIAGNOSTIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS WHERE POSSIBLE.
 - IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
 - DO NOT UNLUTELY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, WATER LEVELS, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
 - ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL PROVIDE 1800 PCS (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE SPICES SHALL BE INSTALLED IN APPROVED VALVE BOXES WITH LOCKING COVERS. ALL SHALL BE MARKED INDICATING CONTROLLER AND STATION NUMBERS FOR CONTROL VALVE.
 - REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
 - THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 50 PSI AND A FLOW DEMAND OF 24 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURES, ELEVATIONS AND OTHER REQUIREMENTS PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE AND FLOWS INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - THE IRRIGATION SYSTEM SHALL BE INSTALLED TO PREVENT APPLICATION OF WATER TO PAVED AREAS, INCLUDING WALKS, DRIVES, ROADS AND BUILDINGS.
 - IRRIGATION SYSTEM IS DESIGNED FOR CODE MINIMUM COVERAGE ONLY. VERIFY WITH OWNER LIMITS OF IRRIGATION PRIOR TO BIDDING.



DAVID M. JONES JR. AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS AND PLANNERS

FORT MYERS, FLORIDA 33901

2221 MCGREGOR BOULEVARD

(941) 337-5525

FAX (941) 337-4494

LANDSCAPE ARCHITECTURAL PLANS FOR:

ST. JOHN NEUMANN CENTER

LEE COUNTY, FLORIDA

CODE COMPLIANCE LANDSCAPE PLAN

PROJECT NO. 11571

DATE: 10-25-04

SHEET DESCRIPTION: CODE LANDSCAPE

SHEET NUMBER: 1-1

ADD 2005-00104

