

ADMINISTRATIVE AMENDMENT (FPA) - ADD2004-00253

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Development filed an application for Final Plan Approval to a Mixed Use Planned Development on a project known as Bellini and Volterra at Miromar Lakes for

1. 12 single-family units on 3.46 +/- acres in Volterra; and
2. 60 multi-family units on 10.56 +/- acres in Bellini; and
3. lake on northern property boundary of Bellini of 1.42 +/- acres; and
4. lake of 0.71 +/- acres on western property boundary of Bellini; and
5. pool house (0.05 +/- acres) and pool and deck (0.08 +/- acres) on 0.13 acres in Bellini; and
6. 12 recreational boat docks, one for each single-family lakefront lot in Volterra; and
7. 12 boat slips, one for each single-family lakefront lot in Volterra; and
8. 1 recreational boat dock with 18 boat slips to serve the multi-family units in Bellini

on property located at the intersection of Lake Maggiore Way and Via Balestri Drive within the Miromar Lakes DRI, described more particularly as:

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

See Exhibit "A".

WHEREAS, the applicant has indicated the property's current STRAP numbers are 11-46-25-00-00001.0100 and 11-46-25-00-00001.0090; and

WHEREAS, the property was originally rezoned in case number DRI2001-00004 and DCI2001-00033 with subsequent amendments in case number Z-02-072 (superceding Resolution Z-99-029); and

WHEREAS, the subject property is zoned Mixed Use Planned Development (MPD) through Resoulution Number Z-02-072; 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 Number Z-02-072 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 located 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 Bellini subdivision consists of 60 multi-family units on 10.56 +/- acres with a minimum lot area of 6,000 square feet per lot; and

WHEREAS, the Volterra subdivision consists of 12 single-family units on 3.46 +/- acres with a minimum lot area of 7,000 square feet per lot; and

WHEREAS, the Master Site Plan at Attachment A, stamped "Received Apr 04, 2005" includes a proposed lake of 1.42 acres and a proposed lake of 0.71 acres; and

WHEREAS, the Master Site Plan at Attachment A, stamped "Received Apr 04, 2005" includes: a proposed pool house (0.05 +/- acres) and pool and deck (0.08 +/- acres) on 0.13 acres in Bellini; 12 recreational boat docks, one for each single-family lakefront lot in Volterra; 12 boat slips, one for each single-family lakefront lot in Volterra; and 1 recreational boat dock with 18 boat slips to serve the multi-family units in Bellini; and

WHEREAS, the proposed Final Plan Approval has been reviewed by Lee County Environmental Sciences; 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 Bellini and Volterra at Miromar Lakes is **APPROVED** subject to the following conditions:

1. **The Development must be in substantial compliance with the 2 page Final Plan Approval submitted by Hole Montes , dated March 31, 2005, last revised October 21, 2004, stamped "Received April 04, 2005". Final Plan**

Approval for ADD2004-00253 is hereby APPROVED and adopted. A reduced copy is attached hereto.

2. 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.
3. Terms and conditions of the original zoning resolutions DRI2001-00004, DCI2001-00033 and Z-02-072, remain in full force and effect except as provided herein.

DULY SIGNED this 20th day of April, A.D., 2005.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

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LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF TRACT C, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND A PORTION OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT C, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.09°41'22"W., FOR A DISTANCE OF 295.34 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 727.50 FEET, THROUGH A CENTRAL ANGLE OF 02°35'05", SUBTENDED BY A CHORD OF 32.82 FEET AT A BEARING OF N.08°23'50"W., FOR A DISTANCE OF 32.82 FEET TO THE END OF SAID CURVE; THENCE RUN N.78°35'42"E., FOR A DISTANCE OF 131.34 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS N.65°12'34"E., A DISTANCE OF 17.42 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 17.42 FEET, THROUGH A CENTRAL ANGLE OF 37°14'44", SUBTENDED BY A CHORD OF 11.13 FEET AT A BEARING OF N.06°10'04"W., FOR A DISTANCE OF 11.33 FEET TO A POINT OF COMPOUND CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 42.48 FEET, THROUGH A CENTRAL ANGLE OF 22°47'22", SUBTENDED BY A CHORD OF 16.79 FEET AT A BEARING OF N.23°50'59"E., FOR A DISTANCE OF 16.90 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 217.09 FEET, THROUGH A CENTRAL ANGLE OF 01°38'54", SUBTENDED BY A CHORD OF 6.25 FEET AT A BEARING OF N.34°25'12"E., FOR A DISTANCE OF 6.25 FEET TO THE END OF SAID CURVE; THENCE RUN N.30°28'59"E., FOR A DISTANCE OF 112.13 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 52°50'50", SUBTENDED BY A CHORD OF 89.00 FEET AT A BEARING OF N.56°54'24"E., FOR A DISTANCE OF 92.24 FEET TO THE END OF SAID CURVE; THENCE RUN N.83°19'50"E., FOR A DISTANCE OF 24.39 FEET; THENCE RUN N.79°57'57"E., FOR A DISTANCE OF 62.21 FEET; THENCE RUN N.79°42'08"E., FOR A DISTANCE OF 74.97 FEET; THENCE RUN N.85°36'16"E., FOR A DISTANCE OF 49.96 FEET; THENCE RUN N.83°32'45"E., FOR A DISTANCE OF 51.09 FEET; THENCE RUN N.81°52'32"E., FOR A DISTANCE OF 27.09 FEET; THENCE RUN N.57°23'57"E., FOR A DISTANCE OF 28.43 FEET; THENCE RUN N.26°05'40"E., FOR A DISTANCE OF 27.11 FEET; THENCE RUN N.01°22'47"W., FOR A DISTANCE OF 24.91 FEET; THENCE RUN S.22°37'26"E., FOR A DISTANCE OF 17.73 FEET; THENCE RUN S.05°31'23"E., FOR A DISTANCE OF 37.04 FEET; THENCE RUN S.10°29'44"W., FOR A DISTANCE OF 79.42 FEET; THENCE RUN S.09°34'23"E., FOR A DISTANCE OF 86.54 FEET; THENCE RUN S.03°08'31"E., FOR A DISTANCE OF 27.03 FEET; THENCE RUN S.00°06'41"E., FOR A DISTANCE OF 72.74 FEET; THENCE RUN S.01°47'51"W., FOR A DISTANCE OF 96.20 FEET; THENCE RUN S.04°18'15"E., FOR A DISTANCE OF 103.68 FEET; THENCE RUN S.09°02'46"E., FOR A DISTANCE OF 30.65 FEET; THENCE RUN S.04°17'44"E., FOR A DISTANCE OF 58.30 FEET; THENCE RUN S.33°08'15"E., FOR A DISTANCE OF 35.76 FEET; THENCE RUN S.25°34'46"E., FOR A DISTANCE OF 31.03 FEET; THENCE RUN S.79°30'35"E., FOR A DISTANCE OF 47.63 FEET; THENCE RUN S.75°11'40"E., FOR A DISTANCE OF

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22.21 FEET; THENCE RUN N.77°45'42"E., FOR A DISTANCE OF 124.84 FEET; THENCE RUN N.79°19'50"E., FOR A DISTANCE OF 75.88 FEET; THENCE RUN S.87°48'15"E., FOR A DISTANCE OF 107.81 FEET; THENCE RUN S.27°18'21"E., FOR A DISTANCE OF 75.11 FEET; THENCE RUN S.33°32'19"E., FOR A DISTANCE OF 80.90 FEET; THENCE RUN S.66°58'19"E., FOR A DISTANCE OF 22.12 FEET; THENCE RUN S.59°34'43"E., FOR A DISTANCE OF 71.42 FEET; THENCE RUN S.17°42'32"E., FOR A DISTANCE OF 48.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET, THROUGH A CENTRAL ANGLE OF 121°41'20", SUBTENDED BY A CHORD OF 288.19 FEET AT A BEARING OF S.43°08'08"W., FOR A DISTANCE OF 350.44 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 192.00 FEET, THROUGH A CENTRAL ANGLE OF 34°01'23", SUBTENDED BY A CHORD OF 112.34 FEET AT A BEARING OF S.86°58'07"W., FOR A DISTANCE OF 114.01 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 510.00 FEET, THROUGH A CENTRAL ANGLE OF 68°42'33", SUBTENDED BY A CHORD OF 575.60 FEET AT A BEARING OF N.75°41'19"W., FOR A DISTANCE OF 611.59 FEET TO A POINT OF REVERSE CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 59.41 FEET, THROUGH A CENTRAL ANGLE OF 131°11'41", SUBTENDED BY A CHORD OF 108.21 FEET AT A BEARING OF S.73°04'07"W., FOR A DISTANCE OF 136.04 FEET TO THE END OF SAID CURVE; THENCE RUN S.55°33'51"W., FOR A DISTANCE OF 40.75 FEET TO A POINT ON THE WEST LINE OF TRACT C, OF SAID MIROMAR LAKES - UNIT III; THENCE RUN N.34°26'09"W., ALONG THE WEST LINE OF SAID TRACT C, FOR A DISTANCE OF 0.39 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID TRACT C AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 03°14'26", SUBTENDED BY A CHORD OF 14.70 FEET AT A BEARING OF N.32°48'56"W., FOR A DISTANCE OF 14.71 FEET TO THE END OF SAID CURVE; THENCE RUN N.31°11'43"W., ALONG THE WEST LINE OF SAID TRACT C FOR A DISTANCE OF 166.53 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE WEST LINE OF SAID TRACT C AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 12°12'57", SUBTENDED BY A CHORD OF 23.41 FEET AT A BEARING OF N.25°05'14"W., FOR A DISTANCE OF 23.45 FEET TO A POINT OF COMPOUND CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG THE WEST LINE OF SAID TRACT C AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 277.50 FEET, THROUGH A CENTRAL ANGLE OF 09°17'23", SUBTENDED BY A CHORD OF 44.94 FEET AT A BEARING OF N.14°20'04"W., FOR A DISTANCE OF 44.99 FEET TO THE END OF SAID CURVE; THENCE RUN N.09°41'22"W., ALONG THE WEST LINE OF SAID TRACT C, FOR A DISTANCE OF 144.29 FEET TO THE POINT OF BEGINNING; CONTAINING 16.271 ACRES, MORE OR LESS.

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

BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF TRACT C, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING N.09°41'22"W.

Applicant's Legal Checked
by AMM 05 APR 10 05

SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST

- GRAPHIC SCALE
- (IN FEET)
1 inch = 60 ft.
- MIROMAR LAKES ZONING
RESOLUTION #7-02-075

SETBACK REQUIREMENTS

- (DTS #1-9786-143)
PROPOSED LAND USE: MULTI-FAMILY
MIN SETBACKS:
FRONT: 20 FT.
SIDE: 50 FT.
BACK: 0 FT. OR 20 FT.
MINIMUM BUILDING SEPARATION- 10 FT
MAX LOT COVER: 65%
MINIMUM LOT AREA - 5,000 S.F.
MINIMUM LOT WIDTH - 60 FT
MINIMUM LOT DEPTH - 100 FT
MAX BUILDING HEIGHT 3 STORIES/ 40

MIROMAR LAKES ZONING
RESOLUTION #Z-02-072
PROPOSED DEVIATIONS

- DEVIATION (5): Full Size Cut-de-See all
Each Good End.

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MIROMAR DEVELOPMENT CORP.
VOLTERRA & BELLINI
AT MIROMAR LAKES
LEE COUNTY, FLORIDA

DESIGNED BY: CLK/ERT	DATE: 10/21/04
DRAWN BY: ERT	DATE: 10/21/04
CHECKED BY: CLK	DATE: 10/21/04
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 20'



6202-F Presidential Court
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

MASTER SITE PLAN

THESE THINGS ARE NOT
APPROPRIATE FOR
AND [Signature]
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION MARKS
3/1/05

REFERENCE NO.	DRAWING NO.
04075SFPA2	1052
PROJECT NO.	SHEET NO.
2004075	2 OF 2

FINAL PLAN APPROVAL FOR

SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST
STRAP No. 11-46-25-00-00001.0040

OPEN SPACE		AREA (ACRES)
GOLF COURSE		218.96
PHASE I		61.72
PHASE II		13.10
GOLF MAINTENANCE		0.62
VALENCIA		8.08
TRACT M & N		4.77
BEACH CLUB		2.34
PIVOLI		0
BELLAVISTA		3.55
MEDITERRANEAN VILLAGE		6.71
CAMPINI GREENS		1.19
VALVALEI		0
GOLF CLUBHOUSE		2.51
SAN MARINO		13.40
MIRASOL ACCESS DRIVE		1.31
TRACT C/2 ENTRANCE		0.26
PORTO ROMANO		2.90
MIRASOL RESIDENTIAL		0
CASTELLI & ANELLARI		0.92
COSTELLA & BACCARI		5.89
TOTAL		343.77

LAND USE SUMMARY				
DESCRIPTION	TOTAL UNITS PER 1000 S.F.	UNITS PREVIOUSLY APPROVED	UNITS LEFT APPROVAL	UNITS REMAINING (MAXIMUM)
RESIDENTIAL				
SINGLE-FAMILY	100.0 a.s.	377	13	31
MULTI-FAMILY	1,800.0 a.s.	486	86	1,202
TOTAL RESIDENTIAL UNITS	3,800.0 a.s.	863	99	1,233
COMMERCIAL				
RETAIL COMMERCIAL/RENTAL FEET	204,000.0 (S.F.)	7500	0	204,000.0
INDUSTRIAL/WAREHOUSE FEET	2,000,000.0 (S.F.)	0	0	2,000,000.0
RESEARCH & DEVELOPMENT SQUARE FEET	60,000.0 (S.F.)	0	0	60,000.0
TOTAL COMMERCIAL	2,264,000.0	7500	0	2,264,000.0
RECREATION, LAKES, AND BUFFERS				
TRAIL, W/ MODERATELY RECREATION / BUFFERS	263.4 AC.	13.02 AC.	1.42 AC.	248.96 AC.
CONSERVATION				
CONSERVATION AREAS	0.00 AC.	0.00 AC.	0.00 AC.	0.00 AC.

PREPARED FOR:
MIROMAR DEVELOPMENT CORP.

- 1.) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE COVERED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, HIGHWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED JANUARY, 2004), AND AMENDMENTS THERETO.
- 2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2006, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

PREPARED BY:

6202-F Presidential Court
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

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