

ADMINISTRATIVE AMENDMENT (FPA) - ADD2006-00004

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Development Corporation filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development on a project known as Miromar Lakes for approval of the Miromar Lakes Beach Club Phase II on property located within the Miromar Lakes DRI, described more particularly as:

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

See attached three-page "Exhibit A"

WHEREAS, the property was originally rezoned in resolution number Z-99-029, which was superseded by Z-02-072, with Final Plan Approval of Phase I approved by ADD2001-00113; and

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee County Future Land Use Map; 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 Z-02-072 requires Final Plan Approval for all development within the Miromar Lakes MPD; and

WHEREAS, the applicant has requested Final Plan Approval for phase II of the development of a private recreational facility (beach club); and

WHEREAS, the proposed beach club phase II includes a 2-story 23,866 square foot club house, a 1,632 square foot tennis shop, tennis courts, and ancillary parking for all uses; and

WHEREAS, 40% open space is required in recreational areas that are ancillary to a residential project; and

WHEREAS, 40% of the subject property is 2.98 acres; and

WHEREAS, Land Development Code Sec. 10-415(d)(2)d indicates that no more than 20% of the provided open space can be paved recreational areas; and

WHEREAS, 20% of the required 2.98 acres equals 0.60 acres of open space that may be counted towards requirement of 40% open space; 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

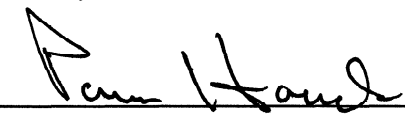
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation 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 for approval of a private recreational facility known as Miromar Lakes Beach Club Phase II for the Miromar Lakes Mixed Use Planned Development is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the two page Final Zoning Plan entitled Phase 2 Beach Club at Miromar Lakes, prepared by Hole Montes, stamped received by the Permit Counter on March 8, 2006.**
2. **The Exotics Maintenance Plan shown on the above-referenced Final Zoning Plan has not been reviewed as part of this request and is not approved as part of this Final Plan Approval. This will be approved at time of Local Development Order.**
3. **Prior to local development order approval, a minimum of 2.98 acres of open space must be provided within the Phase 2 Beach Club at Miromar Lakes development area delineated on this Final Plan Approval. Up to 0.60 acres of open space may be provided as tennis court, or other passive recreation area that is paved.**
4. **The development of the subject property must comply with all terms and conditions of Resolution Z-02-072.**
5. **Final Zoning Plan ADD2006-00004 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

DULY SIGNED this 15th day of March, A.D., 2006.

BY: _____



Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

RECEIVED

FEB 02 2006

HM PROJECT #2003112
COMMUNITY DEVELOPMENT 2/2/2006
REF. DWG. #A-1817-1
Page 1 of 2

ADD 2006-00004

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF TRACT "F-6", MIROMAR LAKES - UNIT ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGES 60 THROUGH 73 AND TRACT B, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 67 THROUGH 70 AND TRACT C, MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 9 THROUGH 12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND A PORTION OF SECTIONS 11 AND 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT B, MIROMAR LAKES - UNIT III ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 67 THROUGH 70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING THE BEGINNING OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS N.86°29'02"E., FOR A DISTANCE OF 410.00 FEET THEREFROM; THENCE RUN NORTHEASTERLY, ALONG THE BOUNDARY OF SAID TRACT B, MIROMAR LAKES - UNIT III AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 410.00 FEET, THROUGH A CENTRAL ANGLE OF 93°34'28", SUBTENDED BY A CHORD OF 597.63 FEET AT A BEARING OF N.43°16'16"E., FOR A DISTANCE OF 669.61 FEET TO THE END OF SAID CURVE; THENCE RUN S.89°56'30"E., ALONG THE BOUNDARY OF SAID TRACT B, MIROMAR LAKES - UNIT III, FOR A DISTANCE OF 89.69 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN EASTERLY ALONG THE BOUNDARY OF SAID TRACT B, MIROMAR LAKES - UNIT III AND ALONG THE BOUNDARY OF TRACT C, MIROMAR LAKES UNIT V - ISOLA BELLA SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74 AT PAGES 9 THROUGH 12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET, THROUGH A CENTRAL ANGLE OF 18°28'13", SUBTENDED BY A CHORD OF 117.16 FEET AT A BEARING OF N.80°49'24"E., FOR A DISTANCE OF 117.66 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°29'20"E., FOR A DISTANCE OF 133.75 FEET; THENCE RUN S.01°30'40"E., FOR A DISTANCE OF 158.09 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS S.15°14'48"E., A DISTANCE OF 1,022.50 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,022.50 FEET, THROUGH A CENTRAL ANGLE OF 05°26'14", SUBTENDED BY A CHORD OF 97.00 FEET AT A BEARING OF S.72°02'04"W., FOR A DISTANCE OF 97.03 FEET TO A POINT OF COMPOUND CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 55.50 FEET, THROUGH A CENTRAL ANGLE OF 80°42'18", SUBTENDED BY A CHORD OF 71.87 FEET AT A BEARING OF S.28°57'48"W., FOR A DISTANCE OF 78.18 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS S23°53'46"E, A DISTANCE OF 977.50 FEET THEREFROM; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 977.50 FEET, THROUGH A CENTRAL ANGLE OF 08°11'24", SUBTENDED BY A CHORD OF 139.61 FEET AT A BEARING OF S.62°00'32"W., FOR A DISTANCE OF 139.73 FEET TO THE END OF SAID CURVE; THENCE RUN S.51°24'53"W., FOR A DISTANCE OF 93.89 FEET; THENCE RUN S.03°25'41"E., FOR A DISTANCE OF 314.08 FEET; THENCE RUN S.85°40'28"W., FOR A DISTANCE OF 77.01 FEET; THENCE RUN S.54°38'47"W., FOR A DISTANCE OF 47.27 FEET; THENCE RUN S.07°46'12"W., FOR A DISTANCE OF 41.51 FEET; THENCE RUN N.52°24'56"W., FOR A DISTANCE OF 234.06 FEET; THENCE RUN S.86°28'36"W., FOR A DISTANCE OF 131.20 FEET TO A POINT ON THE WEST LINE OF TRACT "F-6",

HM PROJECT #2003112

2/2/2006

REF. DWG. #A-1817-1

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MIROMAR LAKES - UNIT ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 60 THROUGH 73 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.03°31'24"W., ALONG THE WEST LINE OF SAID TRACT "F-6", MIROMAR LAKES - UNIT ONE, FOR A DISTANCE OF 171.09 FEET TO THE POINT OF BEGINNING; CONTAINING 7.437 ACRES MORE OR LESS.

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

BEARINGS SHOWN HEREON REFER TO WEST LINE OF TRACT "F-6", MIROMAR LAKES - UNIT ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 AT PAGES 60 THROUGH 73 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING N.03°31'24"W.

Applicant's Legal Checked

by *My Ormarolo*

RECEIVED

FEB 02 2006

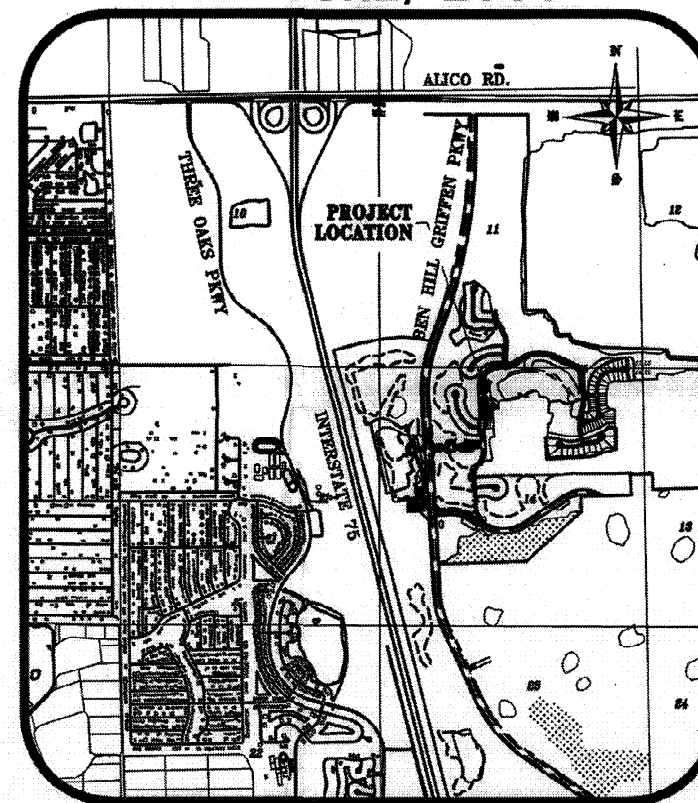
COMMUNITY DEVELOPMENT

ADD 2006-00004

A P P R O V E D
Final Plan Approval
For Mixed Use Planned Development
Subject to Case # APD 2006-00004
Date 3-13-06

DATE: JUNE, 2005

APPROVAL HISTORY				
LEE COUNTY NUMBER	TRACT	DATE	TYPE	QUANTITY
ADD 2001-0018	GOLF MAINT.	APPROVED	COMMERCIAL	7500 S.F.
ADD 2000-0010	PHASE ONE	07/27/00	SINGLE FAMILY	11 UNITS
ADD 2000-0011	PHASE ONE	07/27/00	SINGLE FAMILY	30 UNITS
ADD 2000-0017	PHASE TWO	07/31/00	SINGLE FAMILY	81 UNITS
ADD 2000-00161	VALENCIA	APPROVED	MULTI. FAMILY	80 UNITS
ADD 2001-00085	TRACT M & N	APPROVED	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	APPROVED	RECREATION	4.77 ACRES
ADD 2001-00125	TIVOLI	APPROVED	SINGLE FAMILY	113 UNITS
ADD 2002-00045	BELLAMSTA	APPROVED	MULTI-FAMILY	60 UNITS
ADD 2002-00077	MED. VILLAGE	APPROVED	SINGLE FAMILY	35 UNITS
ADD 2002-00168	CAPRINI GREENS	APPROVED	SINGLE FAMILY	27 UNITS
ADD 2003-00028	VIAVALDI	APPROVED	MULTI-FAMILY	60 UNITS
ADD 2003-00047	GOLF CLUBHOUSE	APPROVED	RECREATION	5.45 ACRES
ADD 2003-00151	CAPRINI GREENS MOD	APPROVED	AMEND ADD 2002-00168	
ADD 2004-00033	SAN MARINO	APPROVED	MULTI-FAMILY	160 UNITS
ADD 2004-00042	MIRASOL ACCESS	APPROVED	ACCESS	5.07 ACRES
ADD 2004-00045	C1/C2 ACCESS	APPROVED	ACCESS	1.02 ACRES
ADD 2004-00054	PORTO ROMANO	APPROVED	SINGLE FAMILY	55 UNITS
ADD 2004-00070	MIRASOL RESIDENTIAL	APPROVED	MULTI-FAMILY	120 UNITS
ADD 2004-00177	CASTELLI & AHAGAFR	APPROVED	SINGLE FAMILY	18 UNITS
ADD 2004-00253	VOLTERRA & BELLINI	APPROVED	SINGLE FAMILY/MULTI-FAMILY	72 UNITS
ADD	RAVENNA	PENDING	MULTI-FAMILY	60 UNITS
ADD	BEACH CLUB PH. 2	PENDING	RECREATION	7.87 ACRES



LOCATION MAP

SECTION 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST
STRAP No. 14-46-25-00-00001.00CE

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	5.69
RAVENNA	3.17
BEACH CLUB PH.2	3.86
TOTAL	345.50

LAND USE SUMMARY

DESCRIPTION	TOTAL UNITS PER MPD/DH	UNITS PREVIOUSLY APPROVED	UNITS THIS APPROVAL	UNITS REMAINING
RESIDENTIAL				
SINGLE-FAMILY	700 d.u.	369	0	331 d.
MULTI-FAMILY	1,900 d.u.	700	0	1,202 d.
TOTAL RESIDENTIAL UNITS	2,600 d.u.	1,069	0	1,531 d.
COMMUNITY COMMERCIAL				
RETAIL COMMERCIAL SQUARE FEET	250,000 (GFA)	7500	0	242,500 (GFA)
OFFICE SQUARE FEET	245,000 (GFA)	0	0	245,000 (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.	16.77 AC.	7.67 AC.	238.56 AC.
CONSERVATION				
CONSERVATION AREAS	186 AC.	0	0	186

[illegible]

MIROMAR DEVELOPMENT, INC.
PHASE 2 BEACH CLUB
AT MIROMAR LAKES
LEE COUNTY, FLORIDA

DRAWING NO.	1089
PROJECT NO.	03.112

BOAT DOCK HISTORY		BOAT SLIPS APPROVED		BOAT SLIPS PROPOSED	
<u>SINGLE FAMILY SUBDIVISIONS</u>		55	0		
VERONA LAKE		18	0		
CAPRANI GREENS/BELLAMARE		13	0		
ISOLA BELLA		18	0		
CASTELLI & ANACAPRI		12	0		
VOLTERRA		118	0		
TOTAL					
<u>ANCILLARY (250 MAXIMUM)</u>			BOAT SLIPS APPROVED		BOAT SLIPS PROPOSED
BEACHCLUB PH 1			13		0
VIVALDI			18		0
MIRASOL BEACH PH 1&2			18		0
MONTEBELLO			18		0
BELLINI			18		0
RAVENNA			0		50
TOTAL ANCILLARY				145	
<u>TOTAL REMAINING ANCILLARY</u>				100	

46ER ZONING RESOLUTION 7-02-072

ONE 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. A MAXIMUM 400 SLIPS FOR DRY BOAT STORAGE ARE ALLOWED IN CONJUNCTION WITH THE BOAT CLUB.

PREPARED FOR:

MIROMAR DEVELOPMENT, INC.

**10801 Corkscrew Road, Suite 305
Estero, FL 33928
PH (239) 948-3666
FX (239) 948-3667**

- 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, 2004), AND AMENDMENTS THERETO.
- 2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2004, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

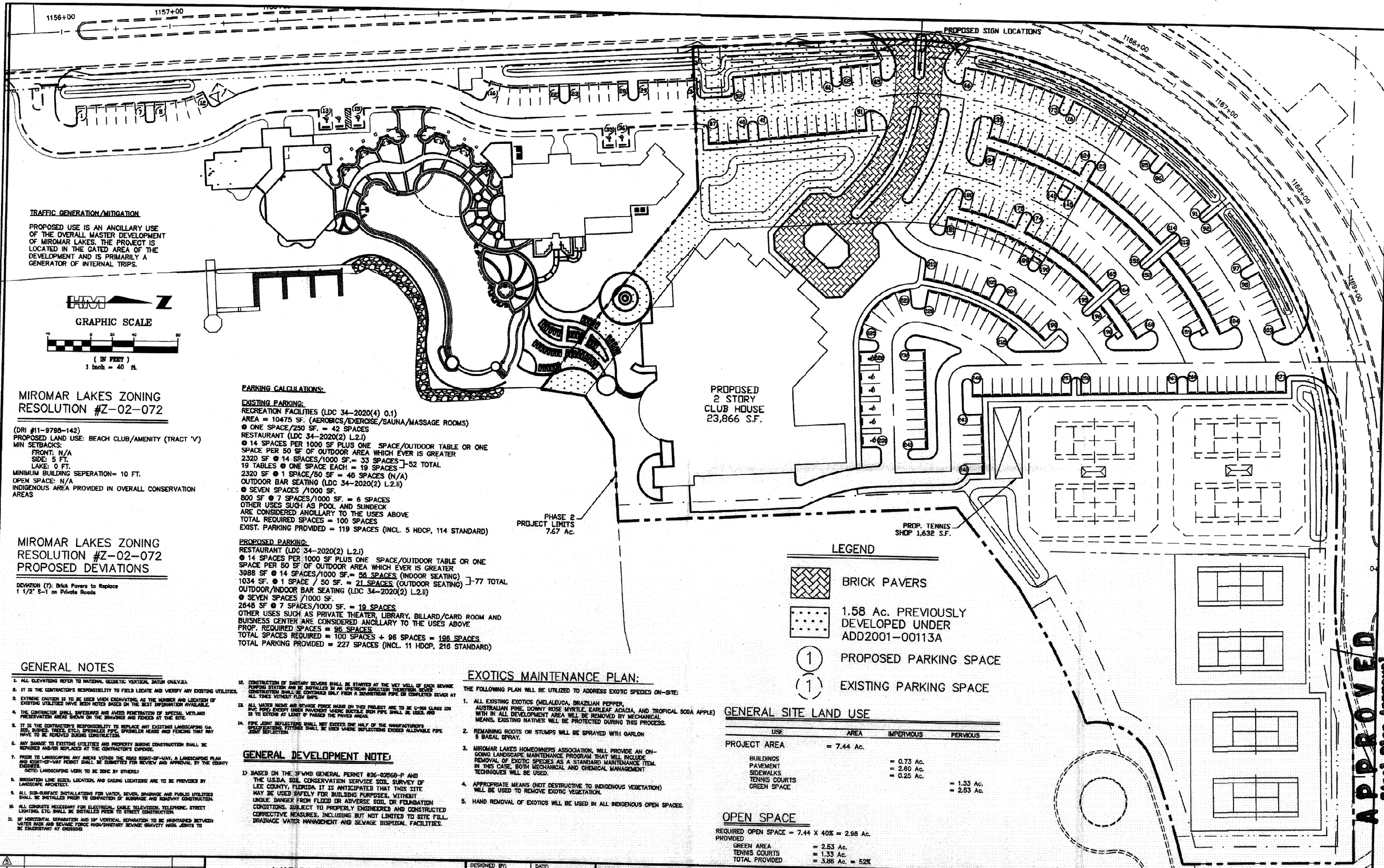
PREPARED BY:

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



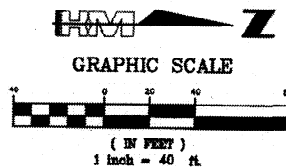
HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS

UN200312031205-0312MSP.dwg 6/13/2005 10:52:17 AM EST



TRAFFIC GENERATION/MITIGATION

PROPOSED USE IS AN ANCILLARY USE OF THE OVERALL MASTER DEVELOPMENT OF MIROMAR LAKES. THE PROJECT IS LOCATED IN THE GATED AREA OF THE DEVELOPMENT AND IS PRIMARILY A GENERATOR OF INTERNAL TRIPS.



MIROMAR LAKES ZONING RESOLUTION #Z-02-072

(DRI #11-9786-142)
PROPOSED LAND USE: BEACH CLUB/AMENITY (TRACT 'V')
MIN SETBACKS:
FRONT: N/A
SIDE: 5 FT.
LAKE: 0 FT.
MINIMUM BUILDING SEPERATION= 10 FT.
OPEN SPACE: N/A
INDIGENOUS AREA PROVIDED IN OVERALL CONSERVATION AREAS

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

DEVIATION (7): Brick Pavers to Replace
1 1/2" S-1 on Private Roads

GENERAL NOTES

- ALL ELEVATIONS REFER TO MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
- EXISTING UTILITIES ARE 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 MAINTAIN AND AVOID PENETRATION OF SPECIAL VETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCES AT THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING OR PLANTS, TREES, ETC. SPARKER 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.
- PRIOR TO LANDSCAPING ANY AREAS WITHIN THE ROAD RIGHT-OF-WAY, A LANDSCAPING PLAN AND RIGHT-OF-WAY PERMIT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER.
- LANDSCAPING WORK TO BE DONE BY OTHERS.
- IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
- ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF SURFACE AND ROADWAY CONSTRUCTION.
- ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
- IF HORIZONTAL SEPARATION AND 10' VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER MAIN AND SEWAGE FORCE MAIN/STAINLESS STEEL GRAVITY MAIN JOINTS TO BE EQUIVALENT AT CROSSINGS.

PARKING CALCULATIONS:

EXISTING PARKING:
RECREATION FACILITIES (LDC 34-2020(4) 0.1)
AREA = 10475 SF. (AEROBICS/EXERCISE/SAUNA/MASSAGE ROOMS)
● ONE SPACE/250 SF. = 42 SPACES
RESTAURANT (LDC 34-2020(2) L2.I)
● 14 SPACES PER 1000 SF PLUS ONE SPACE/OUTDOOR TABLE OR ONE SPACE PER 50 SF OF OUTDOOR AREA WHICH EVER IS GREATER
2320 SF ● 14 SPACES/1000 SF. = 33 SPACES]-52 TOTAL
19 TABLES ● ONE SPACE EACH = 19 SPACES
2320 SF ● 1 SPACE/50 SF = 46 SPACES (N/A)
OUTDOOR BAR SEATING (LDC 34-2020(2) L2.II)
● SEVEN SPACES/1000 SF.
800 SF ● 7 SPACES/1000 SF. = 6 SPACES
OTHER USES SUCH AS POOL AND SUNDECK
ARE CONSIDERED ANCILLARY TO THE USES ABOVE
TOTAL REQUIRED SPACES = 100 SPACES
EXIST. PARKING PROVIDED = 119 SPACES (INCL. 5 HDGP, 114 STANDARD)

PROPOSED PARKING:
RESTAURANT (LDC 34-2020(2) L2.I)
● 14 SPACES PER 1000 SF PLUS ONE SPACE/OUTDOOR TABLE OR ONE SPACE PER 50 SF OF OUTDOOR AREA WHICH EVER IS GREATER
3988 SF ● 14 SPACES/1000 SF. = 56 SPACES (INDOOR SEATING)
1034 SF ● 1 SPACE / 50 SF. = 21 SPACES (OUTDOOR SEATING)]-77 TOTAL
OUTDOOR/INDOOR BAR SEATING (LDC 34-2020(2) L2.II)
● SEVEN SPACES/1000 SF.
2848 SF ● 7 SPACES/1000 SF. = 19 SPACES
OTHER USES SUCH AS PRIVATE THEATER, LIBRARY, BILLIARD/CARD ROOM AND BUSINESS CENTER ARE CONSIDERED ANCILLARY TO THE USES ABOVE
PROP. REQUIRED SPACES = 96 SPACES
TOTAL SPACES REQUIRED = 100 SPACES + 96 SPACES = 196 SPACES
TOTAL PARKING PROVIDED = 227 SPACES (INCL. 11 HDGP, 216 STANDARD)

GENERAL DEVELOPMENT NOTE:

- BASED ON THE 3FVMD GENERAL PERMIT #36-02560-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 UNLIKE 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.

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) WITH IN ALL DEVELOPMENT AREA WILL BE REMOVED BY MECHANICAL MEANS. EXISTING NATIVES WILL BE PROTECTED DURING THIS PROCESS.
- REMAINING ROOTS OR TRUNKS 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 MAINTENANCE 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.

LEGEND

- BRICK PAVERS
- 1.58 AC. PREVIOUSLY DEVELOPED UNDER ADD2001-00113A
- PROPOSED PARKING SPACE
- EXISTING PARKING SPACE

GENERAL SITE LAND USE

USE	AREA	IMPERVIOUS	PERVIOUS
PROJECT AREA	= 7.44 Ac.		
BUILDINGS		= 0.75 Ac.	
PAVEMENT		= 2.80 Ac.	
SIDEWALKS		= 0.25 Ac.	
TENNIS COURTS			= 1.33 Ac.
GREEN SPACE			= 2.53 Ac.

OPEN SPACE

REQUIRED OPEN SPACE = 7.44 X 40% = 2.98 Ac.
PROVIDED
GREEN AREA = 2.53 Ac.
TENNIS COURTS = 1.33 Ac.
TOTAL PROVIDED = 3.86 Ac. = 52%

MIROMAR LAKES
PHASE 2 BEACH CLUB
LEE COUNTY, FLORIDA

DESIGNED BY: CLK
DATE: 06/13/05
DRAWN BY: JHM
DATE: 06/13/05
CHECKED BY: CLK
DATE: 06/13/05
VERTICAL SCALE: N/A
HORIZONTAL SCALE: 1" = 40'

H.M.
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

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

FINAL PLAN APPROVAL
MASTER SITE PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #66835
DATE 03/10/06

REFERENCE NO.
03112FPA2
DRAWING NO.
1089
PROJECT NO.
2003112
SHEET NO.
2 OF 2

APPROVED

Final Plan Approval
for Mixed Use Planned Development
Subject to Case # ADD2001-00004
Date 3-13-06