

ADMINISTRATIVE AMENDMENT (FPA) – ADD2012-00110

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Lakes, LLC., filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development (MPD) on a project known as The Peninsula Phase III at Miromar Lakes to allow:

1. Final Plan Approval for a 28-single-family subdivision known as the Peninsula Phase III at Miromar Lakes; and
2. A deviation from LDC Sec. 10-328(a) which prohibits lake maintenance easements from being located within the limits of a platted single-family residential lot, to allow for lake maintenance easements within the limits of the platted single-family lots within the subject tract; and
3. A deviation from LDC Sec. 10-329(d)(4) which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth two feet below the dry season water table; to allow for a minimum ratio of 4:1 where turf reinforced mat is proposed, and a minimum ratio of 2:1 where rip-rap shoreline as proposed; and
4. A deviation from LDC Sec. 34-936(b) which requires parking for any use in a planned development to be governed by LDC Article VIII. Division 26 (Off Street Parking); to allow for on-street parking on Miromar Lakes Parkway.

LEGAL DESCRIPTION: In Section 13, Township 46 South, Range 25 East, Lee County, Florida:

Exhibit "A".

WHEREAS, the property was rezoned in case number Z-02-072 with subsequent amendments in case numbers ADD2006-00002, ADD2006-00009, Z-06-064, ADD2008-00130, DRI2009-00003 and DRI20011-00003 (Z-12-004); and

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

WHEREAS, the Miromar Lakes Mixed Use Planned Development (MPD)/Development of Regional Impact (DRI) is a +/- 1,800-acre mixed use project approved for 250,000 square feet of retail uses, 340,000 square feet of office uses, 40,000 square feet of industrial/research and development uses, 450 hotel rooms, 650 boat slips, 2,600 residential units, recreational facilities and preserve areas; and

WHEREAS, Condition 1.c. of Z-12-004 requires Final Plan Approval prior to the issuance of a local development order for the parcel development that includes vertical (structural) development; and

WHEREAS, the applicant is seeking Final Plan approval for a 27.74-acre tract known as the Peninsula II at Miromar Lakes including 28 single-family detached units, 14 boat slips, ancillary amenities and associated infrastructure; and

WHEREAS, the proposal includes a master site plan and three additional deviation requests, also see Attachment "C" as follow:

1. A deviation from LDC Sec. 10-328(a) which prohibits lake maintenance easements from being located within the limits of a platted single-family residential lot, to allow for lake maintenance easements within the limits of the platted single-family lots within the subject tract;
2. A deviation from LDC Sec. 10-329(d)(4) which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth two feet below the dry season water table; to allow for a minimum ratio of 4:1 where turf reinforced mat is proposed, and a minimum ratio of 2:1 where rip-rap shoreline as proposed;
3. A deviation from LDC Sec. 34-936(b) which requires parking for any use in a planned development to be governed by LDC Article VIII. Division 26 (Off Street Parking); to allow for on-street parking on Miromar Lakes Parkway; and

WHEREAS, the proposed Final Plan Approval and deviation requests have been reviewed by Lee County Department of Community Development's Environmental Sciences and Development Services staff; and

WHEREAS, the three deviation requests enhance the objectives of the planned development, and preserves and promotes the general intent of the LDC to protect the public health, safety and welfare; and

WHEREAS, the subject plans and deviation requests are consistent with the approved zoning resolutions and Development of Regional Impact (DRI) as amended, 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, 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 Mixed Use Planned Development (MPD) for the Peninsula Phase III at Miromar Lakes, for a 28-dwelling unit subdivision and three deviation requests, is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the 2-page Final Zoning Plan, by Waldrop Engineering stamped received by the Permit Counter on DEC. 14, 2012 (Attachment "A").**
2. **Any development which is not consistent with the final site plan approved herein and attached hereto, will require an additional, amended final plan approval.**
3. **Final Zoning Plan ADD2012-00110 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

DULY SIGNED this 21st day of December, A.D., 2012.

BY: _____

Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibit "A" – Approved Legal, Sketch and Survey

Attachment "A" – Cover Sheet and Master Site Plan.

Attachment "B" – Rip Rap Exhibit

Attachment "C" - Schedule of Deviations & Justifications

Attachment "D" – Environmental Sciences Staff Report

RHODES & RHODES LAND SURVEYING, INC.

28100 BONITA GRANDE DR. STE 107 BONITA SPRINGS, FLORIDA 34135

PHONE (239) 405-8166 FAX (239) 405-8163

LEGAL DESCRIPTION

BEING A PORTION OF TRACTS "R", "B-3" AND "O-3", MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "O-3", MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2008000036958 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 15°43'44" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 524.50 FEET; THENCE SOUTH 84°13'30" WEST, A DISTANCE OF 339.48 FEET; THENCE SOUTH 08°32'29" EAST, A DISTANCE OF 52.14 FEET; THENCE DEPARTING FROM THE BOUNDARY OF LAST SAID LANDS, SOUTH 81°26'59" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHWESTERLY, 36.87 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 24.50 FEET, THROUGH A CENTRAL ANGLE OF 86°13'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 51°42'29" WEST, 33.49 FEET; THENCE SOUTH 85°10'44" WEST, A DISTANCE OF 109.19 FEET; THENCE SOUTH 04°49'16" EAST, A DISTANCE OF 50.51 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 76.43 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 07°40'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 00°58'48" EAST, 76.37 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 40.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 20°53'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°34'56" EAST, 39.88 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 281.57 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 795.00 FEET, THROUGH A CENTRAL ANGLE OF 20°17'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°52'45" EAST, 280.10 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 35.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 11°13'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°20'55" EAST, 35.23 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 221.53 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 271.68 FEET, THROUGH A CENTRAL ANGLE OF 46°43'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°50'10" WEST, 215.45 FEET; THENCE SOUTH 88°44'00" WEST, A DISTANCE OF 651.68 FEET; THENCE NORTH 01°16'00" WEST, A DISTANCE OF 90.21 FEET; THENCE NORTH 37°51'55" EAST, A DISTANCE OF 25.46 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 12.26 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 70°13'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°45'02" EAST, 11.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 181.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 69°08'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°12'18" EAST, 170.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 120.02 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF

11.2.12
**APPROVED
LEGAL**

X:\CONST\MIROMAR LAKES\Tract k\2012-1052SKETCHLGL.doc

Page 1 of 3

COMMUNITY DEVELOPMENT

EXHIBIT A

ADD 2012-00110

RHODES & RHODES LAND SURVEYING, INC.

28100 BONITA GRANDE DR STE 107 BONITA SPRINGS, FLORIDA 34135

PHONE (239) 405-8166 FAX (239) 405-8163

180.00 FEET, THROUGH A CENTRAL ANGLE OF 38°12'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°40'21" EAST, 117.81 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY, 17.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 102°28'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 52°39'46" WEST, 15.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, 539.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 112°22'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 47°42'21" WEST, 457.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 109.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 13°18'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°49'57" EAST, 108.91 FEET; THENCE NORTH 04°49'14" WEST, A DISTANCE OF 199.28 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 158.90 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 82°45'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°33'46" EAST, 145.44 FEET; THENCE NORTH 77°56'45" EAST, A DISTANCE OF 127.36 FEET; THENCE NORTH 85°08'35" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT "B-3", SAID PLAT OF MIROMAR LAKES UNIT XI - PENINSULA; THENCE SOUTH 04°49'14" EAST, ALONG SAID EASTERLY BOUNDARY AND ITS SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 27.19 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE DEPARTING FROM SAID SOUTHERLY PROLONGATION, SOUTHEASTERLY, 45.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 63.50 FEET, THROUGH A CENTRAL ANGLE OF 40°41'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°03'14" EAST, 44.16 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF AFORESAID TRACT "O-3"; THENCE NORTH 80°00'00" EAST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,037.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,208,338 SQUARE FEET OR 27.740 ACRES, MORE OR LESS.

RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897

APPROVED
LEGAL



John Scott Rhodes

Professional Surveyor and Mapper
State of Florida, License Number 5739
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

R&R FILE NO. 2012-1052SKETCH
DATE: 10/29/2012

ADD 2012-00110

EXHIBIT A

X:\CONST\MIROMAR LAKES\Tract k\2012-1052SKETCHLGL.doc

COMMUNITY DEVELOPMENT

OCT 30 2012

RECEIVED

ADD 2012-00110

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

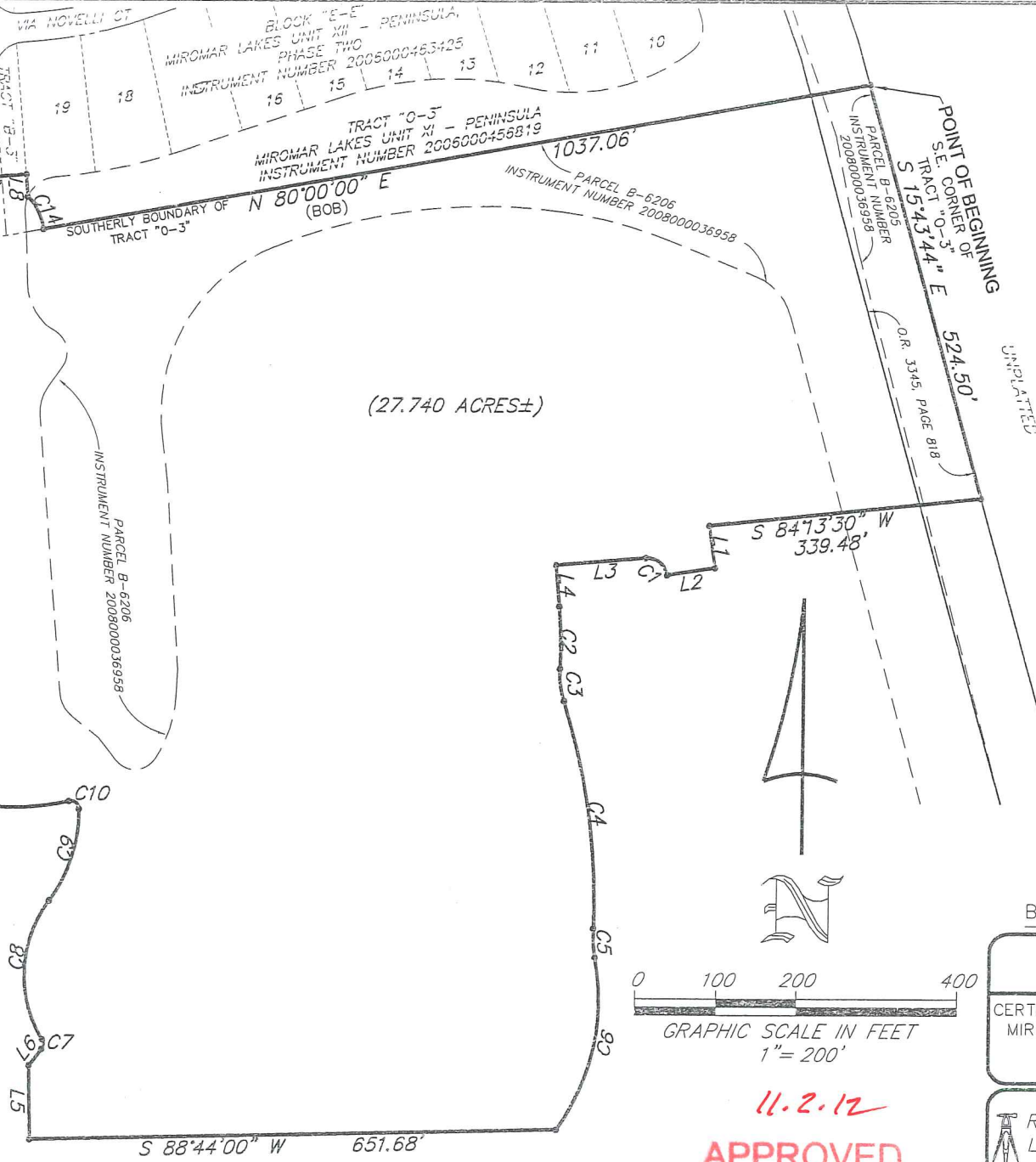
UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

ABBREVIATIONS
BOB = BASIS OF BEARING
POB = POINT OF BEGINNING
PSM = PROFESSIONAL SURVEYOR
AND MAPPER
O.R. = OFFICIAL RECORDS



LINE TABLE		
LINE	LENGTH	BEARING
L1	52.14'	S 08°32'29" E
L2	60.00'	S 81°26'59" W
L3	109.19'	S 85°10'44" W
L4	50.51'	S 04°49'16" E
L5	90.21'	N 01°16'00" W
L6	25.46'	N 37°51'55" E
L7	80.00'	N 85°08'35" E
L8	27.19'	S 04°49'14" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	24.50'	86°13'34"	36.87'	33.49'	N 51°42'29" W
C2	570.00'	7°40'58"	76.43'	76.37'	S 00°58'48" E
C3	110.00'	20°53'13"	40.10'	39.88'	S 07°34'56" E
C4	795.00'	20°17'33"	281.57'	280.10'	S 07°52'45" E
C5	180.00'	11°13'53"	35.28'	35.23'	S 03°20'55" E
C6	271.68'	46°43'14"	221.53'	215.45'	S 11°50'10" W
C7	10.00'	70°13'45"	12.26'	11.50'	N 02°45'02" E
C8	150.00'	69°08'16"	181.00'	170.22'	N 02°12'18" E
C9	180.00'	38°12'09"	120.02'	117.81'	N 17°40'21" E
C10	10.00'	102°28'07"	17.88'	15.59'	N 52°39'46" W
C11	275.00'	112°22'58"	539.40'	457.00'	N 47°42'21" W
C12	470.00'	13°18'22"	109.15'	108.91'	N 01°49'57" E
C13	110.00'	82°45'59"	158.90'	145.44'	N 36°33'46" E
C14	63.50'	40°41'34"	45.10'	44.16'	S 26°03'14" E

EXHIBIT A

NOTES

- BEARINGS ARE BASED ON THE SOUTHERLY BOUNDARY OF TRACT "O-3", MIROMAR LAKES UNIT XI - PENINSULA, INSTRUMENT NUMBER 2006000486819, AS BEING N 80°00'00" E. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
- SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY: John Scott Rhodes JOHN SCOTT RHODES, PSM #5739

SKETCH OF DESCRIPTION

CERTIFIED TO:
MIROMAR LAKES, LLC

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

bk:	pg:	date:
		OCT. 29, 2012
		scale:
		1" = 200'
		cogo #:

28100 BONITA GRANDR DRIVE, #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 (239) 405-8163 FAX

design:
drawn:
RWC
checked:
JSR
acad #:
2012-1052
view:
PLOT
project #:
2012-1052
sheet #:
3 of 3
file #:
2012-1052
SKETCH

11.2.12
APPROVED
LEGAL

NOT A SURVEY

EXHIBIT H-4.D. FINAL PLAN APPROVAL

THE PENINSULA PHASE III

AT MIROMAR LAKES

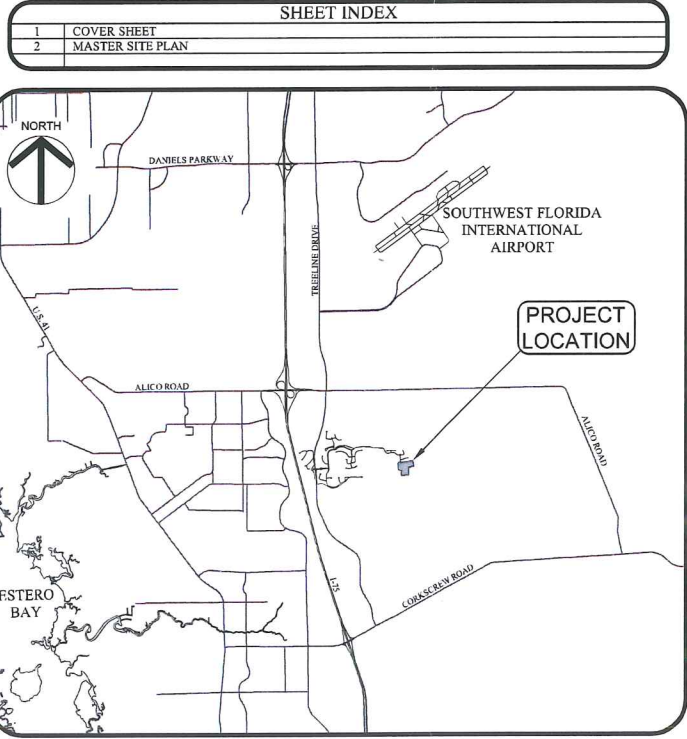
A PORTION OF STRAP # 13-46-25-00-00001.0030
LEE COUNTY, FLORIDA

FPA APPROVAL HISTORY				
LEE COUNTY RESOLUTION NO.	TRACT NAME	DATE	TYPE	QUANTITY
ADD2000-00110	PHASE ONE	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE ONE	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE TWO	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.	12/19/2000	COMMERCIAL	7,500 S.F.
ADD2000-00191	TEMP. CLUBHOUSE	1/8/2001	COMMERCIAL	6,526 S.F.
ADD2001-00018	VALENCIA	5/24/2001	MULTI-FAMILY	80 UNITS
ADD2001-00085	TRACT M & N	5/24/2001	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	4/12/2002	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.
ADD2002-00043	BELLAVISTA	9/28/2001	MULTI-FAMILY	60 UNITS
ADD2002-00077	MED. VILLAGE - PH I	8/5/2002	SINGLE FAMILY	33 UNITS
ADD2002-00168	CAPRINI GREENS	12/17/2002	SINGLE FAMILY	27 UNITS
ADD2003-00028	VIVALDI	4/4/2003	MULTI-FAMILY	60 UNITS
ADD2003-00047	PERM. GOLF CLUBHOUSE	5/14/2003	RECREATION	5.45 ACRES
ADD2003-00151	CAPRINI GREENS MOD.	12/18/2003	AMENDMENT 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
ADD2004-00043	C1/C2 ACCESS	4/2/2004	ACCESS	1.05 ACRES
ADD2004-00054	PORTO ROMANO	5/11/2004	SINGLE FAMILY	55 UNITS
ADD2004-00074	CAPRINI GREENS MOD.	4/21/2004	AMENDMENT TO ADD2003-00151	
ADD2004-00070	MIRASOL RESIDENTIAL	7/27/2004	MULTI-FAMILY	120 UNITS
ADD2004-00178	MIRASOL ACCESS MOD.	11/17/2004	AMENDMENT TO ADD2004-00042	
ADD2004-00177A	CASTELLI & ANACAPRI	12/3/2004	SINGLE FAMILY	18 UNITS
ADD2004-00223	MONTEBELLO	1/10/2005	MULTI-FAMILY	40 UNITS
ADD2004-00253	VOLTERRA & BELLINI	4/25/2005	SINGLE FAMILY & MULTI-FAMILY	72 UNITS
ADD2005-00104	ST. JOHN NEUMANN CENTER	7/12/2005	PLACE OF WORSHIP	14,736 S.F.
ADD2005-00134	MIRASOL PH II	8/2/2005	MULTI-FAMILY	120 UNITS
ADD2005-00190	RAVENNA	3/31/2006	MULTI-FAMILY	60 UNITS
ADD2006-00002	MIROMAR LAKES PKWY EXT.	3/13/2006	ACCESS	133.08 ACRES
ADD2006-00004	BEACH CLUB PH II	3/13/2006	RECREATION	7.87 ACRES
ADD2006-00009	EAST 100 ACRES	4/10/2006	SINGLE FAMILY	51 UNITS
ADD2006-00130	TRACT F-F (BEACH COTTAGES)	12/5/2006	SINGLE FAMILY	16 UNITS
ADD2006-00144	SORRENTO LANE MOD.	4/1/2009	MODIFICATION TO ADD2006-00009	
ADD2009-00008	COSTA AMALFI	4/16/2009	MODIFICATION TO ADD2006-00130	
ADD2010-00021	COSTA AMALFI MOD.	3/8/2010	MODIFICATION TO ADD2009-00008	
PENDING	PENINSULA PHASE III	PENDING	SINGLE FAMILY	28 UNITS

BOAT DOCK HISTORY		
SINGLE FAMILY SUBDIVISION ⁽¹⁾	APPROVED SLIPS	PROPOSED SLIPS
VERONA LAGO	55	0
CAPRINI GREENS	18	0
ISOLA BELLA	13	0
CASTELLI & ANACAPRI	18	0
VOLTERRA	12	0
BEACH COTTAGES/COSTA AMALFI	9	0
SUBTOTAL	125	0
SF SUBDIVISION TOTAL	125	
ANCILLARY ⁽²⁾	APPROVED SLIPS	PROPOSED SLIPS
BEACH CLUB PH I	13	0
VIVALDI	18	0
MIRASOL BEACH PH I & 2	18	0
MONTEBELLO	18	0
BELLINI	18	0
RAVENNA	60	0
EAST 100 ACRES	51	0
THE PENINSULA PHASE III	0	28
SUB TOTAL	196	28
ANCILLARY TOTAL	224	

(1) EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOTS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS.

(2) A MAXIMUM OF 250 ANCILLARY DOCKS ARE PERMITTED.



PROJECT LOCATION MAP
NO SCALE



DEVELOPED BY:
MIROMAR LAKES, L.L.C.
10801 CORKSCREW ROAD - SUITE #305
ESTERO, FL 33928
PHONE: (239) 390-5100

OPEN SPACE SUMMARY	
OPEN SPACE	AREA (AC)
GOLF COURSE	216.96
PHASE 1	61.72
PHASE 2	13.10
GOLF MAINTENANCE	0.92
VALENCIA	8.08
TRACT M & N	4.77
BEACH CLUB	2.34
TIVOLI	0
BELLAVISTA	3.35
MEDITERRANEAN VILLAGE	8.71
CAPRINI GREENS	1.19
VIVALDI	0
GOLF CLUBHOUSE	2.51
SAN MARINO	13.40
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.99
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	0
CASTELLI & ANACAPRI	0.82
VOLTERRA & BELLINI	5.89
RAVENNA	3.17
BEACH CLUB PH 2	2.73
MIRASOL PKWY. EXTENSION	0
EAST 100 ACRES	0
BEACH COTTAGES / COSTA AMALFI	3.31
PENINSULA PHASE 3	6.16
TOTAL	364.03

APPROVED
Final Plan Approval
for **MIXED USE** Planned Development
Subject to Case # **ADD2012-00110**
Date **12/26/2012**

RECEIVED
DEC 14 2012
COMMUNITY DEVELOPMENT
ADD 2012-00110

WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DRIVE - SUITE 305 BUNTA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

THE PENINSULA PHASE III
AT MIROMAR LAKES
CLIENT: MIROMAR LAKES, L.L.C.

COVER SHEET

PLAN REVISIONS

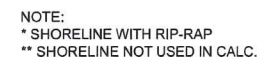
NO.	DATE	DESCRIPTION
000012		REVISED FOR COUNTY COMMENTS

RONALD D. WALDROP, P.E.
FL. LICENSE NO. 52794

SHEET NUMBER: 256-04-02

SHEET: 01

ATTACHMENT A



LITTORAL PLANTINGS

BOTANICAL NAME	COMMON NAME	SPECS	NATIVE
<i>Iris hexagona</i> var. <i>Savannarum</i>	Blue Flag	2-inch container	yes
<i>Spartina bakeri</i>	Sand Cordgrass	2-inch container	yes
<i>Sagittaria lancifolia</i>	Arrowhead	2-inch container	yes
<i>Canna flaccida</i>	Canna Lily	2-inch container	yes
<i>Eleocharis cellulosa</i>	Spikerush	2-inch container	yes
<i>Pontederia cordata</i>	Pickelweed	2-inch container	yes

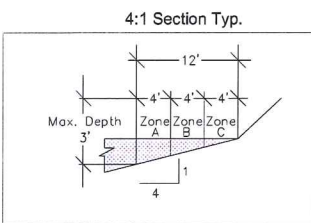
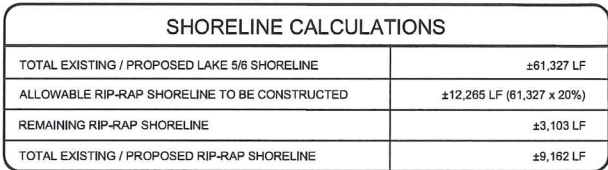
	3' FLUCTUATION
--	----------------

(A) 2.25'-1.5' BELOW WSWT

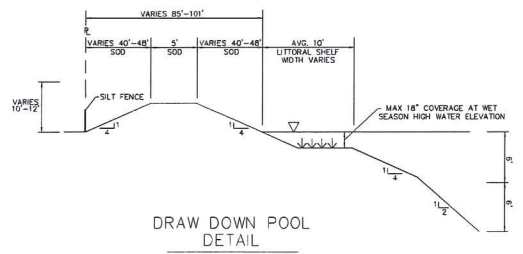
(B) .75' BELOW WSWT - WSWT

(C) 1' BELOW - .5' ABOVE WSWT

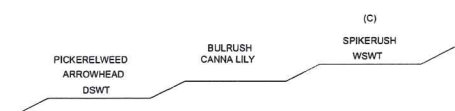
LITTORAL SHELF PLANTING AREA SHALL BE INITIALLY PLANTED WITH AT LEAST THREE DIFFERENT SPECIES. NO SPECIES SHALL CONSTITUTE MORE THAN 50 PERCENT OF COVERAGE AND AT LEAST ONE SPECIES SHALL BE HERBACEOUS.



TYPICAL LAKE SECTION



DRAW DOWN POOL
DETAIL



PLANTING ELEVATIONS FOR LITTORAL VEGETATION

DSWT = DRY SEASON WATER TABLE
WSWT = WET SEASON WATER TABLE

RECEIVED
DEC 07 2012

COMMUNITY DEVELOPMENT

ADD 2012-00110

[illegible]

FLORIDA CERTIFICATE OF AUTHORIZATION #8616

FILE NUMBER: 25604E0201

SHEET : 1

**WALDROP
ENGINEERING**

**CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTANTS**

28100 BONITA GRANDE DRIVE • SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@csaldergroupconsulting.com

PENINSULA PHASE III AT MIROMAR LAKES

CLIENT: MIROMAR LAKES, L.L.C.

RIP-RAP EXHIBIT

ATTACHMENT B



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

RECEIVED
DEC 14 2012

COMMUNITY DEVELOPMENT
ADD 2012-00110

EXHIBIT H-2.B.1

Schedule of Deviations & Justifications REVISED DECEMBER 13, 2012

Deviations Approved per Z-02-072 & Z-12-004

Deviation #1 from LDC Sec. 10-34-1954(d)(1), which restricts model homes to a time limitation of three (3) years, to allow model homes through the build out of the project.

Deviation #5 from LDC Sec. 10-291(3)(b) (Access to Street), which requires two (2) or more means of ingress and egress to residential development of at least five (5) acres in size; to allow one (1) means of ingress and egress for those development parcels that are surrounded by golf course, water body, conservation areas, or any combination thereof.

Deviation #6 from LDC Sec. 10-296(b), Table 3, which requires a right-of-way width of 35 feet for two-way closed drainage, rear lot drainage or inverted crown; to allow a right-of-way width to coincide with the back of curb for local private roads.

Deviation #7 from LDC Sec. 10-296(d) Table 4(7), which requires that wearing surfaces for local and access roads for Class A development must be 1.5-inch asphaltic concrete of FDOT Type S-1; to allow for cement concrete or decorative pavers within private local rights-of-way.

Deviation #13 from LDC Sec. 10-355, which requires the developer to provide a 10-foot public utility easement on both sides of a roadway; to allow the public utility easement on one side.

Deviation #14 from LDC Sec. 10-415(a), which requires that open space be calculated as a percentage of development area; to allow open space based on the areas of development excluding that portion of the development consisting of the existing mining lakes, as approved by Resolution Z-99-029 with the following condition:

The entire acreage of the existing minimum lakes located east of Ben Hill Griffin Parkway is exempt from open space requirements. These lakes may not be used to satisfy open space requirements on the site. This deviation is APPROVED for the entire project. This deviation is APPROVED for the entire project.

Deviation #16 from LDC Sec. 10-415(b), which requires 50 percent of the required open space to incorporate existing indigenous vegetation; to allow all of the required indigenous vegetation to be provided in the conservation areas shown on the MCP and to permit all of the restored vegetation within the wetland slough to count toward the required indigenous vegetation

requirement. This deviation was approved by Resolution Z-99-029 with the condition that existing indigenous preservation requirement be met within the Conservation Area shown on the MCP last revised August 16, 1999. This deviation is approved for the 534-acre addition to the project subject to the following condition:

In conjunction with an application for local development order approval, the developer must submit a detailed invasive exotic removal and replanting plan for the Division of Environmental Sciences' Staff review and approval. The developer must delineate on the local development order plans a minimum of 111 acres of indigenous preservation and 47.7 acres of restoration consistent with the MCP.

Deviation #20 from LDC Sec. 34-2194(c)(1)(a) revised and approved, but limited to 5,527 linear feet of lake frontage within the areas delineated on the MCP. In addition, a compensatory littoral zone must be provided as pocket marshes instead of a 5-foot-wide linear littoral shelf, per Sec. 10-418(3)(a). The compensatory pocket marsh area must be a minimum 0.50 acres of marsh planted with a minimum of our native wetland plants and providing a 50 percent coverage at time of planting (herbaceous plants must be a minimum 2-inch linear; shrubs and grasses must be a minimum 1-gallon container size; trees must be a minimum 3-gallon size). The compensatory pocket marsh area must be provided along the shoreline of Tract C-2. Additionally, the total amount of linear feet of lake frontage that utilizes the zero-foot setback, plus any rip-rap installed for shoreline erosion control cannot exceed 20 percent or 11,504 linear feet of shoreline.

Requested Deviations

Deviation from LDC Section 10-328(a), which prohibits lake maintenance easements from being located within the limits of a platted single-family residential lot; to allow for lake maintenance easements within the limits of the platted single-family lots within the subject tract.

JUSTIFICATION: The Applicant is proposing to locate the required lake maintenance easements (LMEs) within the single family lots as shown the attached final plan. This design standard has been previously permitted in other residential tracts within Miromar Lakes, and is requested to ensure the consistency and continuity of development with the overall community.

The Peninsula tract is surrounded by existing lakes and has a defined development footprint. This developable area was designed and constructed prior to the LDC amendment that prohibited the placement of LMEs within single family lots. Therefore, the Applicant is encumbered with spatial constraints based upon a development footprint constructed in good faith based upon the existing regulations at the time. These existing conditions warrant the requested deviation.

From a safety and maintenance standpoint, there are extensive deed restrictions in place (attached as Exhibit AA-3.J.1) to ensure the LMEs are available for maintenance as intended by the LDC. All principal and accessory structures are regulated by a 20' water body setback that further ensures access to the easements. Moreover, all development within the project is regulated by the Lake Management Plan and approved per Z-99-029,

RECEIVED
DEC 14 2012

COMMUNITY DEVELOPMENT
ADD 2012-00110

ATTACHMENT C

The Peninsula Phase III at Miromar Lakes
Exhibit H-2.B.1
Page 2 of 3

Exhibit J, to ensure proper lake function, maintenance of littoral vegetation, prevention of lake bank erosion, and removal of exotic and nuisance plants.

For these reasons, the requested deviation will not negatively impact public health, safety or welfare and will uphold the intent of the LDC.

Deviation from LDC Section 10-329(d)(4), which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table; to allow for a minimum ratio of 4:1 where turf reinforcement mat is proposed, and a minimum ratio of 2:1 where rip-rap shoreline is proposed.

JUSTIFICATION: As noted above, the subject tract is located within a large-scale master-planned community that is partially built-out. The proposed 4:1 lake bank slope will comply with previous approvals, and has been proven to function as intended by the LDC through appropriate construction standards and lake maintenance measures. Similarly, rip-rap shoreline has been permitted in previous phases of the development as proposed.

As noted above, the overall Peninsula tract has a defined development footprint constrained by the existing recreational lakes, which were constructed with a 4:1 lake bank slope prior to the LDC amendment to 6:1 slopes. Therefore, continuation of the 4:1 lake bank slope through the entirety of the subject property is integral to upholding the design established prior to the LDC amendment.

Additionally, the Applicant has deed restrictions and a lake management plan in place to ensure the proper function and maintenance of the lakes. As shown on the enclosed final plan, turf reinforcement mats are proposed in certain areas to mitigate lake bank erosion. Where 2:1 lake bank slopes are shown, rip-rap is proposed to mitigate erosion.

Therefore, the requested deviation will not negatively impact public health, safety or welfare, and will uphold the intent of the LDC and the overall Miromar Lakes master plan.

Deviation from LDC Section 34-936(b), which requires parking for any use in a planned development to be governed by LDC Article VII, Division 26 (Off-Street Parking); to allow for on-street parking on Miromar Lakes Parkway.

JUSTIFICATION: The proposed on-street parking spaces will provide additional parking for private amenities in the project, including ancillary boat slips and the bocce courts shown on the enclosed FPA plan. The Miromar Lakes Parkway right-of-way provides adequate space for the proposed parking spaces.

On-street parking will provide a traffic calming effect along the roadway and will further enhance circulation throughout the community.

Therefore, the requested deviations will uphold the intent of the LDC by providing additional parking and addressing public health, safety and welfare.

RECEIVED
DEC 14 2012

COMMUNITY DEVELOPMENT

ADD 2012-00110

**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Date: December 21, 2012

To: Tony Palermo, Senior Planner

From: Beth Workman, Environmental Planner *EW*
Phone: (239) 533-8793
E-mail: EWorkman@leegov.com

Project: Peninsula Phase III at Miromar Lakes

Case: ADD2012-00110

STRAP: 13-46-25-00-00001.0030

The Division of Environmental Sciences (ES) staff has reviewed the Final Plan Approval with the two proposed Administrative Deviations and offer the following analysis and recommended conditions:

PARCEL HISTORY:

Miromar Lakes is an 1,800 acre parcel, zoned MPD (mixed use planned development), and is in a DRI (development of regional impact) located east of I-75, south of Alico Road and north of Corkscrew Road. The proposed development 27.74 acre portion of the Miromar Lakes development located at the southeastern corner. Per zoning resolution Z-12-004 condition 1c, "the developer must obtain Final Plan Approval (FPA) when parcel development includes vertical (structural) development or when further deviations are requested. If FPA is required, then the developer must file an application prior to, or simultaneous with, a local development order that proposes vertical development. The purpose of this process is to ensure that vertical development is generally in compliance with the approved zoning resolution, MCP and DRI Development Order, while at the same time allowing flexibility in response to changing development practices". In the case of Peninsula Phase III at Miromar Lakes, the developer is requesting vertical construction so a FPA is required and two deviations from the Land Development Code (LDC) have been requested to seek relief from current changing LDC requirements that have occurred since the zoning was approved.

FINAL PLAN APPROVAL:

The Miromar Lakes development has specific parameters that must be followed when proposing particular uses per Z-12-004 condition 1b. The following lists the specific parameters that pertain

to the subject proposal:

Residential Units: The Miromar Lakes zoning approval allows 2,600 total units per this condition. The development is currently approved for 1204 residential units and the Peninsula Phase III at Miromar Lakes is proposing 28 residential units. The additional development within Miromar meets the allowable number of residential units conditioned in the Z-12-004.

Boat Slips: The zoning approval allows 650 boat slips for the entire Miromar Lakes development, currently the development is approved for 321 boat slips and the subject portion of the project is proposing 28 boat slips. The additional boat slips within Miromar meet the allowable number of boat slips per Z-12-004.

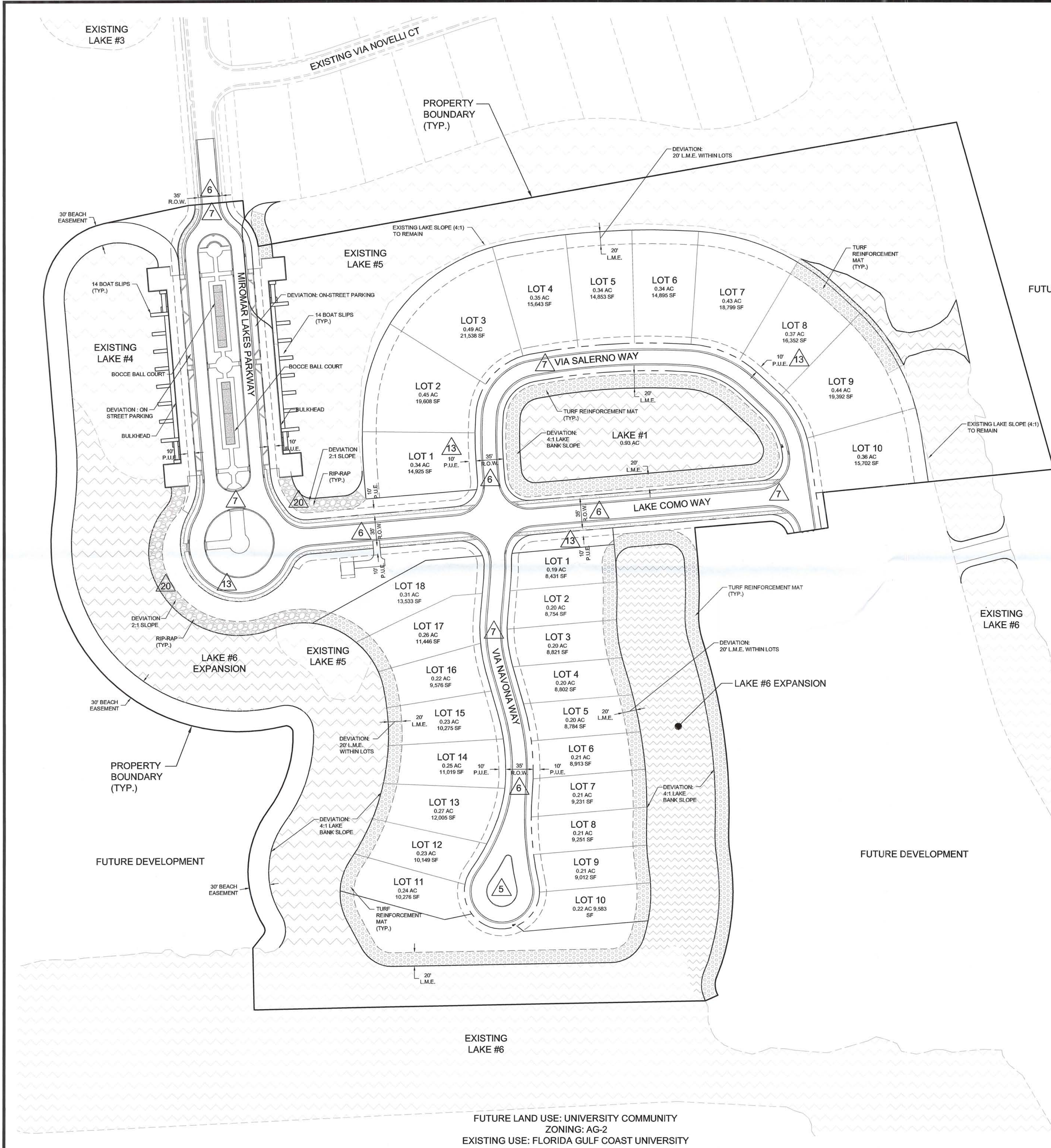
Open Space: Miromar Lakes is currently approved for 357.87 acres of open space and Peninsula Phase III at Miromar Lakes is proposing 6.16 acres of open space.

Therefore, the Peninsula Phase III at Miromar Lakes meets all the specific parameters required per the Z-12-004.

Additionally, rip rap is being proposed to also help with erosion problems. A rip rap exhibit is attached showing the amount of rip rap proposed for the Peninsula Phase III. Rip rap is considered a harden shoreline structure and will be addressed through the development order process.

ATTACHMENT D

J:\2012-04-02 (Miromar Lakes) Final (K:\AutoCAD\2012-04-02 FPA\Rev02\25040202.dwg
12/14/2012 3:11:11 PM



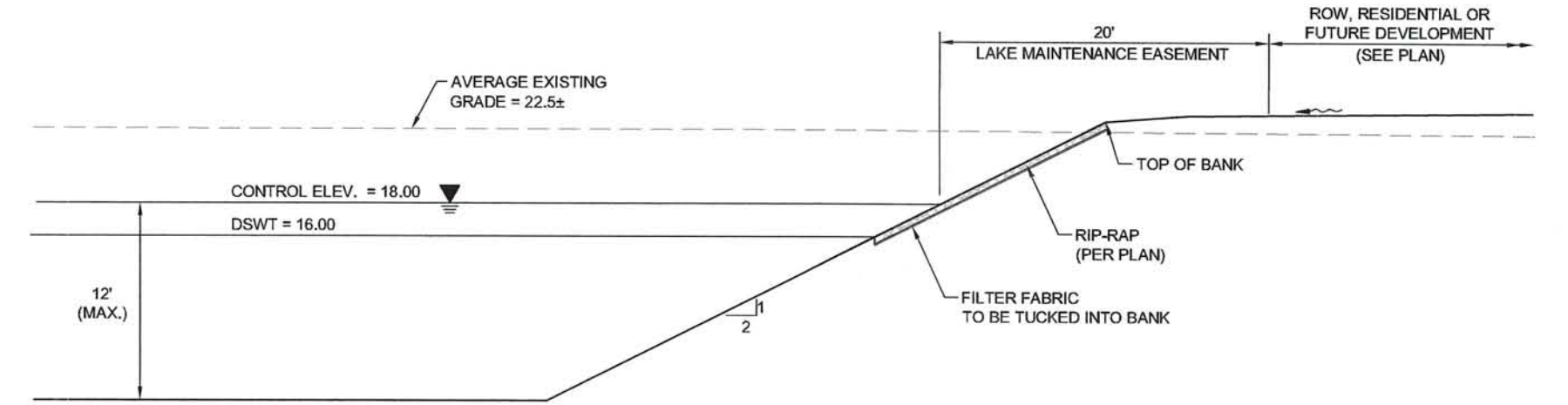
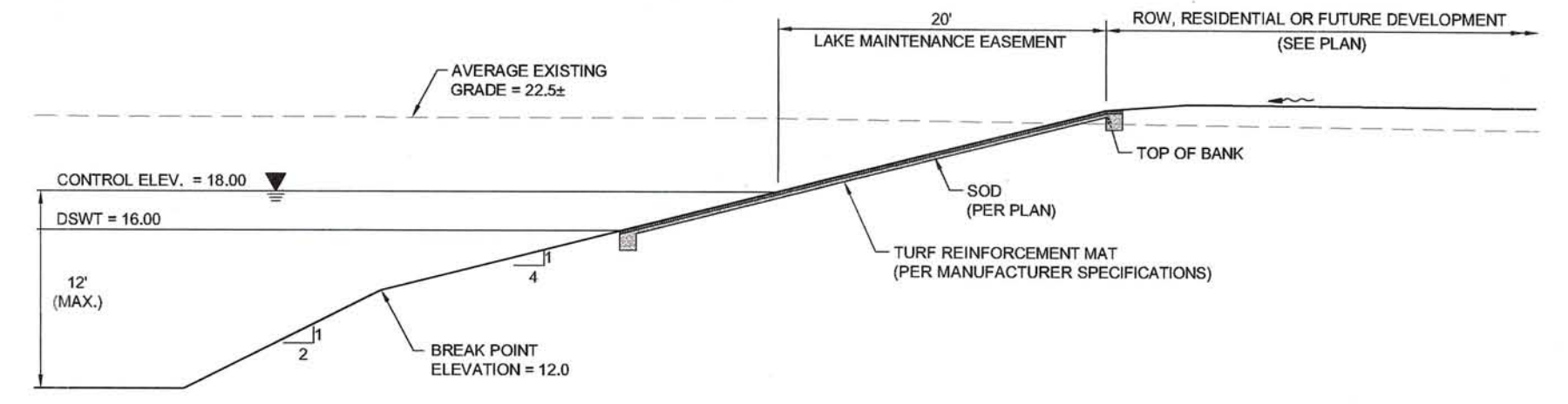
FUTURE LAND USE: UNIVERSITY COMMUNITY
ZONING: AG-2
EXISTING USE: VACANT

LEGEND	
	LAKE
	RIP-RAP
	TURF REINFORCEMENT MAT
	DEVIATION LOCATIONS
	L.M.E. LAKE MAINTENANCE EASEMENT
	P.U.E. PUBLIC UTILITY EASEMENT

LAND USE SUMMARY			
CATEGORY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
IMPERVIOUS	331,972 ±	7.62 ±	27.47%
SINGLE FAMILY LOT	208,774 ±	4.82 ±	17.36%
ROADWAY	95,583 ±	2.19 ±	7.91%
SIDEWALK	8,125 ±	0.19 ±	0.67%
AMENITY	15,498 ±	0.42 ±	1.53%
PERVIOUS	403,845 ±	9.37 ±	33.78%
SINGLE FAMILY LOT	139,849 ±	3.21 ±	11.57%
OPEN SPACE	263,996 ±	6.16 ±	22.21%
SUBTOTAL	735,917 ±	16.99 ±	61.25%
LAKE	472,521 ±	10.75 ±	38.75%
TOTAL PROJECT AREA	1,208,338 ±	27.74 ±	100.00%

MIROMAR LAKES PROPERTY DEVELOPMENT REGULATIONS PER RES. Z-12-004	
PROPOSED LAND USE:	SINGLE FAMILY
NON-GARAGED FRONT SETBACK:	12 FT.
FRONT SETBACK:	20 FT.
SIDE SETBACK:	5 FT.
WATER BODY:	20 FT.
MINIMUM BUILDING SEPARATION:	10 FT.
MAXIMUM LOT COVERAGE:	55%
MINIMUM LOT AREA:	5,500 S.F.
MINIMUM LOT WIDTH:	50 FT.
MINIMUM LOT DEPTH:	70 FT.
MAXIMUM BUILDING HEIGHT:	3 STORIES / 45 FT.

DEVIATIONS APPROVED PER RESOLUTION Z-12-004
DEVIATION (1) PERMIT MODEL HOMES THROUGH PROJECT BUILDOUT
DEVIATION (5) FULL SIZE CUL-DE-SAC AT EACH DEAD END
DEVIATION (6) MINIMUM 35 FOOT RIGHT-OF-WAY WIDTH
DEVIATION (7) BRICK PAVERS TO REPLACE 1 1/2 INCH ASPHALTIC CONCRETE OF FOOT TYPE S-1 ON PRIVATE ROADWAYS
DEVIATION (13) 10-FOOT PUBLIC UTILITY EASEMENT ON ONE SIDE OF RIGHTS-OF-WAY
DEVIATION (14) TO ALLOW OPEN SPACE CALCULATION BASED UPON DEVELOPMENT AREA EXCLUDING EXISTING MINING LAKES
DEVIATION (16) REQUIRED INDIGENOUS VEGETATION TO BE PROVIDED IN CONSERVATION AREAS SHOWN ON 2-25-07 MGP
DEVIATION (20) TO ALLOW FOR A ZERO-FOOT SETBACK AND RIP-RAP ALONG LAKE SHORELINES NOT TO EXCEED 20% OF THE TOTAL SHORELINE
REQUESTED DEVIATIONS
DEVIATION FROM LDC SEC. 10-328(A) TO ALLOW LAKE MAINTENANCE EASEMENTS WITHIN THE LIMITS OF THE PLATTED SINGLE-FAMILY LOTS WITHIN THE SUBJECT TRACT.
DEVIATION FROM LDC SEC. 10-328(D)(4) TO ALLOW LAKE BANKS TO BE SLOPED AT A 4:1 RATIO AND A 2:1 RATIO WHERE RIP-RAP IS PROPOSED
DEVIATION FROM LDC SEC. 34-936(B) TO ALLOW ON-STREET PARKING



APPROVED
Final Plan Approval
for **Mixed Use Planned Development**
Subject to Case # **2002012-00110**
Date **12/14/2012**

RECEIVED
DEC 14 2012

COMMUNITY DEVELOPMENT
ADD 2012-00110

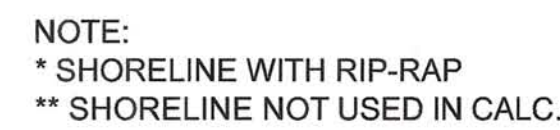
WALDROP
ENGINEERING

**THE PENINSULA PHASE III
AT MIROMAR LAKES**
CLIENT: MIROMAR LAKES, L.L.C.

PLAN REVISIONS

NO.	DATE	REVISION
1	12/04/12	REVISED PER COUNTY COMMENTS
2	12/12/12	REVISED PER COUNTY COMMENTS

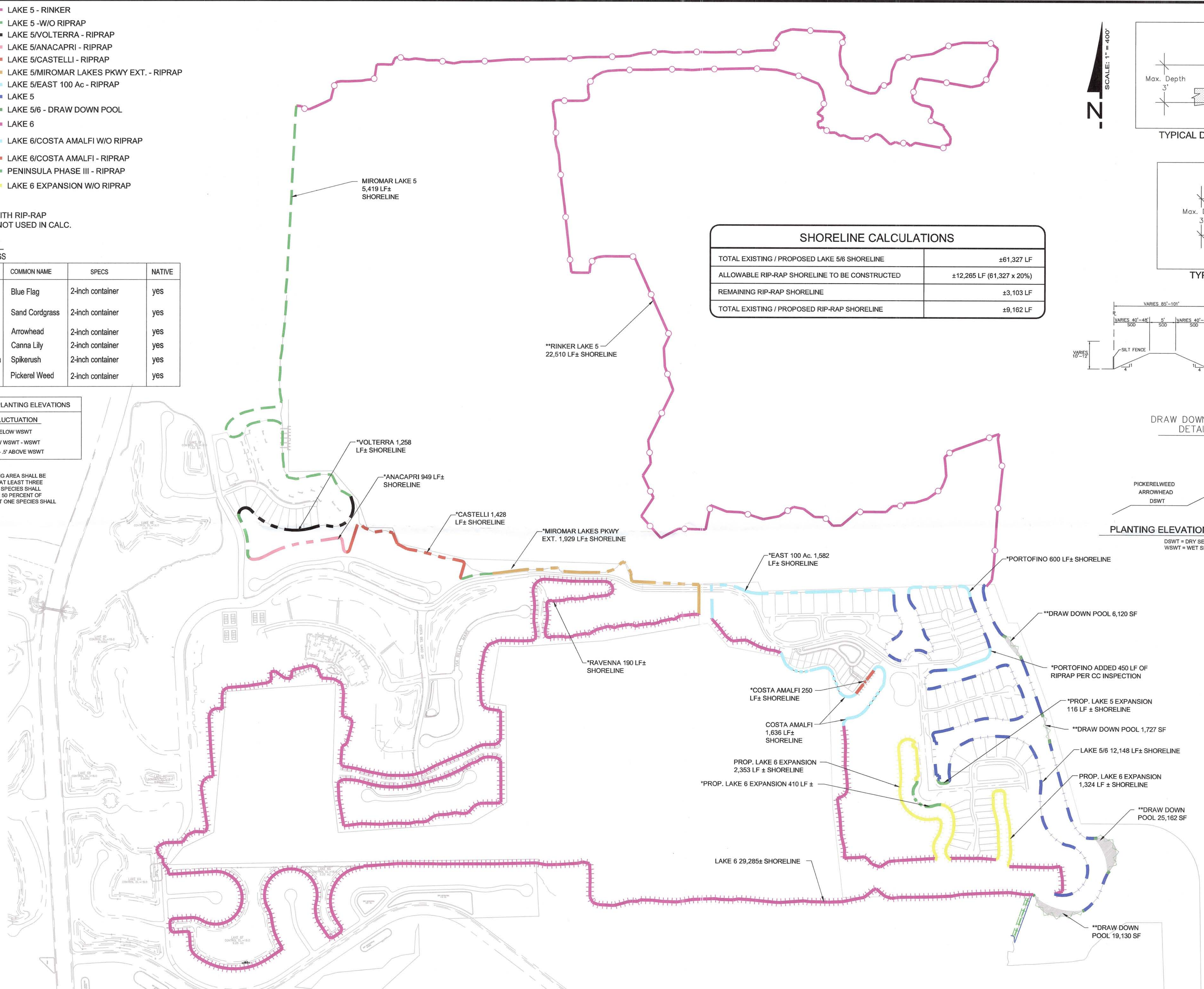
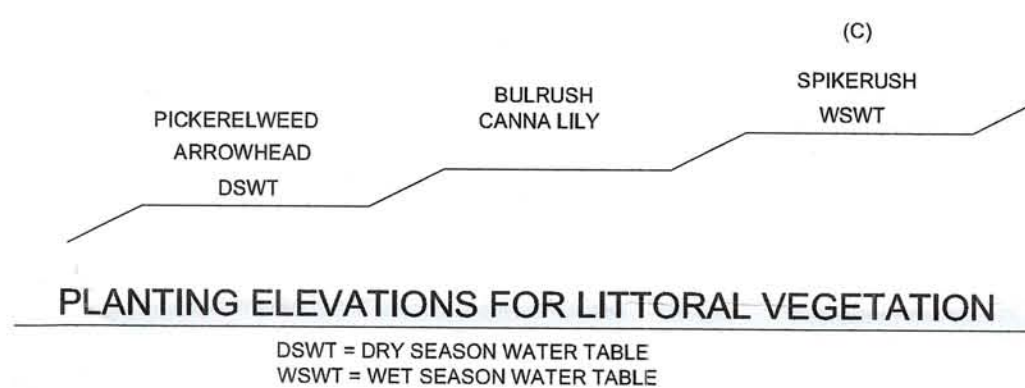
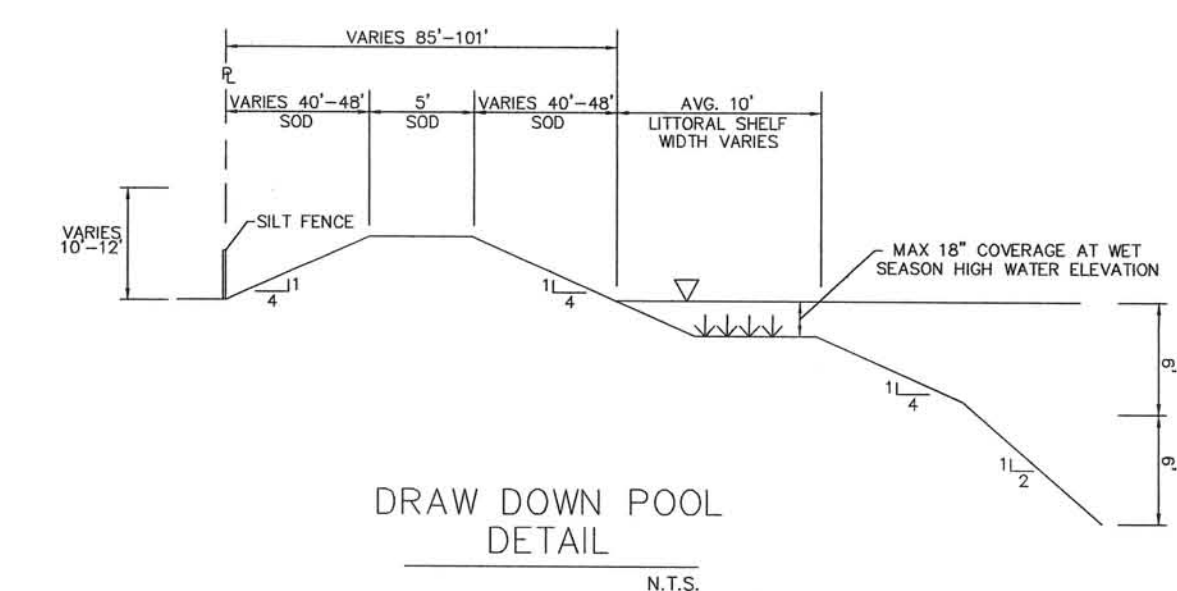
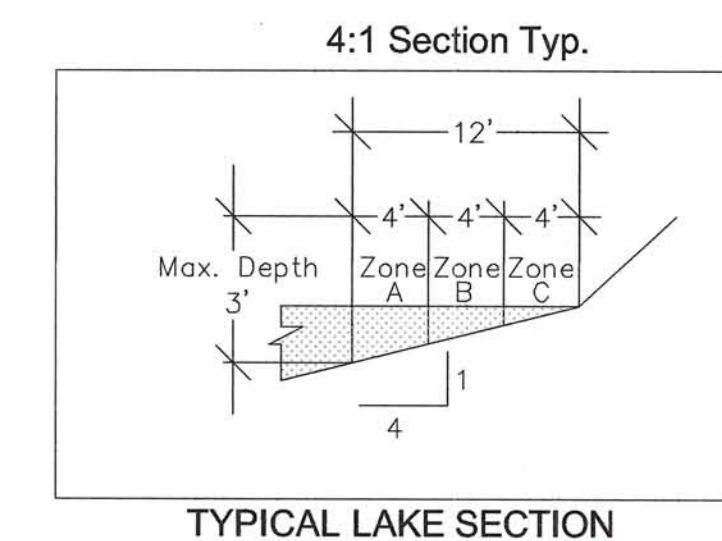
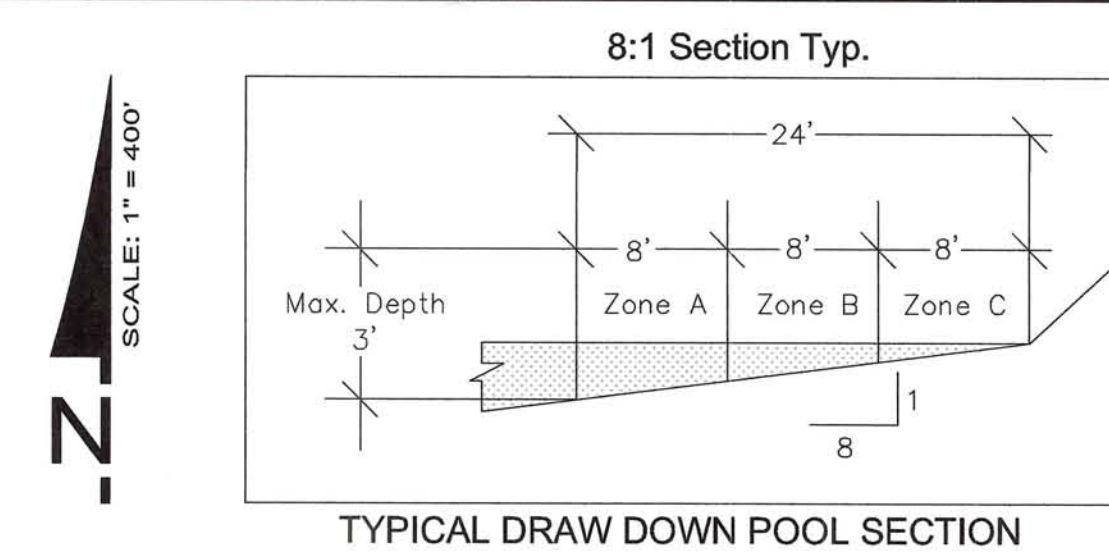
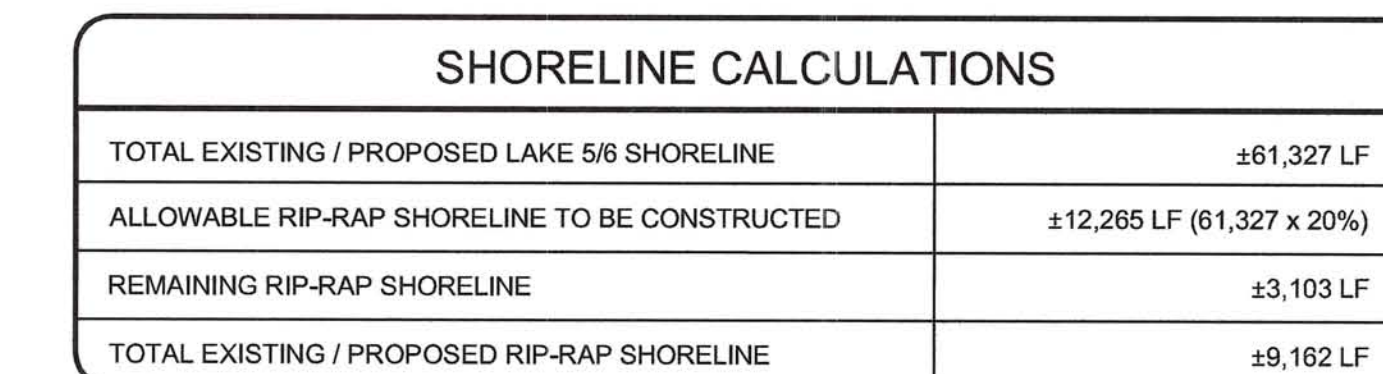
FLORIDA CERTIFICATE OF AUTHORIZATION #8636
RONALD D. WALDROP, P.E.
LICENSE NO. 52794
SHEET NUMBER: 256-04-02
SHEET: 02



BOTANICAL NAME	COMMON NAME	SPECS	NATIVE
Iris hexagona var. Savannarum	Blue Flag	2-inch container	yes
Spartina bakeri	Sand Cordgrass	2-inch container	yes
Sagittaria lancifolia	Arrowhead	2-inch container	yes
Canna flaccida	Canna Lily	2-inch container	yes
Eleocharis cellulosa	Spikerush	2-inch container	yes
Pontederia cordata	Pickeral Weed	2-inch container	yes

RECOMMENDED PLANTING ELEVATIONS	
	<u>3' FLUCTUATION</u>
(A)	2.25'-1.5' BELOW WSWT
(B)	.75' BELOW WSWT - WSWT
(C)	1' BELOW - .5' ABOVE WSWT

LITTORAL SHELF PLANTING AREA SHALL BE INITIALLY PLANTED WITH AT LEAST THREE DIFFERENT SPECIES. NO SPECIES SHALL CONSTITUTE MORE THAN 50 PERCENT OF COVERAGE AND AT LEAST ONE SPECIES SHALL BE HERBACEOUS.



ATTACHMENT B

THE PENINSULA PHASE III
AT MIROMAR LAKES
CLIENT: MIROMAR LAKES, L.L.C.

TRIP-RAP EXHIBIT

[illegible]

FLORIDA CERTIFICATE OF AUTHORIZATION #8636
RECEIVED
 DEC 07 2012
 COMMUNITY DEVELOPMENT
 ADD 2012-00110

FILE NUMBER:	25604E0201
SHEET :	1

BEING A PORTION OF TRACTS "R", "B-3" AND "O-3", MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "O-3", MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2008000036958 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 15°43'44" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 524.50 FEET; THENCE SOUTH 84°13'30" WEST, A DISTANCE OF 339.48 FEET; THENCE SOUTH 08°32'29" EAST, A DISTANCE OF 52.14 FEET; THENCE DEPARTING FROM THE BOUNDARY OF LAST SAID LANDS, SOUTH 81°26'59" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHWESTERLY, 36.87 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 24.50 FEET, THROUGH A CENTRAL ANGLE OF 86°13'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 51°42'29" WEST, 33.49 FEET; THENCE SOUTH 85°10'44" WEST, A DISTANCE OF 109.19 FEET; THENCE SOUTH 04°49'14" EAST, A DISTANCE OF 50.51 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 76.43 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 07°40'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 00°58'48" EAST, 76.37 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 40.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 20°53'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°34'56" EAST, 39.88 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 281.57 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 795.00 FEET, THROUGH A CENTRAL ANGLE OF 20°17'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°52'45" EAST, 280.10 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 35.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 11°13'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°20'55" EAST, 35.23 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 221.53 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 271.68 FEET, THROUGH A CENTRAL ANGLE OF 46°43'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°50'10" WEST, 215.45 FEET; THENCE SOUTH 88°44'00" WEST, A DISTANCE OF 65.88 FEET; THENCE NORTH 01°16'00" WEST, A DISTANCE OF 90.21 FEET; THENCE NORTH 37°51'55" EAST, A DISTANCE OF 25.46 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 12.26 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 70°13'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°45'02" EAST, 11.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 181.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 69°08'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°12'18" EAST, 170.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 120.02 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 38°12'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°40'21" EAST, 117.81 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY, 17.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 102°28'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 52°39'46" WEST, 15.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, 539.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 112°22'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 47°42'21" WEST, 457.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 108.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 13°18'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°49'57" EAST, 108.91 FEET; THENCE NORTH 04°49'14" WEST, A DISTANCE OF 199.28 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 158.90 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 82°45'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°33'46" EAST, 145.44 FEET; THENCE NORTH 77°58'45" EAST, A DISTANCE OF 127.36 FEET; THENCE NORTH 85°08'35" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT "B-3", SAID PLAT OF MIROMAR LAKES UNIT XI - PENINSULA; THENCE SOUTH 04°49'14" EAST, ALONG SAID EASTERLY BOUNDARY AND ITS SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 27.19 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE DEPARTING FROM SAID SOUTHERLY PROLONGATION, SOUTHEASTERLY, 45.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 63.50 FEET, THROUGH A CENTRAL ANGLE OF 40°41'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°03'14" EAST, 44.16 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF AFORESAID TRACT "O-3"; THENCE NORTH 80°00'00" EAST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,037.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,208,338 SQUARE FEET OR 27.740 ACRES, MORE OR LESS.

NOTES

- BEARINGS ARE BASED ON THE SOUTHERLY BOUNDARY OF TRACT "O-3", MIROMAR LAKES UNIT XI - PENINSULA, INSTRUMENT NUMBER 2006000456819, AS BEING N 80°00'00" E.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
- ELEVATIONS ARE BASED ON N.G.V.D., 1929 UNLESS NOTED.
- FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
- BASED SOLELY UPON MY EXAMINATION OF THE TITLE COMMITMENT AS PROVIDED BY CLIENT AND INFORMATION KNOWN BY, OR SUPPLIED TO THE UNDERSIGNED, THERE ARE NO EASEMENTS OF RECORD EXISTING OTHER THAN THOSE SHOWN ON THIS SURVEY.
- THIS SURVEY PERFORMED WITH BENEFIT OF TITLE COMMITMENT BY _____ HAVING TITLE NUMBER _____ WITH AN EFFECTIVE DATE OF _____
- SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
- NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

FLOOD ZONE: PANEL NO.: MAP REVISION DATE:
ZONE X 12071C 0582F AUGUST 28, 2008

Applicant's Survey Checked
11.2.12

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

By: JOHN SCOTT RHODES PSM #5739

BOUNDARY AND TOPOGRAPHIC SURVEY

CERTIFIED TO:
MIROMAR LAKES, LLC

EXHIBIT A

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

bk: pg: date: OCT. 18, 2012
scale: 1" = 60'
cogo #: 11-695

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

design: RWC
checked: MMM
acad #: 2012-1052
view: PLOT
project #: 2011-695
sheet #: 1 of 1
file #: 2012-1052
PLATBNY

LINE	LENGTH	BEARING
L1	52.14'	S 08°32'29" E
L2	60.00'	S 81°26'59" W
L3	109.19'	S 85°10'44" W
L4	50.51'	S 04°49'16" E
L5	90.21'	N 01°16'00" W
L6	25.46'	N 37°51'55" E
L7	80.00'	N 85°08'35" E
L8	27.19'	S 04°49'14" E

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	24.50'	86°13'34"	36.87'	33.49'	N 51°42'29" W
C2	570.00'	7°40'58"	76.43'	76.37'	S 00°58'48" E
C3	110.00'	20°53'13"	40.10'	39.88'	S 07°34'56" E
C4	795.00'	20°17'33"	281.57'	280.10'	S 07°52'45" E
C5	180.00'	11°13'53"	35.28'	35.23'	S 03°20'55" E
C6	271.68'	46°43'14"	221.53'	215.45'	S 11°50'10" W
C7	10.00'	70°13'45"	12.26'	11.50'	N 02°45'02" E
C8	150.00'	69°08'16"	181.00'	170.22'	N 02°12'18" E
C9	180.00'	38°12'09"	120.02'	117.81'	N 17°40'21" E
C10	10.00'	102°28'07"	17.88'	15.59'	N 52°39'46" W
C11	275.00'	112°22'58"	539.40'	457.00'	N 47°42'21" W
C12	470.00'	13°18'22"	109.15'	108.91'	N 01°49'57" E
C13	110.00'	82°45'59"	158.90'	145.44'	N 36°33'46" E
C14	63.50'	40°41'34"	45.10'	44.16'	S 26°03'14" E

ABBREVIATIONS

BOB = BASIS OF BEARING
CCTV = CABLE TELEVISION
CTV = CABLE TELEVISION BOX
EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
FCM = FOUND CONCRETE MONUMENT
FPL = FLORIDA POWER AND LIGHT
NGVD = NATIONAL GEODETIC
VERTICAL DATUM
SMH = SANITARY MANHOLE
SDB = STORM DRAIN MANHOLE
CB = CATCH BASIN
EB = ELECTRIC BOX
ICV = IRRIGATION CONTROL VALVE
EHH = ELECTRIC HAND HOLD
SMH = SANITARY MANHOLE
F.L.P. = STREET LIGHT PANEL
JB = JUNCTION BOX
INV = INVERT
LS = LIFT STATION
MCP = REINFORCED CONCRETE PIPE
IRRV = IRRIGATION VALVE
CP = CABBAGE PALM
POB = POINT OF BEGINNING
PRM = PERMANENT REFERENCE
PSM = PROFESSIONAL SURVEYOR
AND MAPPER
P.B. = PLAT BOOK
PG. = PAGE
Q.R. = OFFICIAL RECORDS BOOK
TEL. = TELEPHONE BOX
WV = WATER VALVE
FH = FIRE HYDRANT
BFP = BACK FLOW PREVENTER
CC = CONCRETE COLUMN
WS = WATER SERVICE
PVC = POLYVINYL CHLORIDE
E = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
C.U.E. = COUNTY UTILITY EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
RGV = REUSE GATE VALVE
SV = SEWER VALVE
WM = WATER METER
MEL = METAL LIGHT POLE
CTV = CABLE TELEVISION
X.C.K. = EXISTING ELEVATION
SIRC = SET 5/8" IRON ROD AND CAP #LB6897

10/29/12 - ADDED STATE PLANE COORDINATES AND REVISED INSTRUMENT NUMBER IN LEGAL.

