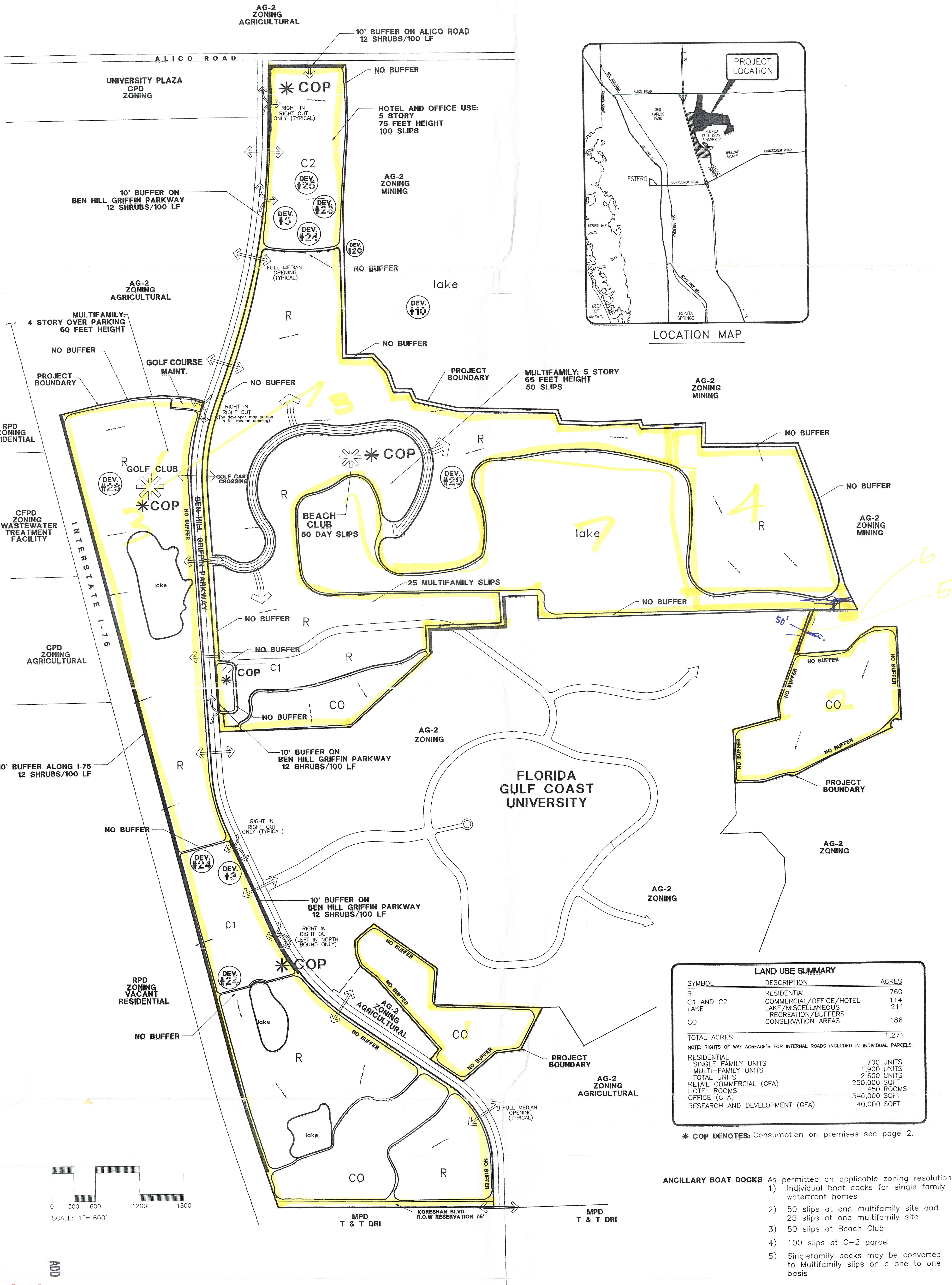




LAND USE SUMMARY		
SYMBOL	DESCRIPTION	ACRES
R	RESIDENTIAL	760
C1 AND C2	COMMERCIAL/OFFICE/HOTEL	114
LAKE	LAKE/MISCELLANEOUS	211
CO	RECREATION/BUFFERS	186
	CONSERVATION AREAS	
TOTAL ACRES		1,271
NOTE: RIGHTS OF WAY ACREAGE'S FOR INTERNAL ROADS INCLUDED IN INDIVIDUAL PARCELS.		
RESIDENTIAL		
SINGLE FAMILY UNITS	700 UNITS	
MULTI-FAMILY UNITS	1,900 UNITS	
TOTAL UNITS	2,600 UNITS	
RETAIL COMMERCIAL (GFA)	250,000 SQFT	
HOTEL ROOMS	450 ROOMS	
OFFICE (GFA)	340,000 SQFT	
RESEARCH AND DEVELOPMENT (GFA)	40,000 SQFT	

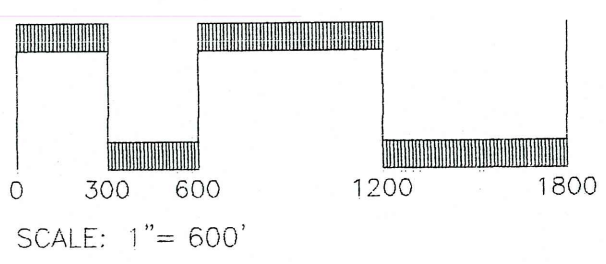
* COP DENOTES: Consumption on premises see page 2.

- ANCILLARY BOAT DOCKS** As permitted an applicable zoning resolutions:
- 1) Individual boat docks for single family waterfront homes
 - 2) 50 slips at one multifamily site and 25 slips at one multifamily site
 - 3) 50 slips at Beach Club
 - 4) 100 slips at C-2 parcel
 - 5) Singlefamily docks may be converted to Multifamily slips on a one to one basis

DEVIATION LOCATIONS:
IN ADDITION TO DEVIATIONS LOCATED ON THIS GRAPHIC, DEVIATIONS ARE ALSO LOCATED AS FOLLOWS:

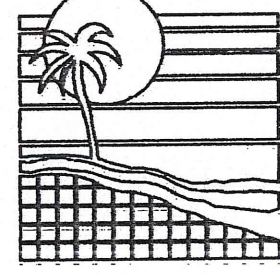
AREA:	DEVIATIONS:
ALL PARCELS	1, 2, 6, 7, 13, 14, 15, 16, 17, 22
ALL RESIDENTIAL PARCELS	5, 9
ALL LAKES	11, 18

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2001-00004
Date 2/16/01
3/2/00



ADD 2001-00004

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DEVIATIONS

- 1 Deviation from LDC Section 34-1954(d)(1) which restricts model homes to a time limitation of three years; to allow model homes within the Miromar Lakes development to be permitted until the buildout of the project in 2009.
- 2 Deviation from LDC Section 34-1954(d)(2) which restricts model units within a townhouse or multiple-family building not to extend beyond the initial sale period for that phase; to allow for model homes until project buildout in 2009.
- 3 Deviation from LDC Section 34-1263 (e), Section 34-1264(b) (1) a. 1. and Section 34-1264(b) (1) a. 2. which prohibits a package store or other establishment primarily engaged in the sale of alcoholic beverages for consumption on or off the premises from being located within 500 feet of any school (noncommercial), or dwelling unit or any other use primarily engaged in the sale of alcoholic beverages to allow a bar or cocktail lounge, package store and dwelling units in the Tract C-1 on the west side of Ben Hill Griffin Parkway. Any establishment primarily engaged in the sale of alcoholic beverages will be located a minimum of 500 feet from any residential unit located outside of this Tract C-1.
- 4 Withdrawn
- 5 Deviation from LDC Section 10-291(3)(b) (Access to Street) which requires, where practical, any residential development of at least 5+ acres to provide two (2) or more means of ingress and egress, to allow only one means of ingress and egress for those development parcels which are surrounded by golf course, water body or conservation area or any combination of these. A full size cul-de-sac will be provided in any parcels subject to this deviation. Prior to each local Development Order, the local Fire and Emergency Service will provide a letter of no objection to the single ingress and egress of these parcels.
- 6 Deviation from LDC Section 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. Where this deviation applies required drainage and utility easements will be located outside of the right-of-way and adequate provisions will be made for road drainage and utilities.
- 7 Deviation from LDC Section 10-296(d), Table 4(7)(c) which requires that wearing surfaces of local and access road for Class A development must be 1 1/2 inch asphaltic concrete to allow for cement concrete and/or decorative pavers within private local roadways within Miromar Lakes which equal or exceed the structural number of a standard Class A local road flexible pavement cross-section.
- 8 Withdrawn
- 9 Deviation from LDC Section 10-296(m)(4)(a) which allows privately maintained accessways which meet certain criteria as outlined in item 4(a) to be exempt from minimum right-of-way widths as specified in 10-296(b), to permit access ways providing access up to 100 multi-family residential units to be exempt from the minimum roadway widths as specified in 10-296(b). The design and posted speed in these tracts will be 20 mph or less. This deviation applies to private access ways only. Where determined to be practical by the design engineer, traffic-calming devices as identified in the ITE Residential Street Design and Traffic Control book will be provided.
- 10 Deviation from LDC Section 10-329(a)(1)(a)(3) which requires a minimum 50' setback from water retention or detention excavation to any private property line under separate ownership, to permit a 0' setback along the property line between Miromar Lakes and Allico, Inc. in the north mining lake.
- 11 Deviation from LDC Section 10-329(a)(1)(a)(2) which requires a minimum 50 foot setback from water retention or detention excavation to any existing or property owner proposed right-of-way or easement for an arterial or collector street, to permit a 25 foot setback. The developer agrees to provide elements for the protection of wayward vehicles in accordance with this section and to provide a Type F curb in these locations.
- 12 Withdrawn
- 13 Deviation from LDC Section 10-355 which requires a 10 foot public utility easement on both sides of a roadway to require a public utility easement only on one side, provided that the utility companies state, in writing that the easement may be eliminated.
- 14 Deviation from LDC Section 10-413(b) which requires that open space be calculated as a percentage of development area to require open space based on the area of development excluding that portion of the development consisting of the existing mining lakes. The entire acreage of the existing mining lakes located on the east side of Ben Hill Griffin Parkway are exempt from open space requirements. These lakes will not be used to satisfy open space requirements on the site.
- 15 Deviation from LDC Sections 10-414 and 10-417(b)(2) f which requires that no portion of a buffer area that consists of trees and shrubs be located in any easement, to allow planting trees and shrubs in easements. If any required buffer or landscape strip plantings installed within easements must be removed, then the developer or property owners' association will replace these plantings with like size and species at no expense to Lee County.
- 16 Deviation from LDC Section 10-413(c)(1) which requires 50% of the required open space to incorporate existing, indigenous vegetation, to allow all of the required indigenous vegetation to be provided in the Conservation Area shown on the Master Concept Plan and to allow all of the restored vegetation within the wetland slough to count toward the required indigenous vegetation requirement. A minimum of 186 acres of existing indigenous and restored/enhanced plant communities will be provided and preserved.
- 17 Deviation from LDC Sections 10-415(b)(1), 10-415(b)(2), and 10-415(c)(1), which prohibits the planting of trees and shrubs within any right-of-way to allow these plantings within right-of-ways of Miromar Lakes local private roads provided that the plantings are in compliance with LDC Section 34-3131(visibility) and the plantings are maintained by the developer or property owners' association.
- 18 Deviation from LDC Section 10-418 (a)(2)(b) which requires a minimum number of native wetland herbaceous plants of one plant per linear foot of lake shoreline, to allow required plants in compliance with the Lake Shoreline Planting Plan that was submitted as a part of this zoning request. The herbaceous plant requirements per LDC Section 10-418 will be calculated on the entire length of the lake shoreline, including any bulkhead portions. Wetland trees and shrubs may be substituted for up to 50% of the total number of herbaceous plants required. One tree or two shrubs may be substituted for two herbaceous plants.
- 19 Withdrawn
- 20 Deviation from LDC Section 34-2194(c)(1)(a) which provides that the Board of County Commissioners may grant less stringent setbacks from bodies of water when the development surrounding the body of water is under unified control to allow the development of buildings and accessory structures within 0 feet of the mining lake adjacent to Tract C-2 while the development surrounding the entire body of water will not be under unified control of Miromar. The request is limited to a maximum of 1500 linear feet of lake frontage adjacent to this tract.
- 21 Withdrawn

- 22 Deviation from the LDC Section 10-285 which requires a minimum of 125 foot spacing between driveway access points to a local road, to allow two connections for each short cul-de-sac (eyebrows) at spacing less than 125 feet, provided that each eyebrow must be provided with signage indicating one-way traffic in a counter-clockwise direction, the minimum separation will be 60 feet and the deviation applies only to private local roads.
- 23 Withdrawn
- 24 Deviation from LDC Section 10-414(a) which requires commercial developments which adjoin existing residential development to provide a buffer including a fence or wall between the uses to allow the mixed use development within the University Village parcel to provide alternative means of separating uses including no buffers, fencing or walls.
- 25 Withdrawn
- 26 Withdrawn
- 27 Withdrawn
- 28 Deviation from LDC Sec.34-935 (f)(3) which provides for building height limitations according to the classification of property under the Lee Plan land use map to allow a maximum height exceeding 45 feet for three parcels within Miromar Lakes. The request allows the hotel and office use within the Town Center to have a maximum height of five stories or 75 feet and two multiple family parcels to exceed 45 feet. In the northerly most parcel west of Ben Hill Griffin Parkway, the request is for a limit of four stories over parking and 60 feet. The multiple family parcel associated with the Beach Club is proposed for 5 stories with a maximum height of 65 feet.

RESIDENTIAL PROPERTY DEVELOPMENT REGULATIONS													
These regulations apply to all of the areas labeled "R" on the Master Concept Plan.													
LAND USES	Minimum Tract or Lot			Minimum Building Setback (ft)						Max # of Habitable Floors	Max Bldg Height (ft)	Min Bldg Separation (ft)	Max. Lot Cover
	Area (sq ft)	(ft)		Side Incl. Corner Lots (ft)	Rear (ft)	Side and Rear (ft)		Front ² (ft)	Water Body ³ (ft)				
		Depth (ft)	Width ¹ (ft)			C.O.	Golf Course						
				Lots									
SINGLE FAMILY RESIDENTIAL USES													
Single Family Detached	5,500	70	50	5	20	10	10	12 ⁵ or 20	0 or 20	2	35	10	55%
Patio/Cluster Homes	3,500	70	35	5	10	10	10	12 ⁵ or 20	0 or 20	2	35	10	55%
Zero Lot Line, Single Family Attached or Townhouse	2,800	70	25	0 or 5	10	10	10	12 ⁵ or 20	0 or 20	2	35	0 or 10	55%
MULTI FAMILY RESIDENTIAL USES													
Duplex	4,000	70	40	5	10	10	10	12	0 or 20	3	45	10	55%
Multi-Family - Low Rise	6,000	100	80	10	20	10	10	20	0 or 20	3	45	10	55%
Multi-Family - Mid Rise	10,000	100	100	12½	30	10	10	30	0 or 20	5	65 ⁴	25	55%
Assisted Living Facility	10,000	100	100	12½	30	10	10	20	20	3	45	25	55%
CLUBHOUSE USES													
Clubhouse	n/a	n/a	n/a	5	20	10	10	n/a	0	n/a	n/a	10	n/a
ACCESSORY STRUCTURES													
Accessory Structures	n/a	n/a	n/a	5	10	10	0	n/a	0	n/a	n/a	n/a	n/a

COMMERCIAL PROPERTY DEVELOPMENT REGULATIONS														
These regulations apply to all permitted uses within the areas labeled "C-1 or C-2" on the Master Concept Plan														
LAND USES	Minimum Tract or Lot			Minimum Building Setback (ft)						Max # of Habitable Floors	Max Bldg Height (ft)	Min Bldg Separation (ft)	Max. Lot Cover	
	Area (sq ft)	(ft)		Side incl. Corner Lots	Rear	Side and Rear		Front ²	Water Body ³					
		Depth	Width ¹			C.O.	Golf Course							
				Lots										
CONVENTIONAL DEVELOPMENT TRACTS														
Low-Rise	10,000	100	100	0 or 15	20	10	10	15	0 or 20	3	45	30	55%	
Hotel and Office Use	10,000	100	100	0 or 15	20	10	10	15	0 or 20	5	75 ⁴	50	55%	
LOTS WITHIN DEVELOPMENT TRACTS														
Low-Rise	1,300	65	20	0 or 5	0 or 20	10	0	15	0	3	45	10	45%	
Mid-Rise	1,300	65	20	0 or 5	0 or 20	10	0	15	0	6	70 ⁴	10	45%	
ACCESSORY STRUCTURES														
Accessory Structures	n/a	n/a	n/a	5	10	10	0	n/a	0	n/a	n/a	n/a	n/a	

Notes (apply to both Residential and Commercial Tables):

- ¹ Pie-shaped lots and flag lots are not required to meet minimum lot widths.
- ² Measured from back of curb where the back of curb is at the ROW or street easement.
- ³ A maximum of 1,500 linear feet of lake frontage will have a 0' setback for buildings and accessory uses.
- ⁴ See Sheet 1 of 3 for the location of buildings with heights exceeding 45 feet.
- ⁵ The 12' setback applies only to the non-garaged part of a house or for units with a side entry garage.

ADD 2001-00004

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MIROMAR LAKES
A Planned Development
Lee County, Florida

LAND USE TABLES
Property Development Regulations
and Deviations

Florida Land Planning
1560 Matthew Drive, Suite E
Fort Myers, Florida 33907
941-278-5222 fax 941-278-4466
e-mail flp@prodigy.net
Sheet 2 of 3

LIST OF USES
The definitions and list of permitted uses within the Groups refer to Lee County Development Code in effect as of the effective date of the zoning resolution.

RESIDENTIAL

PERMITTED USES AND STRUCTURES

Accessory Uses and Structures
Administrative Offices
Agricultural Uses and Agricultural Accessory Uses (limited to existing only and subject to Condition #33)
Assisted Living Facility - Density in accordance with Section 34-1494
Churches, Synagogues and other Places of Worship
Civic and Cultural Facilities
Club, Beach, private and public. Accessory uses including but not limited to:
Bait shops
Boat docks
Boat ramps
Consumption on premises including outdoor seating (subject to Condition #46)
Day care center
Fishing pier
Locker rooms
Food and beverage service
Specialty retail shops
School, commercial, limited to boating and water skiing.
Rental or leasing establishment, Group I (limited to beach chairs, umbrellas, boats and other beach related items etc., excluding jet skis, wave runners, sea doos and other personal watercraft)
Personal services, limited to ATM, barber shop or beauty shop, photo agent, health club, steam bath and
massage establishment.
Club, Country, private and public
Accessory uses including but not limited to:
Consumption on premises including outdoor seating (subject to Condition #46)
Personal services, limited to ATM, barber shop or beauty shop, health club, steam bath and massage establishment.
Pro shop
Tennis Courts
Continuing Care Facility
Cultural Facilities
Customary accessory uses and structures, including but not limited to private garages and swimming pools.
Dwelling Units
Single Family, detached
Duplex
Multi-family Building:
Townhouse
Two family attached
Zero lot line
Dormitory
Day Care Centers child and adult (where compatible with adjacent uses)
Entrance Gates and Gatehouses
Essential Services
Essential Services Facilities, Group I
Excavation - Water Retention
Fraternity House/Sorority House
Golf Courses, Golf Clubhouse, Golf Course Accessory and Associated Uses, including but not limited to:
Consumption on premises in the Clubhouse including outdoor seating on the Golf Course and in the
Snack Bar at the ninth hole or other appropriate location
Cart barns
Food and Beverage Service
Locker rooms
Maintenance facility
Restrooms and other uses which are normal and accessory to the golf course
Snack Bar at the ninth hole or other appropriate location
Pro Shop
Specialty retail shops, accessory to clubhouse only
Restaurant(s) including outdoor seating
Personal service, limited to ATM, barbershops or beauty shops, photo agents, health clubs, steam
baths, massage and the like.
Helistop (subject to Condition #38)
Home Occupations (subject to standards in LDC Section 34-1772)
Model Homes, Model Units and Model Display Center, (limited to residential uses within Miromar Lakes)
Plant Nurseries
Real Estate Sales and Rental Office for Miromar Lakes project only
Recreation facilities, personal and private to include the following or other comparable uses:
Fishing Piers
Bike paths
Boardwalks
Nature Trails
Swimming pools
Boat docks
Tennis Courts
Boat ramps
Horseshoe pits
Parks
Shuffleboard courts
Playgrounds
Vita course
Bocce courts
Picnic areas
Jogging paths
Tennis Courts, Tennis Court Accessory Uses and Associated uses, including but not limited to:
Clubhouse
Consumption on Premises
Food and Beverage Service
Locker Rooms
Pro Shop
Restrooms and other uses which are normal and accessory to Tennis Courts
Snack Bar at an appropriate location
Specialty Retail Shops
Temporary Sales and/or Construction Office
Water Taxi/Stand
Any activity comparable in nature with the forgoing uses and which the Director of Lee County
Department of Community Development determines to be compatible in the Miromar Lakes R District.
Recreational Hall, private
Residential accessory uses, including but not limited to:
Boat Docks, Private garages, carports and parking areas, Private swimming pools and enclosures,
Private tennis courts
Signs in compliance with LDC Chapter 30

COMMERCIAL C-1

PERMITTED USES AND STRUCTURES

Accessory Uses and Structures customarily associated with the uses permitted in this district.
Administrative Offices
Agriculture Uses and Agricultural Accessory Uses (limited to existing only and subject to
Condition #33)
Animals, Clinic
Assisted Living Facility
ATM (Automatic Teller Machine)
Automobile Service Station
Banks and Financial Establishments, Groups I and II
Bar and Cocktail Lounge
Bed and Breakfast
Broadcast Studio, Commercial Radio and Television
Business Services, Group I (excluding: bail bonding and blood donor, stations) and Group II
Car Wash
Caretaker Residence
Civic and Governmental Services
Cleaning and Maintenance Services
Clothing Stores
Clubs, Country, Commercial, Fraternal and Private. Accessory uses include but are not
limited to the following:
Consumption on premises
Day Care Center
Food and beverage service
Restaurant(s) Standard includes outdoor seating (subject to Condition #46)
Locker Rooms
Pro Shops
Personal services, limited to ATM, barbershops or beauty clubs, steam baths, massage
and the like.
Snack Bar at an appropriate location
Specialty Retail Shops
Computer and Data Processing
Consumption on Premises
Continuing Care Facility
Convenience Food and Beverage Stores (limited to a total of three, one on
each commercial tract)
Cultural Facilities
Day Care Center, Adult, Child
Department Store
Dormitories
Drive-Through Facility for any Permitted Use
Drug Store, Pharmacy
Dwelling Units including:
Zero lot line
Duplex
Two family attached
Townhouse
Multi-family
Emergency Medical Service (ambulance station)
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Group I
Excavation: Water Retention
Fences, Walls
Food Stores, Group I and II
Fraternity/Sorority House
Gasoline Dispensing System, Special
Gift and Souvenir Shop
Hardware Store
Health Care Facility, Group I, II, III and IV
Helistop (subject to Condition #38)
Hobby, Toy, Game Shops
Home occupation
Hospice
Hotel, Motel and accessory uses including but are not limited to the following:
Consumption on premises
Food and beverage service
Restaurant(s), Standard Groups I, II, III (includes outdoor seating subject to Condition #46)
Specialty retail shops
Day care center
Personal services, limited to ATM, barbershops or beauty shops, photo agents, health
clubs, steam baths, massage and the like.
Household and Office Furnishings, Groups I and II
Insurance Companies
Laundry or Dry Cleaning, Group I (excluding Plant)
Lawn and Garden Supply Store
Library
Medical Office
Model Homes, Model Units and Model Display Center (limited to residential uses within
Miromar Lakes)
Non-Store Retailers, All Groups
Outdoor Display of Merchandise
Package Store (limited to one, subject to Condition #5)
Paint, Glass and Wallpaper
Parcel and Express Service
Parks, Public or Private, Groups I and II
Parking Lot: Accessory, Commercial. Garage, Public and
Temporary (Subject to LDC Section 34-2022)
Personal Services:
Group I
Group II (Excluding Massage Establishments, Massage Parlors, Steam or Turkish Baths)
Group III, Group IV (Excluding Escort Services, Palm Readers, Fortune Teller or Card
Reader and Tattoo Parlors)
Pet Services
Pet Shop
Pharmacy
Photo Finishing Laboratory
Place of Worship
Plant Nurseries
Post Office
Printing and Publishing

Recreation - Personal
Recreation - Private, On-site, Off-site
Recreation Commercial: Groups I, II, III and IV
Recreation Hall
Religious Facilities
Rental and Leasing Establishments, Group I, II and III
Repair Shops, Groups I and II
Restaurant(s) Fast Food (includes outdoor seating subject to Condition #46)
Restaurant(s), Standard Groups I, II, III and IV (includes outdoor seating subject to
Condition #46)
Schools, Commercial
Schools, Non-Commercial
Self Service Fuel Pumps and Stations
Signs
Social Services: Groups I, II and III
Specialty Retail Shops, Groups I, II, III and IV
Storage, indoor only
Studios
Taxi stand
Temporary Uses (LDC Section 34-3041)
Theater, indoor
Time Share Unit
Towers, communication, only when accessory to a permitted use (100 feet or less in height)
Used Merchandise Store: Groups I and II
Vanity Store
Wholesale Establishment, Group III

Any commercial use or professional service which is comparable in nature with the forgoing
uses and which the Director of Lee County Department of Community Development
determines to be compatible in the Miromar Lakes C-1 district.

COMMERCIAL C-2

PERMITTED USES AND STRUCTURES

All of the permitted uses and structures listed for the C-1 Commercial District, excluding the
following uses prohibited by the FAR Part 150 Study*:
Assisted Living Facility
Bed and Breakfast
Caretaker Residence
Continuing Care Facility
Day Care Center
Dormitories
Dwelling Units
Fraternity/Sorority House
Health Care Facility, Group II, III and IV
Home occupation
Hospice
Library
Place of Worship
Religious Facilities
Schools, Commercial
Schools, Non-Commercial
Social Services: Group III
*This exclusion applies where the Southwest International Airport's FAR Part 150 study
prohibits the uses.

The following additional uses are also permitted in the C-2 District:

Accessory Uses and Structures including Boat docking, and fueling facility, Boat rental and
sale of fuel.
Auto Part Store
Boat Ramp
Boat Rental, Sale of Bait, Fuel and Related Supplies
Boating Schools and Clubs
Building Material Sales
Cold Storage, Pre-cooling, Warehouse and Processing Plant
Freight and Cargo Handling Establishments
Hotel, Motel additional accessory uses including but are not limited to the following:
Consumption on premises
Restaurant(s), Standard Groups I, II, III (includes outdoor seating subject to Condition #46)
Specialty retail shops
Fishing piers
Boat docking and Fueling Facility
Boat ramps
Boating clubs/lessons
Water skiing clubs/lessons
Boat and Vehicle Storage
Rentals/leasing of inflatables, boats, cabanas, beach equipment, fishing rods, bicycles and
the like.
Personal services, limited to ATM, barbershops or beauty shops, photo agents, health clubs,
steam baths, massage and the like.
Mini-Warehouse
Motion Picture Production Studio
Research and Development Laboratories, Groups I, II, III and IV
Vehicle and Equipment Dealers, Groups II only
Water Skiing Schools and Clubs
Water Taxi/Stand

Any commercial use or professional service which is comparable in nature with the forgoing
uses and which the Director of Lee County Development determines to be compatible in the
Miromar Lakes C-2 district.

CONSERVATION AREA CO

PERMITTED USES AND STRUCTURES

Interpretive centers, rain shelters, gazebos
Nature and foot trails including boardwalks and jogging paths
Paths, boardwalks and bridges to proved access from the uplands to the wetlands and to
allow fishing piers, observation towers and golf cart crossings.
Recreational shelters, restroom facilities, passive parks, and picnic areas.
Signs
Water Management Facilities
Wildlife Management
Mitigation Activities
Accessory uses and structures customarily associated with the uses permitted in this
district.
Other activities which are comparable in nature with the forgoing uses and which the
Director of the Lee County Department determines to be compatible with the Miromar
Lakes CO district.

OPEN SPACE & INDIGENOUS VEGETATION

Required Open Space

Open space requirements for Miromar Lakes will be met within Miromar Lakes.
Required open space will be calculated excluding the mining lakes from the base figure.

Required Open Space %

Residential Uses Residential uses will provide the open space % required by the LDC.
The following are exempt from open space requirements: Single family residence on a
single lot with a maximum lot size of 6,500 sq ft Duplex on a single lot with a minimum
lot size of 7,500 square feet and two family attached each on an individual lot size of
3,750 square feet per unit.

Commercial Uses Commercial uses will provide the open space % required by the LDC.
A minimum of 10% open space will be provided in all commercial tracts with the
remaining open space provided in other tracts.

Mixed Uses Where a tract includes a mix of land uses, the required open space % will
be prorated according to the extent of the uses within the tract.

Required Indigenous Vegetation

On a project-wide basis, Miromar Lakes will meet the indigenous vegetation percentage
required by the LDC. Except for 2 1/2 acres of indigenous vegetation retained in and
around the golf course rough, all of the required indigenous vegetation acreage for
Miromar Lakes will be met within Miromar Lakes Conservation Area. Both existing
indigenous vegetation and restored vegetation within Miromar Lakes Conservation Area
will qualify to meet the Lee County indigenous vegetation requirements

SITE DEVELOPMENT NOTES

- 1 The locations of all access points into individual parcels are approximate and subject
to change.
- 2 The Master Concept Plan depicts the general development layout of Miromar Lakes.
The Plan final land use patterns, circulation, access points, shoreline configuration,
recreation and open space areas and other functional elements will be determined at the
time of final Lee County development order permitting. Final shoreline configuration will be
as approved by the ERP permitting process.
- 3 The beach club, tennis club and golf clubhouse uses may each include up to 10,000
square feet of retail uses, which are ancillary to the residential uses and do not count
against the approved total project's commercial square footage.
- 4 Commercial uses within an Assisted Living Facility are limited to a total floor area not
to exceed ten (10) percent of the total residential area contained therein, exclusive of
vehicular parking and service areas.
- 5 Ancillary boating facilities within Miromar Lakes are limited to a maximum of 925 slips
as follows:
Beach Club Multi-Family Parcel* - 50 slips
South Lake Multi-Family Parcel* - 25 slips
Beach Club - 50 slips
Town Center - 100 slips
Single Family Homes - Individual Docks for Waterfront Lots as applicable*
* Should a parcel now planned for single family use be changed to a multi-family use,
the individual docks for single family homes on the waterfront may be converted to
multi-family slips on a one to one basis.

6 Wetland lines are subject to jurisdictional determination. ADD 2001-00004

7 Consumption on premises including consumption in outdoor seating areas is allowed
within the Miromar Lakes DRI hotels, motels, restaurants, clubs and fraternal membership
organizations, golf clubhouses and golf halfway buildings, tennis club, indoor racquetball
club, beach clubs, and the like, shopping centers, cocktail lounges and similar uses.

8 Gatehouses are to be located in various locations in accordance with LDC 34-1749

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Rev. November 23, 1999

MIROMAR LAKES
A Planned Development
Lee County, Florida

LAND USE TABLES
Permitted Land Uses, Site Development
Notes and Open Space Regulations

Florida Land Planning
1560 Matthew Drive, Suite E
Fort Myers, Florida 33907
941-278-5222 fax 941-278-4466
e-mail flp@prodigy.net