

WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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

June 2, 2014

Ms. Pam Houck, Director
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Fort Myers, FL 33901

**RE: Miromar Lakes MPD/DRI
Application for Final Plan Approval**

Dear Ms. Houck:

Enclosed for your review is an Application for Final Plan Approval (FPA) for the 38-acre property known as Peninsula Phase IV at Miromar Lakes. Miromar Lakes, LLC ("Applicant") is requesting approval to develop the subject property with 48 multi-family units and 37 single-family detached units.

Additionally, the Applicant is seeking approval of three (3) deviations pertaining to lake bank slopes, the location of lake maintenance easements, and internal fences/walls. These deviations are requested to provide for continuity and consistency with the design standards previously approved and constructed within this master-planned community, and to enhance the visual appeal. These deviations, and those applicable deviations approved per Z-02-072, are outlined in this application and demonstrated on the final plan.

Per the application checklists, the following items are enclosed for your review:

1. A check in the amount of \$1,000 for the FPA application fee;
2. One (1) copy of the Administrative Action application;
3. One (1) original Affidavit of Authorization Form;
5. One (1) original Disclosure of Interest Form;
6. One (1) original legal description, and boundary survey prepared by Rhodes & Rhodes Land Surveying, Inc.
7. One (1) copy of the list of zoning actions (Exhibit A);
8. One (1) copy of the list of development order approvals (Exhibit B);
9. One (1) copy of the project narrative;
10. One (1) copy of the requested deviations and justifications;
11. One (1) copy of the 24"X36" proposed Final Plan; and
12. One (1) copy of the 11"X17" proposed Final Plan.

RECEIVED
JUN 02 2014

COMMUNITY DEVELOPMENT
ADD2014-00102

Thank you in advance for your consideration of this request. Should you require additional information, or have any questions please contact me directly at (239) 405-7777, ext. 207, or alexisc@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.



Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosures

cc: Michael Elgin, Miromar Lakes, LLC



APPLICATION TO AMEND A PLANNED DEVELOPMENT OR PUD and/or APPLICATION FOR FINAL PLAN APPROVAL IN UNINCORPORATED AREAS ONLY [LDC Section 34-380 or 34-1037]

Project Name: The Peninsula Phase IV at Miromar Lakes

Current Zoning: Mixed-Use Planned Development (MPD)

☐ Amendment to a PD or PUD to allow: _____

☒ Final Plan Approval for: 37 single-family detached units and 48 multi-family units

1. **Name of Applicant:** Miromar Lakes, LLC

Address: 10801 Corkscrew Road, Suite 305

City, State, Zip: Estero, FL 33928

Phone Number: 239-390-5105

E-mail Address: MElgin@miromar.com

2. **Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**

☒ Applicant is the sole owner of the property. [34-201; 34-204]

☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202; 34-204]

3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202; 34-204]**

a. **Company Name:** Waldrop Engineering, P.A.

Contact Person: Alexis Crespo, AICP

Address: 28100 Bonita Grande Drive, Suite 305

City, State, Zip: Bonita Springs, FL 34135

Phone Number: 239-405-7777

Email: alexisc@waldropengineering.com

b. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. [34-202; 34-204]

4. **Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]**

Name: Same As Applicant.

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail: _____

5. **Disclosure of Interest [34-201; 34-204]:**

☒ Attach Disclosure of Interest Form. [34-201; 34-204]

6. **STRAP Number(s) [34-204]:**

A portion of 13-46-25-00-00001.0030

7. **Street Address of Property:** ACCESS UNDETERMINED, MIROMAR LAKES, FL

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

8. Legal Description:

☒ Legal description and sealed sketch of the legal description. [34-204]

OR

☐ The property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County. [34-204]

Plat Book: _____ Page (or instrument): _____ Block: _____ Lot: _____

9. Boundary Survey:

☒ A Boundary survey, tied to the state plane coordinate system. [34-202; 34-204]

OR

☐ A copy of the subdivision plat if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County. [34-202; 34-204]

10. Lee Plan (Future Land Use) Designation [34-204]: University Community

11. Original Project Name: Miromar Lakes

12. Original Rezoning Resolution Number: Z-99-029

13. Subsequent Zoning Action Resolution/Case Numbers (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to original rezoning. Include Resolution Numbers and Case Numbers (provide added sheets, if necessary).

See Exhibit A

14. Development Order Numbers (if any): List all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary).

See Exhibit B

15. Written Narrative: Provide a written narrative statement explaining exactly what is proposed.

16. Deviations: If any relief is requested from the provisions of the Lee County Land Development Code (LDC), provide a **written explanation** of the specific relief requested (a schedule of deviations). Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Include specific references to any section (number{s} and name{s}) of the LDC from which relief is sought including why the requested relief is necessary and how it will affect the project. All deviation requests must be specifically keyed to the location on the Master Concept Plan or Final Plan. [34-373]

17. Planning Community or Community Plan Area*: San Carlos

*If in Caloosahatchee Shores [33-1482], Captiva [33-1612], Estero [33-64], Lehigh Acres [33-1401], North Fort Myers [33-1532], or Page Park [33-1203,] attach meeting summary from informational meeting.

18. Approved Master Concept Plan (MCP): Provide an APPROVED MCP and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24"x36". [34-204; 34-373]

19. Proposed Final Plan (for Final Plan Approval applications only): Provide a copy of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution at a size of 24"x36". This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. [34-204]

SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below.

☒	Completed application [34-204]
☒	Filing Fee [34-204]
☒	Affidavit of Authorization Form [34-204; 34-202]
☐	Additional Agents [34-204; 34-202]
☐	Multiple Owners List (if applicable) [34-201; 34-204]
☒	Disclosure of Interest Form [34-204; 34-201]
☒	Legal description and sealed sketch of legal description (not required if platted lot) [34-204]
☒	Boundary Survey OR Plat [34-202; 34-204]
☒	Previous Zoning Actions (if applicable)
☒	DO Numbers (if applicable)
☒	Narrative of Request [34-204]
☒	Schedule of Deviations (if applicable) [34-373]
☐	Meeting Summary (if applicable) [34-204]
☐	MCP and detailed drawings of any proposed deviations (if applicable) (24"x36") [34-204]
☒	Proposed Final Plan including deviations keyed to the plan (24"x36") [34-204]

Note: All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Acceptance of an application for an administrative amendment in no way guarantees its approval. If the Director determines that the requested amendment is beyond the scope of Land Development Code Section 34-380 or 34-1036 and that a public hearing is necessary, then all fees paid toward the administrative application may be applied toward an application for public hearing.

The Director's decision on an administrative amendment is final and can not be appealed. In the event the Director denies the request, the applicant's only recourse is to apply for a public hearing. No fees paid for the administrative application will be refunded or applied towards the public hearing.

If it is determined that inaccurate or misleading information was provided to the county or the decision does not comply with the Land Development Code when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

AFFIDAVIT OF AUTHORIZATION**Exhibit C**

Form [34-204; 34-202]

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Robert Roop (name), as Vice President of Miromar Development Corporation/ Managing Member (owner/title) of Miromar Lakes, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Robert Roop
Signature

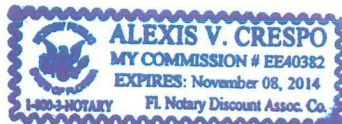
5/30/14
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on May 30, 2014 (date) by Robert Roop (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Alexis V. Crespo
Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION
Exhibit C
Form [34-204; 34-202]

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Robert Roop (name), as Vice President of Miromar Development Corporation/ Managing Member (owner/title) of Miromar Lakes, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

 Signature

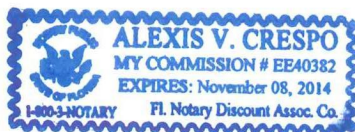
 Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
 ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on May 30, 2014 (date) by Robert Roop (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



 Signature of Notary Public

**DISCLOSURE OF INTEREST
AFFIDAVIT
Exhibit D**

BEFORE ME this day appeared Robert Roop, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at **A Portion of STRAP NO. 13-46-25-00-00001.0030** and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

	Name and Address	Percentage of Ownership
Not Applicable		

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

[Signature]
Property Owner

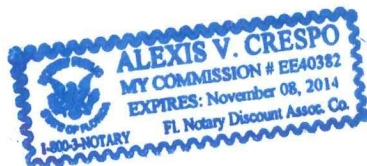
Robert Roop
Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on May 30, 2014 (date) by Robert Roop (name of person providing oath or affirmation), who is personally known to me (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

LEGAL DESCRIPTION

BEING ALL OF TRACTS "B-9" AND "B-10" TOGETHER WITH PORTIONS OF TRACTS "B-5", "B-6", "B-7", AND "O-3", MIROMAR LAKES UNIT XIII - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2013000142438 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 NORTHEASTERLY CORNER OF TRACT "B-10", MIROMAR LAKES UNIT XIII - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2013000142438 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING A POINT ON THE BOUNDARY OF TRACT "R" OF SAID PLAT; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID TRACT "R"; COURSE NO. 1: SOUTHERLY, 32.83 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 39.00 FEET, THROUGH A CENTRAL ANGLE OF 48°13'27" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 19°16'58" WEST, 31.86 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 2: SOUTHERLY, 45.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 53.91 FEET, THROUGH A CENTRAL ANGLE OF 48°12'55" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 19°17'14" WEST, 44.04 FEET; COURSE NO. 3: SOUTH 04°49'14" EAST, 17.01 FEET TO A POINT ON THE BOUNDARY OF TRACT "B-9" OF SAID PLAT; THENCE RUN THE FOLLOWING ELEVEN (11) COURSES ALONG THE BOUNDARY OF SAID TRACT "B-9"; COURSE NO. 1: SOUTH 85°10'46" WEST, 30.00 FEET; COURSE NO. 2: NORTH 04°49'14" WEST, 4.82 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 3: NORTHWESTERLY, 16.27 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.01 FEET, THROUGH A CENTRAL ANGLE OF 46°34'52" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 27°48'16" WEST, 15.82 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 4: NORTHWESTERLY, 27.90 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 19°58'58" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 61°33'16" WEST, 27.76 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 5: SOUTHWESTERLY, 158.16 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 113°16'28" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 51°49'00" WEST, 133.63 FEET; COURSE NO. 6: SOUTH 04°49'14" EAST, 199.28 FEET TO A POINT OF CURVATURE; COURSE NO. 7: SOUTHERLY, 116.12 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 13°18'22" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 01°49'57" WEST, 115.86 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 8: SOUTHEASTERLY, 480.56 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 245.00 FEET, THROUGH A CENTRAL ANGLE OF 112°22'58" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 47°42'21" EAST, 407.14 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 9: SOUTHEASTERLY, 71.54 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 102°28'07" AND BEING

SUBTENDED BY A CHORD THAT BEARS SOUTH 52°39'46" EAST, 62.38 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 10: SOUTHERLY, 140.02 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 38°12'09" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°40'21" WEST, 137.44 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 11: SOUTHWESTERLY, 12.26 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 05°51'08" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 33°50'52" WEST, 12.25 FEET; THENCE SOUTH 22°37'20" WEST, A DISTANCE OF 17.55 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 19.54 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 02°14'20" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 21°30'10" WEST, 19.54 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING A POINT ON THE BOUNDARY OF SAID TRACT "B-9"; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID TRACT "B-9"; COURSE NO. 1: SOUTHERLY, 95.31 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 45°30'28" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 09°36'36" EAST, 92.83 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 2: SOUTHERLY, 49.95 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 71°33'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 03°24'47" WEST, 46.77 FEET; COURSE NO. 3: SOUTH 88°34'19" WEST, 38.75 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: SOUTH 01°16'00" EAST, 90.21 FEET; COURSE NO. 2: NORTH 88°53'34" EAST, 659.97 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT "B-7"; THENCE RUN THE FOLLOWING NINE (9) COURSES ALONG THE BOUNDARY OF SAID TRACT "B-7" COURSE NO. 1: NORTH 23°51'13" WEST, 3.70 FEET TO A POINT OF CURVATURE; COURSE NO. 2: NORTHERLY, 41.92 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 48°02'20" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 00°09'57" EAST, 40.70 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: NORTHERLY, 16.97 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 06°28'50" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 20°56'42" EAST, 16.96 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 4: NORTHERLY, 151.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 325.00 FEET, THROUGH A CENTRAL ANGLE OF 26°40'09" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 04°22'13" EAST, 149.91 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 5: NORTHERLY, 39.20 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 11°13'53" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 03°20'55" WEST, 39.14 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 6: NORTHERLY, 274.48 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 775.00 FEET, THROUGH A CENTRAL ANGLE OF 20°17'33" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 07°52'45" WEST, 273.05 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: NORTHERLY, 47.39 FEET ALONG THE ARC OF A

CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ}53'13''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $07^{\circ}34'56''$ WEST, 47.13 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 8: NORTHERLY, 76.91 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF $08^{\circ}00'42''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $01^{\circ}08'40''$ WEST, 76.84 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 9: NORTHWESTERLY, 18.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $41^{\circ}28'57''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $25^{\circ}53'29''$ WEST, 17.71 FEET; THENCE NORTH $43^{\circ}22'02''$ EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH $85^{\circ}10'44''$ EAST, A DISTANCE OF 11.29 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT; COURSE NO. 1: NORTH $05^{\circ}09'01''$ WEST, 15.00 FEET; COURSE NO. 2: NORTH $85^{\circ}10'44''$ EAST, 109.62 FEET TO A POINT OF CURVATURE; COURSE NO. 3: SOUTHEASTERLY, 28.73 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 24.50 FEET, THROUGH A CENTRAL ANGLE OF $67^{\circ}11'49''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $61^{\circ}13'37''$ EAST, 27.11 FEET; THENCE NORTH $85^{\circ}10'44''$ EAST, A DISTANCE OF 10.58 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING A POINT ON THE BOUNDARY OF TRACT "B-6" OF SAID PLAT; THENCE SOUTHERLY, 4.85 FEET ALONG THE BOUNDARY OF SAID TRACT "B-6" AND ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 34.48 FEET, THROUGH A CENTRAL ANGLE OF $08^{\circ}03'46''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $16^{\circ}46'27''$ EAST, 4.85 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO. 1: NORTH $81^{\circ}26'59''$ EAST, 40.09 FEET; COURSE NO. 2: NORTH $08^{\circ}32'29''$ WEST, 52.63 FEET; COURSE NO. 3: NORTH $84^{\circ}13'30''$ EAST, 173.44 FEET; THENCE SOUTH $15^{\circ}05'35''$ EAST, A DISTANCE OF 257.51 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHERLY, 90.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,385.01 FEET, THROUGH A CENTRAL ANGLE OF $03^{\circ}43'38''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $16^{\circ}38'46''$ EAST, 90.08 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, 81.65 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 395.19 FEET, THROUGH A CENTRAL ANGLE OF $11^{\circ}50'14''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $24^{\circ}25'42''$ EAST, 81.50 FEET; THENCE SOUTH $30^{\circ}20'49''$ EAST, A DISTANCE OF 85.50 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY, 98.32 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 114.41 FEET, THROUGH A CENTRAL ANGLE OF $49^{\circ}14'08''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $49^{\circ}12'49''$ EAST, 95.32 FEET; THENCE SOUTH $73^{\circ}49'53''$ EAST, A DISTANCE OF 135.63 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 57.49 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}58'46''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $68^{\circ}20'30''$ EAST, 57.40 FEET; THENCE SOUTH $62^{\circ}51'07''$ EAST, A DISTANCE OF 33.27 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 16.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF $62^{\circ}38'24''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $31^{\circ}31'55''$ EAST, 15.59 FEET;

THENCE SOUTH $00^{\circ}12'43''$ EAST, A DISTANCE OF 43.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 24.41 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF $18^{\circ}38'45''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $09^{\circ}06'39''$ WEST, 24.30 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY, 293.41 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 811.84 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ}42'28''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $28^{\circ}47'16''$ WEST, 291.82 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY, 206.99 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF $91^{\circ}13'48''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $84^{\circ}45'24''$ WEST, 185.81 FEET; THENCE NORTH $49^{\circ}37'42''$ WEST, A DISTANCE OF 72.66 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 68.27 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,000.00 FEET, THROUGH A CENTRAL ANGLE OF $03^{\circ}54'41''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $51^{\circ}35'03''$ WEST, 68.26 FEET; THENCE NORTH $53^{\circ}32'23''$ WEST, A DISTANCE OF 121.96 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 46.03 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 715.00 FEET, THROUGH A CENTRAL ANGLE OF $03^{\circ}41'20''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $55^{\circ}23'03''$ WEST, 46.03 FEET TO A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED AS PARCEL FOUR AND RECORDED IN OFFICIAL RECORDS BOOK 3165, PAGES 1800 THROUGH 1832 (PAGES 1815 THROUGH 1818 FOR PARCEL FOUR) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH $89^{\circ}21'30''$ WEST, FEET; COURSE NO. 2: NORTH $06^{\circ}34'37''$ WEST, 526.71 FEET; COURSE NO. 3: NORTH $01^{\circ}50'22''$ WEST, A DISTANCE OF 1,185.30 FEET TO A POINT ON A NON-TANGENTIAL CURVE, THE SAME BEING A POINT ON THE BOUNDARY OF MIROMAR LAKES UNIT XIII – COSTA AMALFI, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2008000338718 IN THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF LAST SAID PLAT; COURSE NO. 1: SOUTHEASTERLY, 70.39 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 81.50 FEET, THROUGH A CENTRAL ANGLE OF $49^{\circ}29'13''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $34^{\circ}55'31''$ EAST, 68.22 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 2: SOUTHERLY, 60.64 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 171.51 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ}15'30''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $20^{\circ}18'40''$ EAST, 60.33 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: SOUTHEASTERLY, 40.84 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF $15^{\circ}36'05''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $22^{\circ}38'22''$ EAST, 40.72 FEET; COURSE NO. 4: SOUTH $14^{\circ}50'20''$ EAST, 23.57 FEET TO A POINT OF CURVATURE; COURSE NO. 5: EASTERLY, 199.77 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 88.75 FEET, THROUGH A CENTRAL ANGLE OF $128^{\circ}58'04''$ AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH $79^{\circ}19'21''$ EAST, 160.19 FEET; COURSE NO. 6: NORTH $36^{\circ}11'37''$ EAST, 261.84 FEET TO A POINT OF CURVATURE; COURSE NO. 7:

NORTHEASTERLY, 29.38 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 48°05'23" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 60°14'18" EAST, 28.52 FEET; COURSE NO. 8: NORTH 36°11'37" EAST, A DISTANCE OF 73.95 FEET TO A POINT ON THE BOUNDARY OF MIROMAR LAKES UNIT XI – PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 IN THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF LAST SAID PLAT; COURSE NO. 1: SOUTH 53°48'23" EAST, 45.21 FEET TO A POINT OF CURVATURE; COURSE NO. 2: EASTERLY, 174.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 267.50 FEET, THROUGH A CENTRAL ANGLE OF 37°24'47" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 72°30'47" EAST, 171.59 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 3: SOUTHEASTERLY, 34.70 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 37.50 FEET, THROUGH A CENTRAL ANGLE OF 53°01'23" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 64°42'29" EAST, 33.48 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 4: SOUTHEASTERLY, 48.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF 31°04'09" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 53°43'52" EAST, 48.21 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 5: SOUTHEASTERLY, 42.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 37.50 FEET, THROUGH A CENTRAL ANGLE OF 64°26'43" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 37°02'35" EAST, 39.99 FEET; COURSE NO. 6: SOUTH 04°49'14" EAST, 469.08 FEET TO A POINT ON THE BOUNDARY OF AFORESAID PLAT OF MIROMAR LAKES UNIT XIII – PENINSULA; THENCE SOUTH 85°08'35" WEST, ALONG THE BOUNDARY OF LAST SAID PLAT, A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,661,688 SQUARE FEET OR 38.147 ACRES, MORE OR LESS.

Rhodes & Rhodes Land Surveying, Inc.

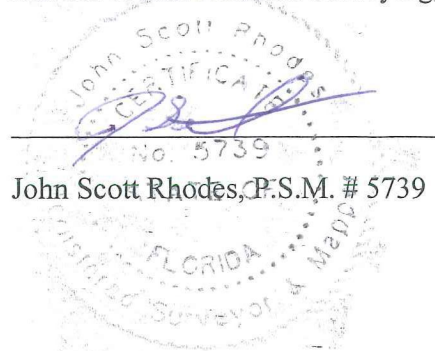


Exhibit A
ZONING ACTIONS

LEE COUNTY RESOLUTION NO.	PROJECT NAME	DATE
Z-99-029	MIROMAR LAKES	9/29/1999
ADD2000-00110	PHASE ONE	7/27/2000
ADD2000-00111	PHASE ONE	7/27/2000
ADD2000-00117	PHASE TWO	7/31/2000
ADD2000-00161	GOLF MAINT.	12/19/2000
ADD2000-00191	TEMP. CLUBHOUSE	1/8/2001
ADD2001-00018	VALENCIA	5/24/2001
ADD2001-00085	TRACT M & N	9/17/2001
ADD2001-00113A	BEACH CLUB	4/1/2002
ADD2001-00125	TIVOLI	10/16/2001
ADD2001-00142	SALES CENTER	12/20/2001
ADD2002-00045	BELLAVISTA	6/28/20012
ADD2002-00077	MED. VILLAGE – PH I	8/5/2002
ADD2002-00168	CAPRINI GREENS	12/17/2002
ADD2003-00028	VIVALDI	4/4/2003
ADD2003-00047	PERM. GOLF CLUBHOUSE	5/14/2003
Z-02-072	MIROMAR LAKES	12/15/2003
ADD2003-00151	CAPRINI GREENS MOD.	12/18/2003
ADD2004-00033	SAN MARINO	7/21/2004
ADD2004-00042	MIRASOL ACCESS	4/2/2004
ADD2004-00045	C1/C2 ACCESS	4/2/2004
ADD2004-00054	PORTO ROMANO	5/11/2004
ADD2004-00074	CAPRINI GREENS MOD.	4/21/2004
ADD2004-00070	MIRASOL RESIDENTIAL	7/27/2004
ADD2004-00176	MIRASOL ACCESS MOD.	11/17/2004
ADD2004-00177A	CASTELLI & ANACAPRI	12/3/2004
ADD2004-00223	MONTEBELLO	1/10/2005
ADD2004-00253	VOLTERRA & BELLINI	4/25/2005
ADD2005-00134	MIRASOL PH II	8/2/2005
ADD2005-00190	RAVENNA	3/31/2006
ADD2006-00002	MIROMAR LAKES PKWY EXT.	3/13/2006
ADD2006-00004	BEACH CLUB PH II	3/13/2006
ADD2006-00009	EAST 100 ACRES	4/10/2006
Z-06-064	MIROMAR LAKES	10/16/2006
ADD2008-00130	TRACT F-F (BEACH COTTAGES)	12/5/2008
ADD2008-00144	SORRENTO LME MOD.	4/1/2009
ADD2009-00026	COSTA AMALFI	4/16/2009
ADD2010-00021	COSTA AMALFI MOD.	3/8/2010
Z-10-019	MIROMAR LAKES	9/20/2010
Z-12-004	MIROMAR LAKES	4/16/2012
DCI2013-00008	MIROMAR LAKES	Pending
ADD2012-00110	PENINSULA PHASE III	12/26/2012

Exhibit B
DEVELOPMENT ORDER APPROVALS

LEE COUNTY CASE NO.	PROJECT NAME
97-02-023.00D	THE FALLS AT MIROMAR LAKES
DOS2000-00026	MIROMAR LAKES GOLF COURSE
DOS2000-00110	MIROMAR LAKES PHASE ONE
DOS2000-00146	MIROMAR LAKES PHASE TWO
DOS2000-00215	GOLF MAINTENANCE FACILITY
DOS2000-00254	GOLF CLUBHOUSE
DOS2000-00268	SALES CENTER
DOS2001-00035	VALENCIA
DOS2001-00102	TRACT M
DOS2001-00116	TIVOLI
DOS2001-00132	MIROMAR LAKES BEACH CLUB
DOS2002-00075	BELLAVISTA
DOS2003-00060	VIVALDI
DOS2003-00072	GOLF CLUBHOUSE
DOS2004-00039	MIRASOL ACCESS
DOS2004-00043	C1/C2 ENTRANCE
DOS2004-00074	MIRASOL
DOS2004-00293	MONTEBELLO
DOS2004-00336	BELLINI & VOLTERRA
DOS2005-00046	WACHOVIA AT MIROMAR LAKES
DOS2005-00296	RAVENNA
DOS2005-00305	MIROMAR LAKES PKWY EXT.
DOS2005-00315	BEACH CLUB PHASE TWO
DOS2006-00005	EAST 100 ACRES
DOS2008-00112	TRACT F-F
DOS2012-00040	THE PENINSULA PHASE III



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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

Project Narrative

The Miromar Lakes Mixed Use Planned Development (MPD)/Development of Regional Impact (DRI) is a 1,800+/- acre mixed-use project located east of I-75, south of Alico Road and north of Corkscrew Road in unincorporated Lee County, Florida.

The project is approved for 250,000 square feet of retail uses, 340,000 square feet of professional office space, 40,000 square feet of research and development (industrial) uses, 450 hotel rooms, 650 boat slips, 2,600 residential units, recreational facilities, and preserve areas.

Per Condition 1.c. of Resolution Z-12-004, the Applicant is requesting Final Plan Approval (FPA) for Peninsula Phase IV at Miromar Lakes, which consists of 38+/- acres. The proposed development will consist of 37 single-family detached units and 48 multi-family and dwelling units.

The proposed FPA is consistent with the allowable uses and density approved per Z-12-004 and the Development of Regional Impact (DRI) Development Order, as amended. The enclosed Final Plan provides a tabulation of approved density/intensity and open space to demonstrate the project's compliance with the aforementioned approvals.

As outlined in the Schedule of Deviations and Justifications the Applicant is seeking three (3) new deviations to allow for 4:1 lake bank slopes, to locate lake maintenance easements within platted single-family lots, and to allow for fences/walls within the street setback up to a maximum height of eight feet (8'). These deviations are requested to maintain consistency with the constructed portions of the community, and to enhance the privacy and visual appeal of these residential enclaves. Additionally, the deviations relating to lake bank slope and the location of lake maintenance easements are vested through previous development approvals.

The overall Peninsula tract has a defined development footprint constrained by the existing recreational lakes. Therefore, continuation of the 4:1 lake bank slope and LME placement is integral to upholding the design established for these tracts. 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 Final Plan, turf reinforcement mats are proposed in certain areas to mitigate lake bank erosion. Therefore, the requested deviations will not negatively impact public health, safety or welfare, and will uphold the intent of the LDC. Additionally, these deviations were previously approved for Peninsula Phase III per ADD2012-00110.

Per Resolution Z-12-004, the Applicant is also requesting previously approved deviations #1, #2, #5, #6, #7, #9, #13, #14, #16, #18 and #24 (b). Based upon this application's compliance with Z-12-004, DRI #11-9798-142, the Lee Plan and applicable LDC regulations, the Applicant respectfully requests staff approval of the proposed FPA.



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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

Schedule of Deviations & Justifications

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

Deviation #1 from LDC Sec. 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 #2 from LDC Sec. 34-1954(d)(2), which restricts model townhomes and multi-family units to a time limitation, to allow model multi-family homes through the build out of the project.

Deviation #5 from LDC Sec. 10-291(3) (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)c), which requires asphaltic concrete, to allow for cement concrete or decorative pavers within private local roadways within Miromar Lakes.

Deviation #9 from LDC Sec. 10-296(m)(4)(a) requirement that allows privately maintained access ways that meet criteria as outlined in item 4(a) to be exempt from minimum right-of-way widths as specified in LDC 10-296(b) to permit access way providing access up to 100 residential units to be exempt from the minimum roadway widths as specified in LDC 10-296(b).

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 #18 from LDC Sec. 10-418(a)(2)b, which requires a minimum number of native wetland herbaceous plants per linear foot of lake shoreline; to allow required plants in compliance with the Lake Management Plan and Lake Shoreline Planting Plan approved by Zoning Resolution No. Z-99-029, provided that herbaceous plant requirements per LDC Sec. 10-418 are calculated on the entire length of the lake shoreline, including bulkhead portions. The developer may substitute wetland trees and shrubs for up to 50 percent of the total number of herbaceous plants required, at a ratio of 1 tree or 2 shrubs for 10 herbaceous plants.

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.

Deviation #24b from LDC Sec. 10-416(d)(3) which requires that multi-family uses adjoining single-family uses must provide a buffer including a fence or wall between the uses, to allow alternative means of separating internal residential uses including no buffers, fencing or walls

Deviation (28) seeks relief from the LDC §34-935(f)(3)(e) requirement that limits building heights in the University Community future land use category to 45 feet above minimum flood elevation with no more than 3 habitable stories. This Deviation was approved for the following three areas depicted on the 1999 MCP; specifically:

- 1) The "R" residential area in the northerly portion of the project lying westerly of Ben Hill Griffin Parkway (BHGP),
- 2) The "R" residential areas associated with the "Beach Club", and
- 3) The "C2" area in the northerly portion of the project lying easterly of BHGP and south of Alico Road.

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 is vested for this development, 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 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, 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 is vested for this development, and will comply with previous approvals. 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 34-1744(b)(2)(a)(i), which allows a maximum height of 3 feet for fences or walls located between a street right-of-way or easement and the minimum required street setback line, to allow a maximum height of 8 feet for decorative fences and walls located at the entry to residential dwelling units for lots 23-37.

JUSTIFICATION: The Applicant is proposing decorative entry features to enhance the access points to both single-family and multi-family units within Phase IV as shown on the enclosed Final Plan. The proposed fences and walls will meet the required setbacks set forth in LDC Section 34-1744 as shown on the typical residential driveway detail. The fences and walls front along a private street internal to the master-planned community, and will not impact public health, safety or welfare. The additional height will provide for residential privacy in this exclusive enclave neighborhood, and is will provide for architectural features such as columns, cupolas, parapets, etc...The fences and walls will be constructed to present the finished side of the fence or wall to the adjacent internal right-of-way. Fences and walls within the same development tract will demonstrate a unified architectural theme in a manner that enhances the project.

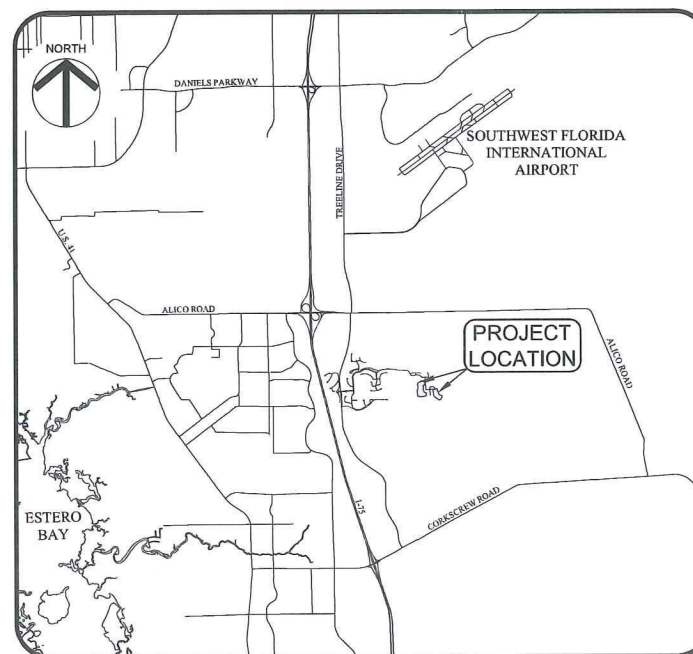
FPA APPROVAL HISTORY				
LEE COUNTY RESOLUTION NO.	TRACT NAME	DATE	TYPE	QUANTITY
ADD0200-00110	PHASE ONE	7/27/2000	SINGLE FAMILY	11 UNITS
ADD0200-00111	PHASE ONE	7/27/2000	SINGLE FAMILY	30 UNITS
ADD0200-00117	PHASE TWO	7/31/2000	SINGLE FAMILY	51 UNITS
ADD0200-000161	GOLF MAINT.	12/19/2000	COMMERCIAL	7,500 S.F.
ADD0200-000191	TEMP. CLUBHOUSE	18/2/2001	COMMERCIAL	6,526 S.F.
ADD0201-000018	VALENCIA	5/24/2001	MULTI-FAMILY	80 UNITS
ADD0201-000015	TRACT M & N	5/24/2001	SINGLE FAMILY	27 UNITS
ADD0201-00113A	BEACH CLUB	4/1/2002	RECREATION	4.77 ACRES
ADD0201-00123	TVOLI	10/16/2001	SINGLE FAMILY	11.13 UNITS
ADD0201-001042	SALES CENTER	12/29/2001	COMMERCIAL	4,147 S.F.
ADD0202-00045	BELLAVISTA	6/28/2001	MULTI-FAMILY	60 UNITS
ADD0203-000077	MED. VILLAGE - PH I	8/5/2002	SINGLE FAMILY	33 UNITS
ADD0203-001018	CAPRIN GREENS	12/17/2002	SINGLE FAMILY	27 UNITS
ADD0203-000928	VNALDI	4/4/2003	MULTI-FAMILY	60 UNITS
ADD0203-000447	PERIM. GOLF CLUBHOUSE	5/14/2003	RECREATION	5.45 ACRES
ADD0203-001051	CAPRIN GREENS MOD.	12/18/2003	AMENDMENT TO ADD0202-00168	
ADD0204-000033	SAN MARINO	7/21/2004	MULTI-FAMILY	160 UNITS
ADD0204-000042	MIRASOL ACCESS	4/2/2004	ACCESS	5.07 ACRES
ADD0204-000045	CIVIC ACCESS	4/2/2004	ACCESS	1.05 ACRES
ADD0204-000054	PORTO ROMANO	5/11/2004	SINGLE FAMILY	55 UNITS
ADD0204-000074	CAPRIN GREENS MOD.	4/21/2004	AMENDMENT TO ADD0202-00168	
ADD0204-000076	MIRASOL RESIDENTIAL	7/27/2004	MULTI-FAMILY	120 UNITS
ADD0204-000176	MIRASOL ACCESS MOD.	11/17/2004	AMENDMENT TO ADD0204-00042	
ADD0204-00177A	CASTELLI & ANACAPRI	12/3/2004	SINGLE FAMILY	18 UNITS
ADD0204-000223	MONTEBELLO	10/10/2005	MULTI-FAMILY	40 UNITS
ADD0204-000253	VOLTERRA & BELLINI	4/25/2005	SINGLE FAMILY & MULTI-FAMILY	72 UNITS
ADD0205-001014	MIRASOL PH II	8/2/2005	MULTI-FAMILY	130 UNITS
ADD0205-001016	RAVENNA	3/31/2006	MULTI-FAMILY	60 UNITS
ADD0206-000002	MIRAMAR LAKES PKWY EXT.	3/13/2006	ACCESS	133.08 ACRES
ADD0206-000004	BEACH CLUB PH II	3/13/2006	RECREATION	7.87 ACRES
ADD0206-000009	EAST 100 ACRES	10/4/2006	SINGLE FAMILY	51 UNITS
ADD0208-00130	TRACT F.F. (BEACH COTTAGES)	12/5/2008	MULTI-FAMILY	16 UNITS
ADD0208-00144	SORRENTO LAKE MOD.	4/1/2009	MODIFICATION TO ADD0206-00009	
ADD0209-000026	COSTA AMALFI	4/16/2009	MODIFICATION TO ADD0208-00130	
ADD0210-000021	COSTA AMALFI MOD.	3/8/2010	MODIFICATION TO ADD0209-00026	
ADD0212-00110	PENINSULA PHASE III	12/26/12	SINGLE FAMILY	28 UNITS
PENDING	PENINSULA PHASE IV	PENDING	SINGLE FAMILY & MULTI-FAMILY	85 UNITS

BOAT DOCK HISTORY		
	APPROVED SLIPS	PROPOSED SLIPS
SINGLE FAMILY SUBDIVISION ⁽¹⁾		
VERONA LAGO	55	0
CAPRIM 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	
	APPROVED SLIPS	PROPOSED SLIPS
ANCILLARY ⁽²⁾		
BEACH CLUB PH 1	13	0
VIVALDI	18	0
MIRASOL BEACH PH 1 & 2	18	0
MONTEBELLO	18	0
BELLINI	18	0
RAVENNA	60	0
EAST 100 ACRES	51	0
THE PENINSULA PHASE III	28	0
THE PENINSULA PHASE IV	0	20
SUB TOTAL	196	20
ANCILLARY TOTAL	264	

(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

SHEET INDEX	
1	COVER SHEET
2	FINAL PLAN



PROJECT LOCATION MAP

NO SCALE



OPEN SPACE SUMMARY	
OPEN SPACE	AREA (ACRES)
GOLF COURSE	218
PHASE 1	61
PHASE 2	13
GOLF MAINTENANCE	0
VALENCIA	8
TRACT M & N	4
BEACH CLUB	2
TIVOLI	
BELLAVISTA	3
MEDITERRANEAN VILLAGE	
CAPRINI GREENS	1
VIVALDI	
GOLF CLUBHOUSE	2
SAN MARINO	13
MIRASOL ACCESS DRIVE	1
TRACT C1/C2 ENTRANCE	0
PORTO ROMANO	2
MIRASOL RESIDENTIAL	
CASTELLI & ANACAPRI	0
VOLTERRA & BELLINI	5
RAVENNA	3
BEACH CLUB PH 2	2
MIROMAR LAKES PKWY, EXTENSION	
EAST 100 ACRES	
BEACH COTTAGES / COSTA AMALFI	3
PENINSULA PHASE III	6
PENINSULA PHASE IV	16
TOTAL	380

**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@valdresendesigning.com

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

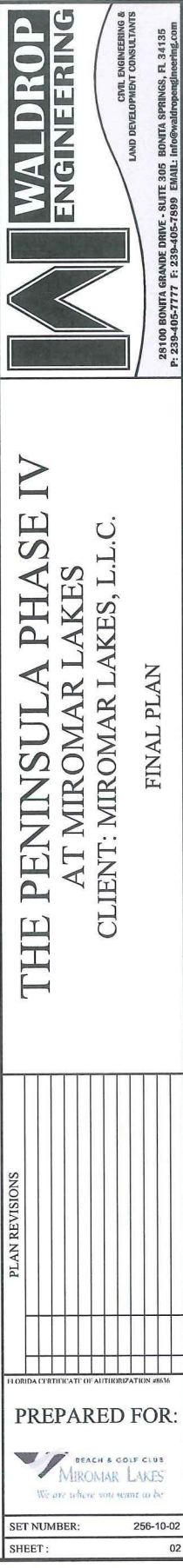
COVER SHEET

[illegible]

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 256-10-02

SHEET: 01



FINAL PLAN APPROVAL

THE PENINSULA PHASE IV

AT MIROMAR LAKES

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

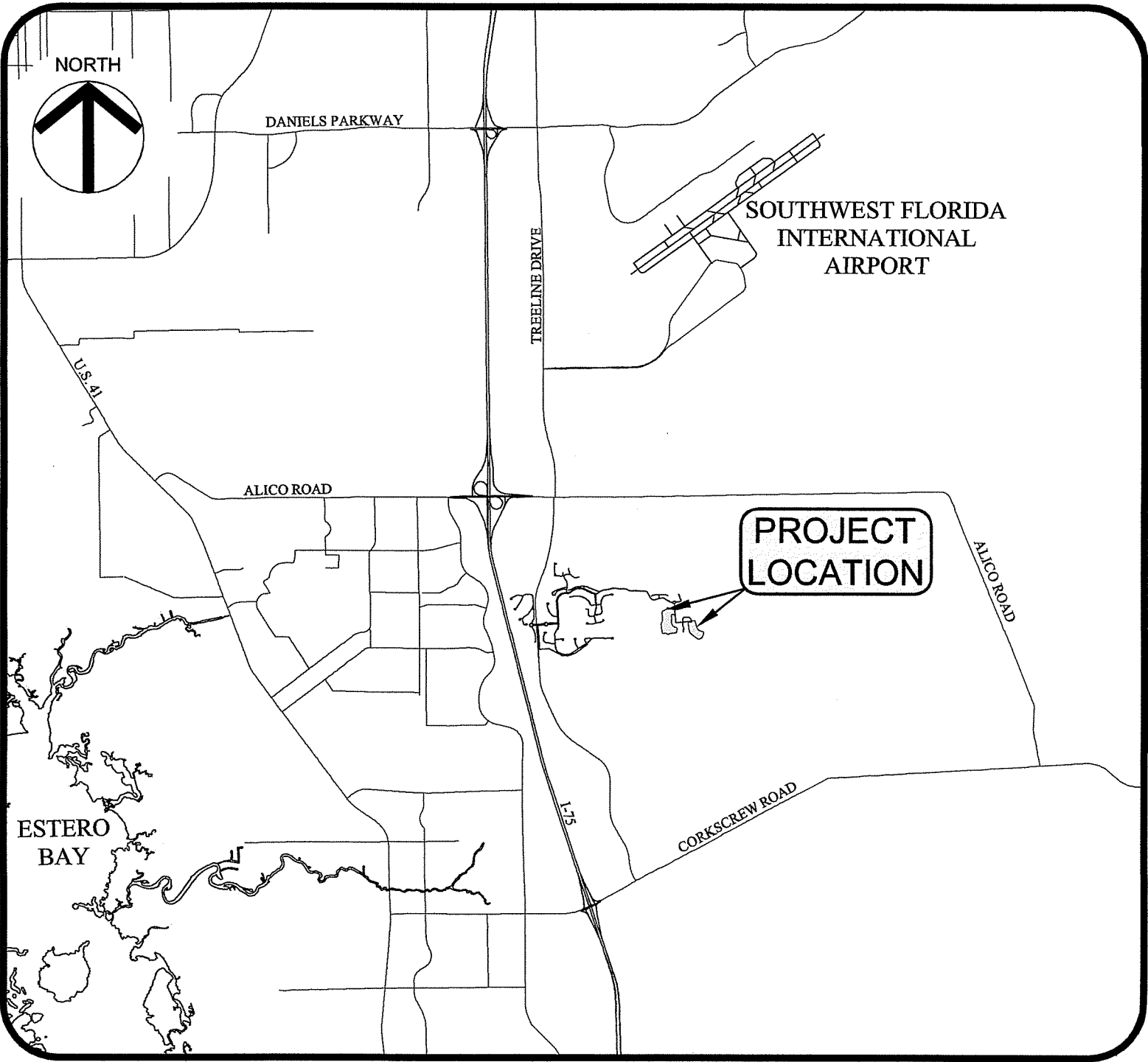
FPA APPROVAL HISTORY				
LEE COUNTY RESOLUTION NO.	TRACT NAME	DATE	TYPE	QUANTITY
ADD2000-00110	PHASE ONE	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE ONE	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE TWO	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.	12/19/2000	COMMERCIAL	7,500 S.F.
ADD2000-00191	TEMP. CLUBHOUSE	1/8/2001	COMMERCIAL	6,528 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	4/1/2002	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.
ADD2002-00045	BELLAVISTA	6/28/2001	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
ADD2004-00045	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 ADD2002-00168	
ADD2004-00070	MIRASOL RESIDENTIAL	7/27/2004	MULTI-FAMILY	120 UNITS
ADD2004-00176	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
ADD2005-00134	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	133.06 ACRES
ADD2006-00004	BEACH CLUB PH II	3/13/2006	RECREATION	7.67 ACRES
ADD2006-00009	EAST 100 ACRES	4/10/2006	SINGLE FAMILY	51 UNITS
ADD2008-00130	TRACT F-F (BEACH COTTAGES)	12/5/2008	SINGLE FAMILY	16 UNITS
ADD2008-00144	SORRENTO LME MOD.	4/1/2009	MODIFICATION TO ADD2006-00009	
ADD2009-00026	COSTA AMALFI	4/16/2009	MODIFICATION TO ADD2009-00130	
ADD2010-00021	COSTA AMALFI MOD.	3/8/2010	MODIFICATION TO ADD2009-00026	
ADD2012-00110	PENINSULA PHASE III	12/29/12	SINGLE FAMILY	28 UNITS
PENDING	PENINSULA PHASE IV	PENDING	SINGLE FAMILY & MULTI-FAMILY	85 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 1	13	0
VIVALDI	18	0
MIRASOL BEACH PH 1 & 2	18	0
MONTEBELLO	18	0
BELLINI	18	0
RAVENNA	60	0
EAST 100 ACRES	51	0
THE PENINSULA PHASE III	28	0
THE PENINSULA PHASE IV	0	20
SUB TOTAL	196	20
ANCILLARY TOTAL	244	

(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.

SHEET INDEX	
1	COVER SHEET
2	FINAL PLAN



PROJECT LOCATION MAP
NO SCALE

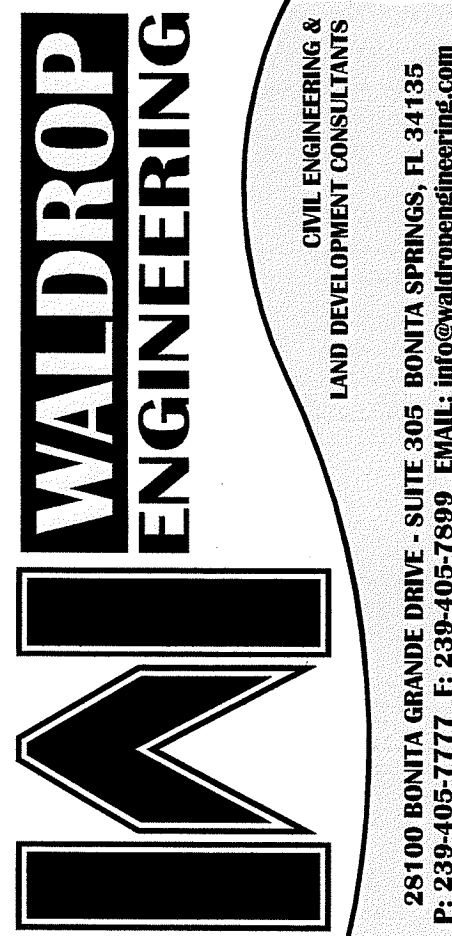


DEVELOPED BY:

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	218.96
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	3.55
MEDITERRANEAN VILLAGE	6.71
CAPRINI GREENS	1.19
VIVALDI	0
GOLF CLUBHOUSE	2.51
SAN MARINO	13.40
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	0
CASTELLI & ANACAPRI	0.92
VOLTERRA & BELLINI	5.89
RAVENNA	3.17
BEACH CLUB PH 2	2.73
MIROMAR LAKES PKWY. EXTENSION	0
EAST 100 ACRES	0
BEACH COTTAGES / COSTA AMALFI	3.31
PENINSULA PHASE III	6.16
PENINSULA PHASE IV	16.33
TOTAL	380.38



CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE, SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7999 EMAIL: info@waldropengineering.com

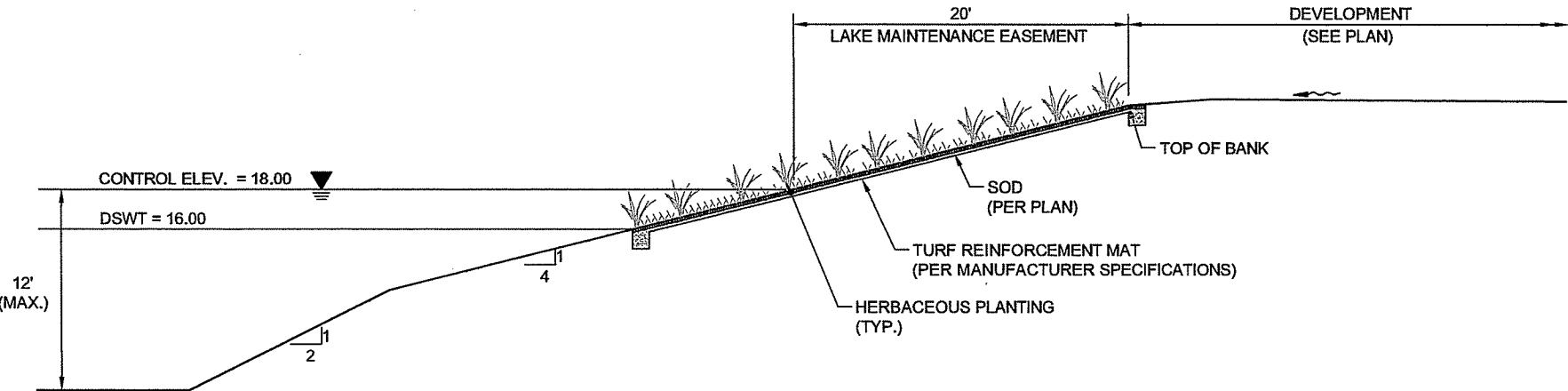
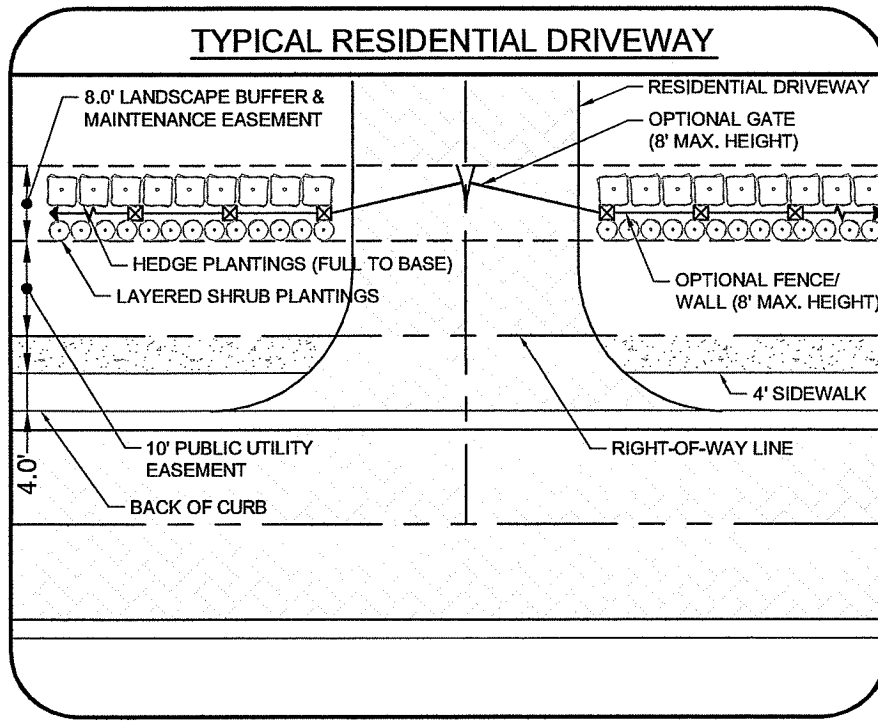
THE PENINSULA PHASE IV
AT MIROMAR LAKES
CLIENT: MIROMAR LAKES, L.L.C.

COVER SHEET

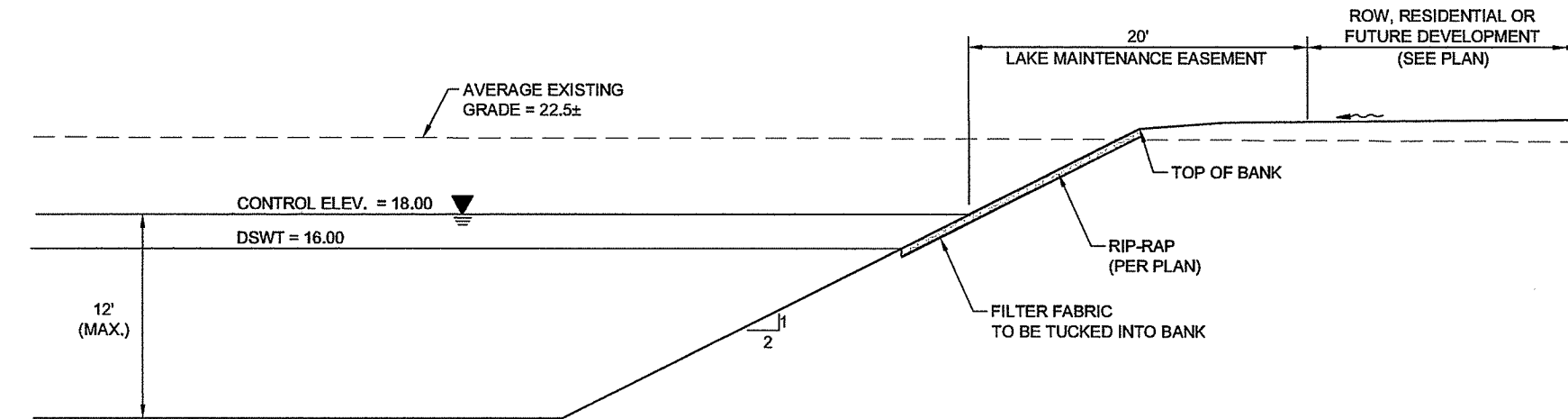
PLAN REVISIONS

FLORIDA CERTIFICATE OF AUTHORIZATION #0636

SET NUMBER: 256-10-02
SHEET: 01



4:1 TYPICAL LAKE CROSS SECTION



LAKE CROSS SECTION WITH RIP-RAP
N.T.S.

UNIT SUMMARY TABLE	
SINGLE FAMILY	37 D.U.
MULTI-FAMILY	48 D.U.
TOTAL UNIT COUNT	(16 BUILDINGS) 85 D.U.

DEVIATIONS APPROVED PER RESOLUTION Z-12-004

DEVIATION (1) TO ALLOW MODEL HOMES THROUGH PROJECT BUILDOUT

DEVIATION (2) TO ALLOW MULTI-FAMILY MODEL UNITS THROUGH PROJECT BUILDOUT

DEVIATION (5) TO ALLOW ONE MEANS OF INGRESS AND EGRESS

DEVIATION (6) MINIMUM 35 FOOT RIGHT-OF-WAY WIDTH

DEVIATION (7) BRICK PAVERS TO REPLACE 1 1/4 INCH ASPHALTIC CONCRETE OF PDOT TYPE 5-1 ON PRIVATE ROADS

DEVIATION (8) TO ALLOW PRIVATELY MAINTAINED ACCESS WAY TO BE EXEMPT FROM MINIMUM ROADWAY WIDTHS

DEVIATION (14) TO ALLOW OPEN SPACE CALCULATION BASED UPON DEVELOPMENT AREA EXCLUDING EXISTING MINING LAKES

DEVIATION (16) REQUIRED INDICATIVE VEGETATION TO BE PROVIDED IN CONSERVATION AREAS SHOWN ON 2-0-0-0-27 MCP

DEVIATION (18) TO ALLOW SUBSTITUTION OF WETLAND TREES AND SHRUBS FOR UP TO 50 PERCENT OF THE TOTAL NUMBER OF HERACLIUM PLANTS REQUIRED

DEVIATION (20) TO ALLOW FOR A ZERO-FOOT SETBACK AND RIP-RAP ALONG LAKE SHORELINES NOT TO EXCEED 20% OF THE TOTAL SHORELINE

DEVIATION (24B) TO ALLOW ALTERNATIVE MEANS OF SEPARATION BETWEEN INTERNAL RESIDENTIAL UNITS

DEVIATION (28) TO ALLOW FOR A MAXIMUM HEIGHT OF 3 STOREYS/5 FEET FOR MULTI-FAMILY BUILDINGS

REQUESTED DEVIATIONS

DEVIATION FROM LDC SEC. 10-30(24) TO ALLOW LAKE MAINTENANCE EASEMENTS WITHIN THE LIMITS OF THE PLATTED SINGLE-FAMILY LOTS WITHIN THE SUBJECT TRACT.

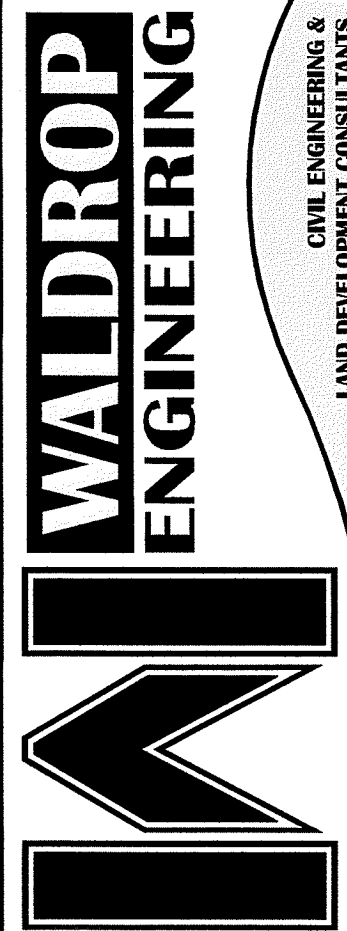
DEVIATION FROM LDC SEC. 10-30(24)(a) TO ALLOW LAKE BANKS TO BE SLOPED AT A 4:1 RATIO AND A 2:1 RATIO WHERE RIP-RAP IS PROPOSED

DEVIATION FROM LDC SEC. 34-174(4)(b)(2)(A) TO ALLOW FOR A MAXIMUM HEIGHT OF 8 FEET FOR FENCES OR WALLS LOCATED BETWEEN THE STREET RIGHT-OF-WAY AND THE REQUIRED SETBACK LINE FOR LOTS 23-27

LAND USE SUMMARY			
CATEGORY		ACREAGE	PERCENTAGE OF TOTAL ACREAGE
IMPERVIOUS		13.91	36.47%
SINGLE FAMILY LOT		8.68	22.76%
MULTI-FAMILY		3.59	9.40%
ROADWAY		1.64	4.30%
PERVIOUS		16.33	42.81%
SINGLE FAMILY LOT		8.10	21.24%
MULTI-FAMILY		6.00	15.73%
ROADWAY		0.67	1.75%
OPEN SPACE		1.56	4.09%
LAKE		7.91	20.72%
LAKE		7.91	20.72%
TOTAL PROJECT AREA		38.15	100.00%

MIOMAR LAKES PROPERTY DEVELOPMENT REGULATIONS PER RES. Z-12-004		
PROPOSED LAND USE	SINGLE FAMILY	MULTI FAMILY
NON-GARAGED FRONT SETBACK:	12 FT.	20 FT.
FRONT SETBACK:	20 FT.	20 FT.
SIDE SETBACK:	5 FT.	10 FT.
WATER BODY:	0/20 FT.	0/20 FT.
MINIMUM BUILDING SEPARATION:	10 FT.	10 FT.
MAXIMUM LOT COVERAGE:	55%	55%
MINIMUM LOT AREA:	5,500 S.F.	6,000 SQ. FT.
MINIMUM LOT WIDTH:	50 FT.	N/A
MINIMUM LOT DEPTH:	70 FT.	100 FT.
MAXIMUM BUILDING HEIGHT:	3 STORIES/ 45 FT.	5 STORIES/ 65 FT.

N
SCALE: 1" = 80'



**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@waldropengineering.com

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

FINAL PLAN

[illegible]

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

PREPARED FOR:



SET NUMBER:	256-10-02
SHEET :	02

