

FINAL PLAN APPROVAL

THE PENINSULA PHASE IV

AT MIROMAR LAKES

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

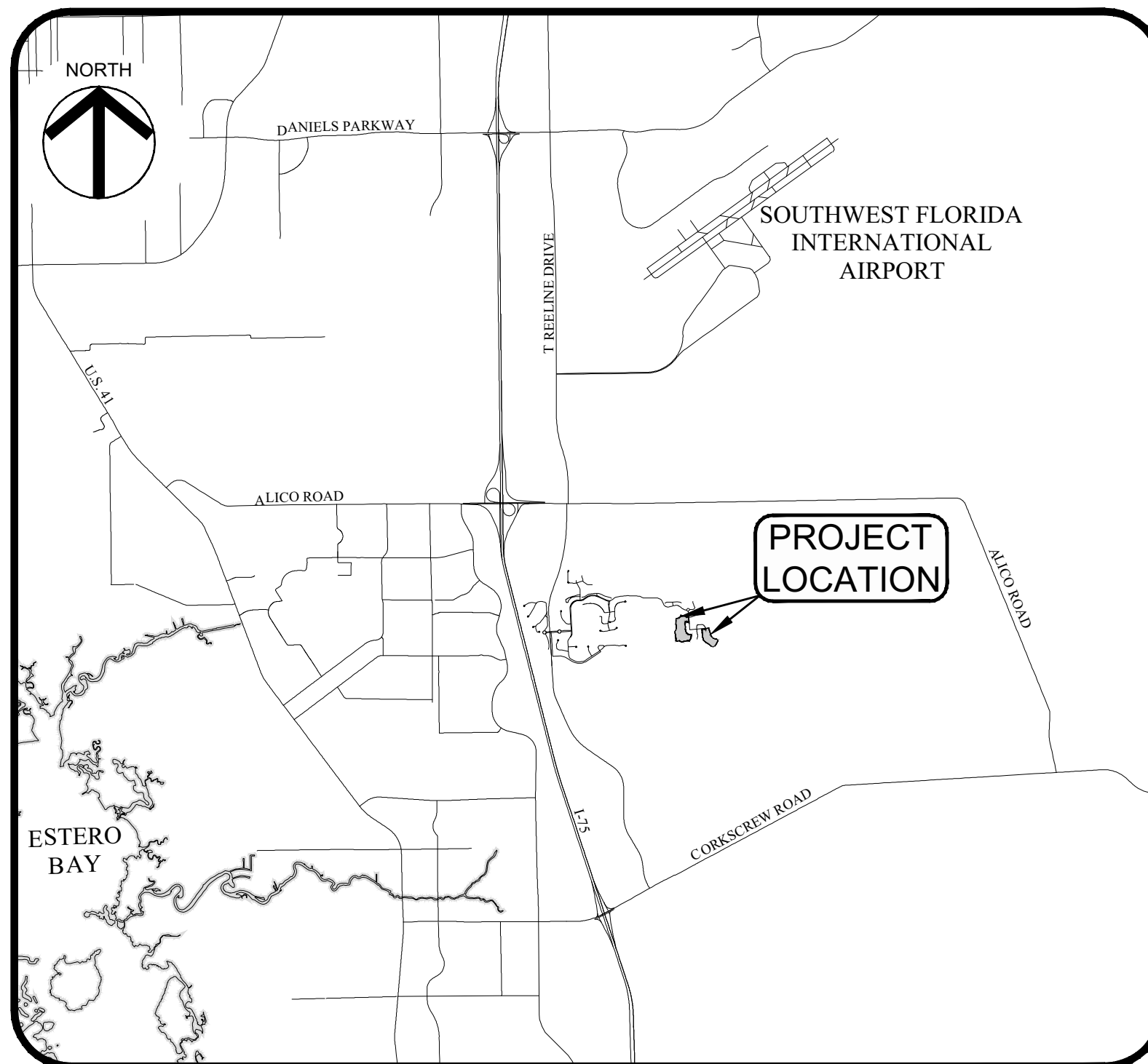
FPA APPROVAL HISTORY				
LEE COUNTY RESOLUTION NO.	TRACT NAME	DATE	TYPE	QUANTITY
ADD2000-00110	PHASE ONE	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE ONE	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE TWO	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.	12/19/2000	COMMERCIAL	7,500 S.F.
ADD2000-00191	TEMP. CLUBHOUSE	1/8/2001	COMMERCIAL	6,526 S.F.
ADD2001-00018	VALENCIA	5/24/2001	MULTI-FAMILY	80 UNITS
ADD2001-00085	TRACT M & N	5/24/2001	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	4/1/2002	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	4/14/2003	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	1.06 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	133.08 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 ADD2008-00130	
ADD2010-00021	COSTA AMALFI MOD.	3/8/2010	MODIFICATION TO ADD2009-00026	
ADD2012-00110	PENINSULA PHASE III	12/26/12	SINGLE FAMILY	28 UNITS
ADD2014-00102	PENINSULA PHASE IV	8/15/2014	SINGLE FAMILY & MULTI-FAMILY	85 UNITS
PENDING	PENINSULA PHASE IV	PENDING	SINGLE FAMILY	56 UNITS

BOAT DOCK HISTORY		
SINGLE FAMILY SUBDIVISIONS ⁽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
SORRENTO (EAST 100 AC)	12	0
PORTOFINO (EAST 100 AC)	20	0
MURANO (EAST 100 AC)	19	0
NAVONA (PENINSULA PHASE III)	18	0
SALERNO (PENINSULA PHASE III)	10	0
PENINSULA PHASE IV	0	56
SUBTOTAL	204	56
SF SUBDIVISION TOTAL		260
ANCILLARY ⁽²⁾	APPROVED NO. OF SLIPS	PROPOSED NO. OF SLIP
BEACH CLUB PH 1	13	0
BEACH CLUB PH 2	7	0
BEACH CLUB PH 3	10	0
VIVALDI	18	0
MIRASOL BEACH PH 1 & 2	18	0
MONTEBELLO	18	0
BELLINI	18	0
RAVENNA	60	0
SUB TOTAL	162	0
ANCILLARY TOTAL		162

(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

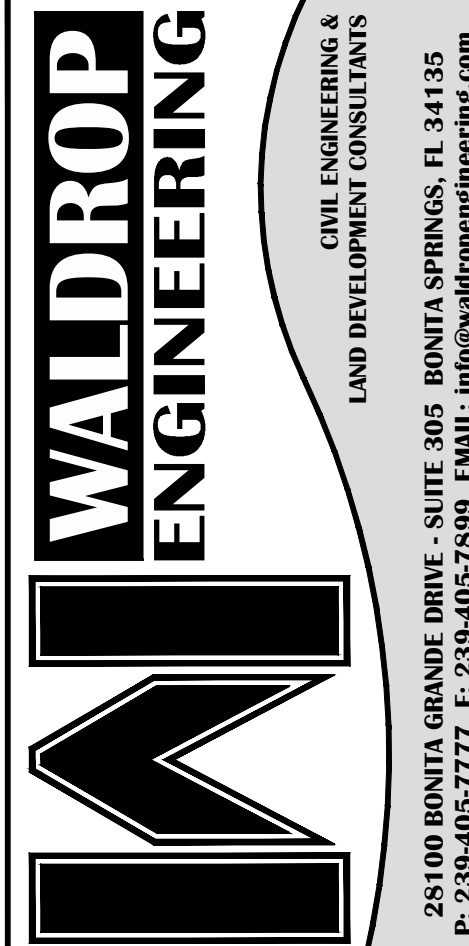


DEVELOPED BY:

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	11.14
TOTAL	375.17



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

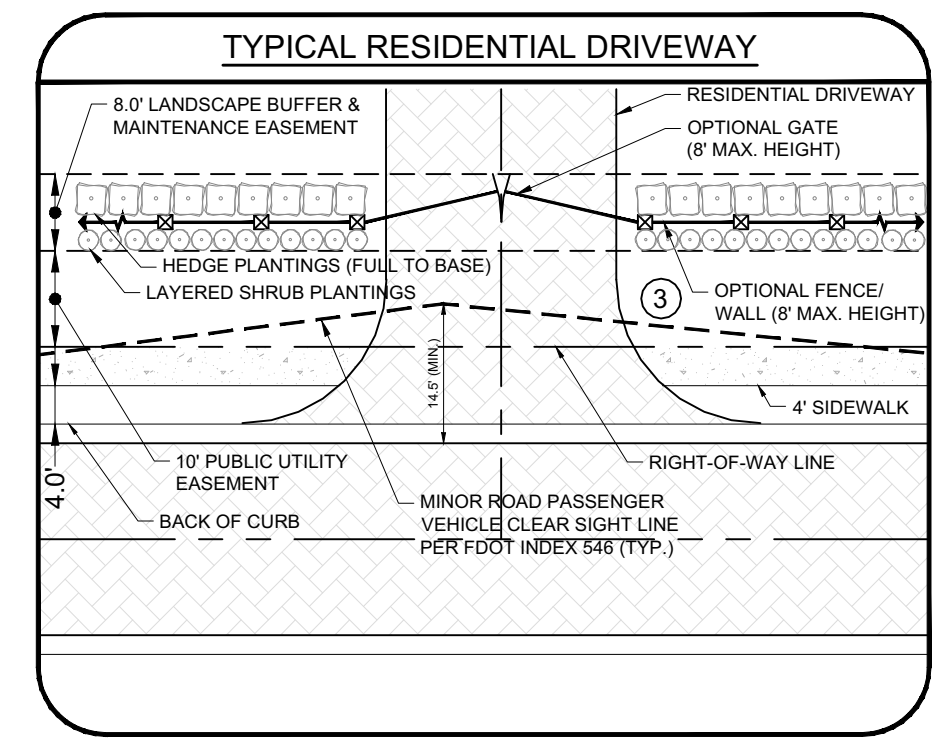
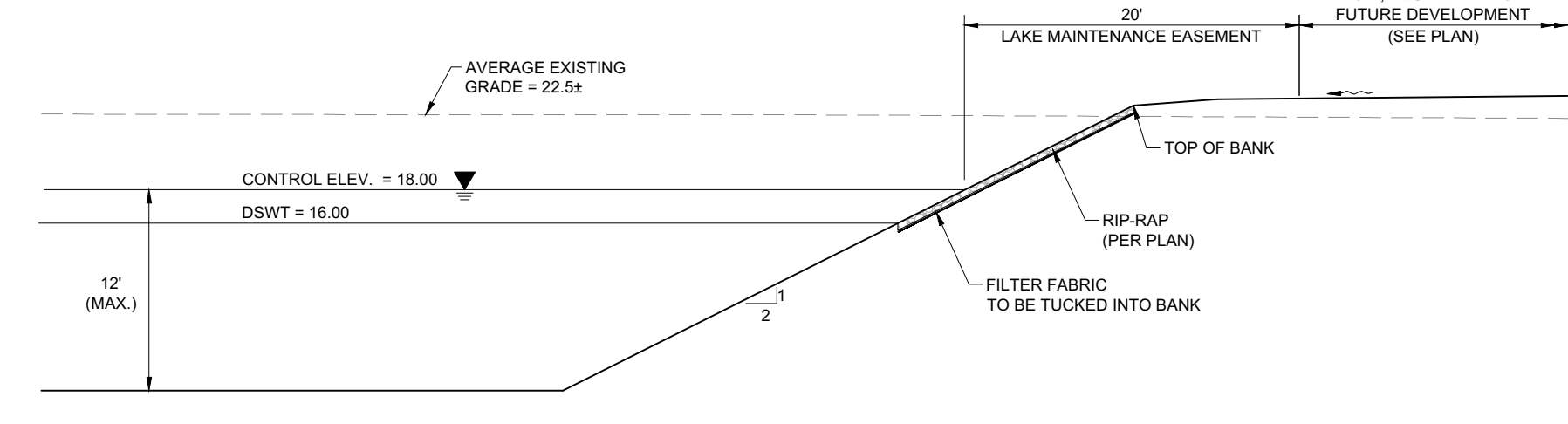
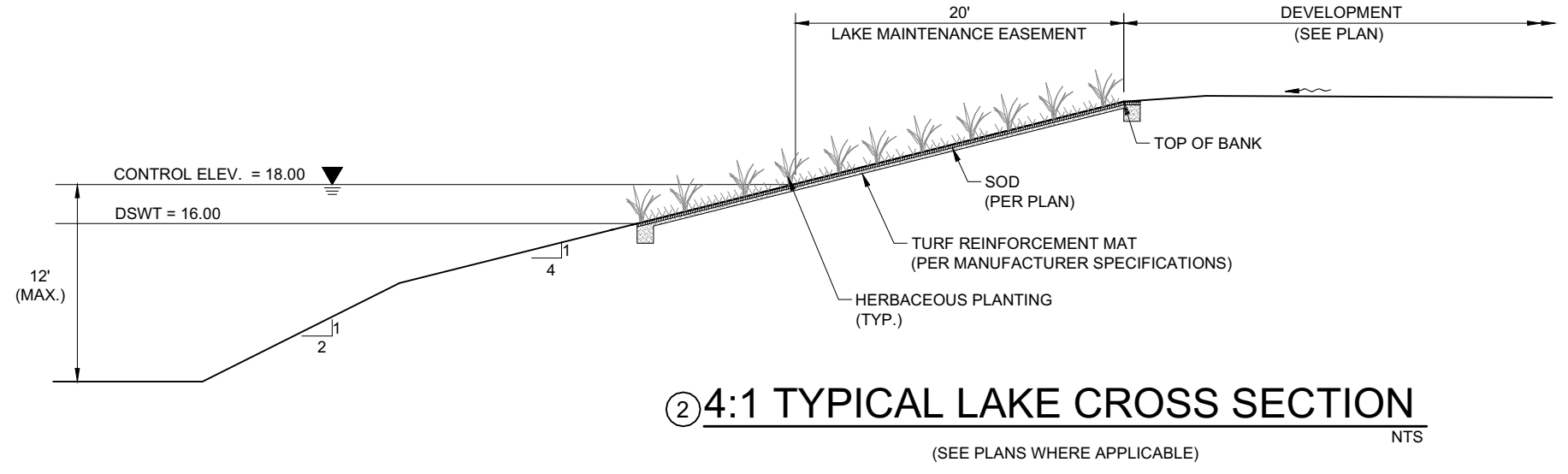
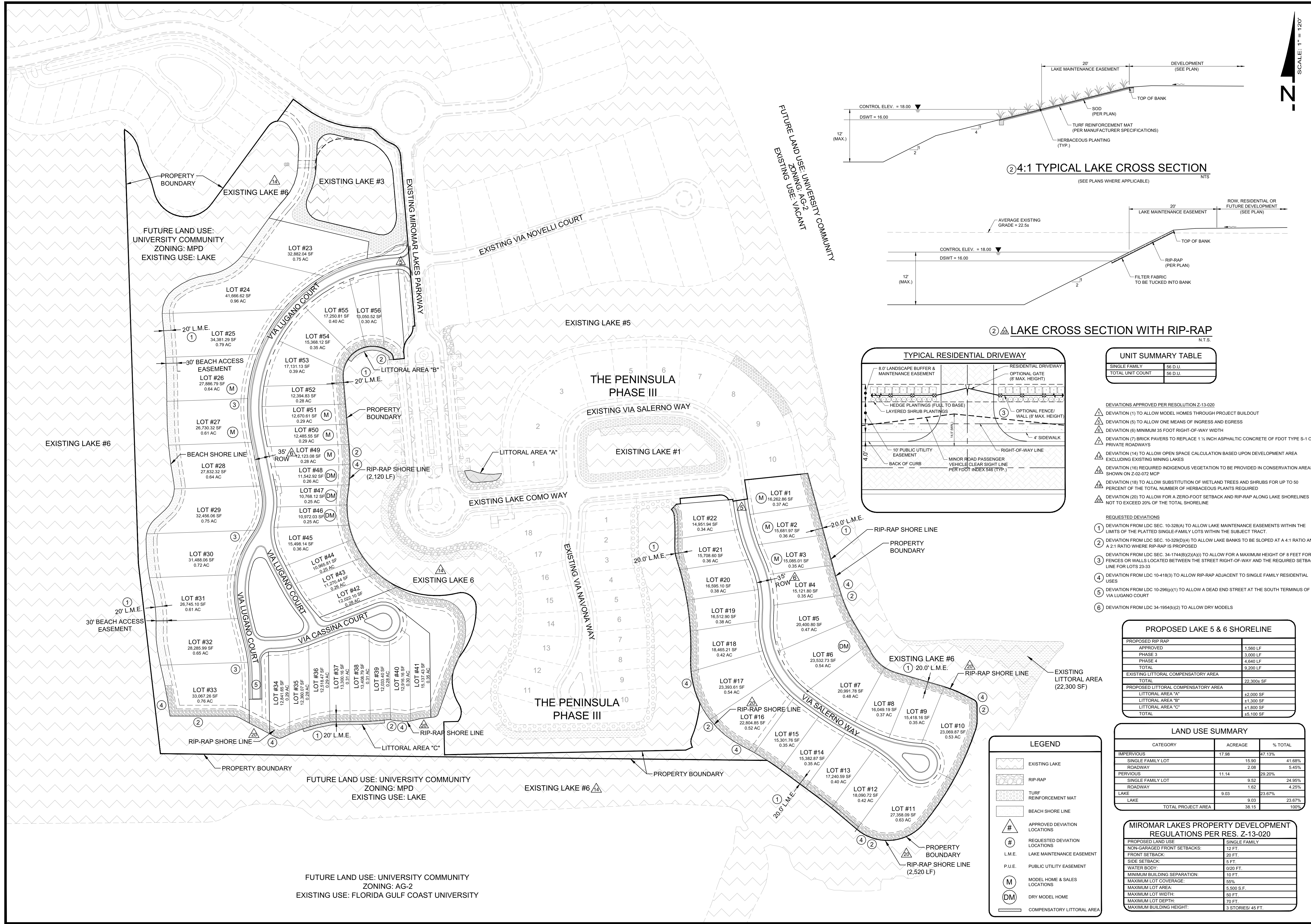
COVER SHEET

PLAN REVISIONS	
NO.	REVISION
1	REVISED PER COUNTY COMMENTS
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FLORIDA CERTIFICATE OF AUTHORIZATION #8856

SET NUMBER: 256-17-02
SHEET: 01

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UNIT SUMMARY TABLE	
SINGLE FAMILY	56 D.U.
TOTAL UNIT COUNT	56 D.U.

- DEVIATIONS APPROVED PER RESOLUTION Z-13-020
- DEVIATION (1) TO ALLOW MODEL HOMES 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 1/2 INCH ASPHALTIC CONCRETE OF FDOT TYPE S-1 ON PRIVATE ROADWAYS
 - DEVIATION (14) TO ALLOW OPEN SPACE CALCULATION BASED UPON DEVELOPMENT AREA EXCLUDING EXISTING MINING LAKES
 - DEVIATION (16) REQUIRED INDIGENOUS VEGETATION TO BE PROVIDED IN CONSERVATION AREAS SHOWN ON Z-02-072 MCP
 - DEVIATION (18) TO ALLOW SUBSTITUTION OF WETLAND TREES AND SHRUBS FOR UP TO 50 PERCENT OF THE TOTAL NUMBER OF HERBACEOUS 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

- REQUESTED DEVIATIONS
- DEVIATION FROM LDC SEC. 10-328(A) TO ALLOW LAKE MAINTENANCE EASEMENTS WITHIN THE LIMITS OF THE PLATTED SINGLE-FAMILY LOTS WITHIN THE SUBJECT TRACT.
 - DEVIATION FROM LDC SEC. 10-328(D)(4) TO ALLOW LAKE BANKS TO BE SLOPED AT A 4:1 RATIO AND A 2:1 RATIO WHERE RIP-RAP IS PROPOSED
 - DEVIATION FROM LDC SEC. 34-174(B)(2)(A)(V) 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 23-33
 - DEVIATION FROM LDC 10-418(3) TO ALLOW RIP-RAP ADJACENT TO SINGLE FAMILY RESIDENTIAL USES
 - DEVIATION FROM LDC 10-296(p)(1) TO ALLOW A DEAD END STREET AT THE SOUTH TERMINUS OF VIA LUGANO COURT
 - DEVIATION FROM LDC 34-1954(D)(2) TO ALLOW DRY MODELS

PROPOSED LAKE 5 & 6 SHORELINE	
PROPOSED RIP RAP	
APPROVED	1,560 LF
PHASE 3	3,000 LF
PHASE 4	4,640 LF
TOTAL	9,200 LF
EXISTING LITTORAL COMPENSATORY AREA	
TOTAL	22,300 SF
PROPOSED LITTORAL COMPENSATORY AREA	
LITTORAL AREA "A"	±2,000 SF
LITTORAL AREA "B"	±1,800 SF
LITTORAL AREA "C"	±5,100 SF
TOTAL	±8,900 SF

LAND USE SUMMARY		
CATEGORY	ACREAGE	% TOTAL
IMPERVIOUS	17.98	47.13%
SINGLE FAMILY LOT	15.30	41.88%
ROADWAY	2.08	5.45%
PERVIOUS	11.14	29.20%
SINGLE FAMILY LOT	9.52	24.95%
ROADWAY	1.62	4.25%
LAKE	9.03	23.67%
LAKE	9.03	23.67%
TOTAL PROJECT AREA	38.15	100%

MIROMAR LAKES PROPERTY DEVELOPMENT REGULATIONS PER RES. Z-13-020	
PROPOSED LAND USE	SINGLE FAMILY
NON-GARAGED FRONT SETBACKS	12 FT.
FRONT SETBACK	20 FT.
SIDE SETBACK	5 FT.
WATER BODY	0/20 FT.
MINIMUM BUILDING SEPARATION	10 FT.
MAXIMUM LOT COVERAGE	55%
MAXIMUM LOT AREA	5,500 S.F.
MAXIMUM LOT WIDTH	50 FT.
MAXIMUM LOT DEPTH	70 FT.
MAXIMUM BUILDING HEIGHT	3 STORIES/ 45 FT.

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
291400 BONITA GRANDE DRIVE, SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7599 EMAIL: info@waldropengineering.com

THE PENINSULA PHASE IV AT MIROMAR LAKES

CLIENT: MIROMAR LAKES, L.L.C.

FINAL PLAN

PLAN REVISIONS

NO.	DATE	REVISION
1	8/22/2015	REVISED PER COUNTY COMMENTS
2	9/22/2015	REVISED PER COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

PREPARED FOR:

SET NUMBER: 256-17-02
SHEET: 02