

FINAL PLAN APPROVAL

# THE PENINSULA PHASE IV

## AT MIROMAR LAKES

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

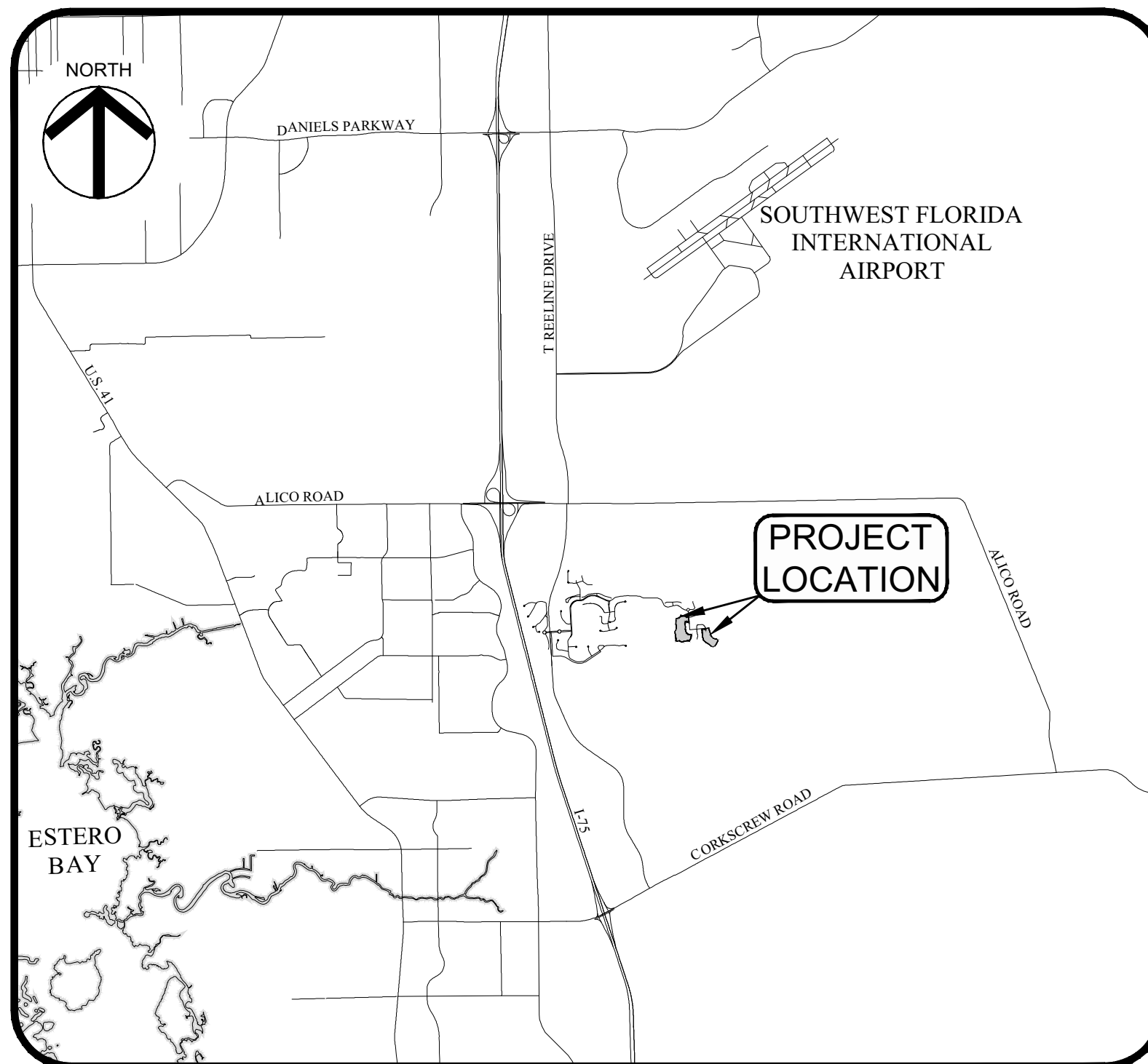
| FPA APPROVAL HISTORY      |                            |            |                               |              |
|---------------------------|----------------------------|------------|-------------------------------|--------------|
| LEE COUNTY RESOLUTION NO. | TRACT NAME                 | DATE       | 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 <sup>(1)</sup> | 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                   |
| OF SUBDIVISION TOTAL                      |                       | 260                  |
| ANCILLARY <sup>(2)</sup>                  | 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  |

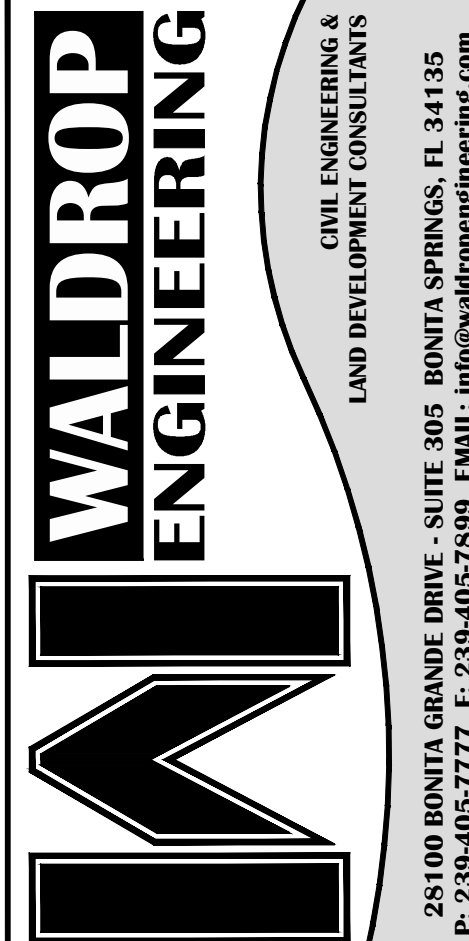


PROJECT LOCATION MAP  
NO SCALE



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            | 12.58     |
| TOTAL                         | 376.61    |



CIVIL ENGINEERING &  
LAND DEVELOPMENT CONSULTANTS  
293400 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135  
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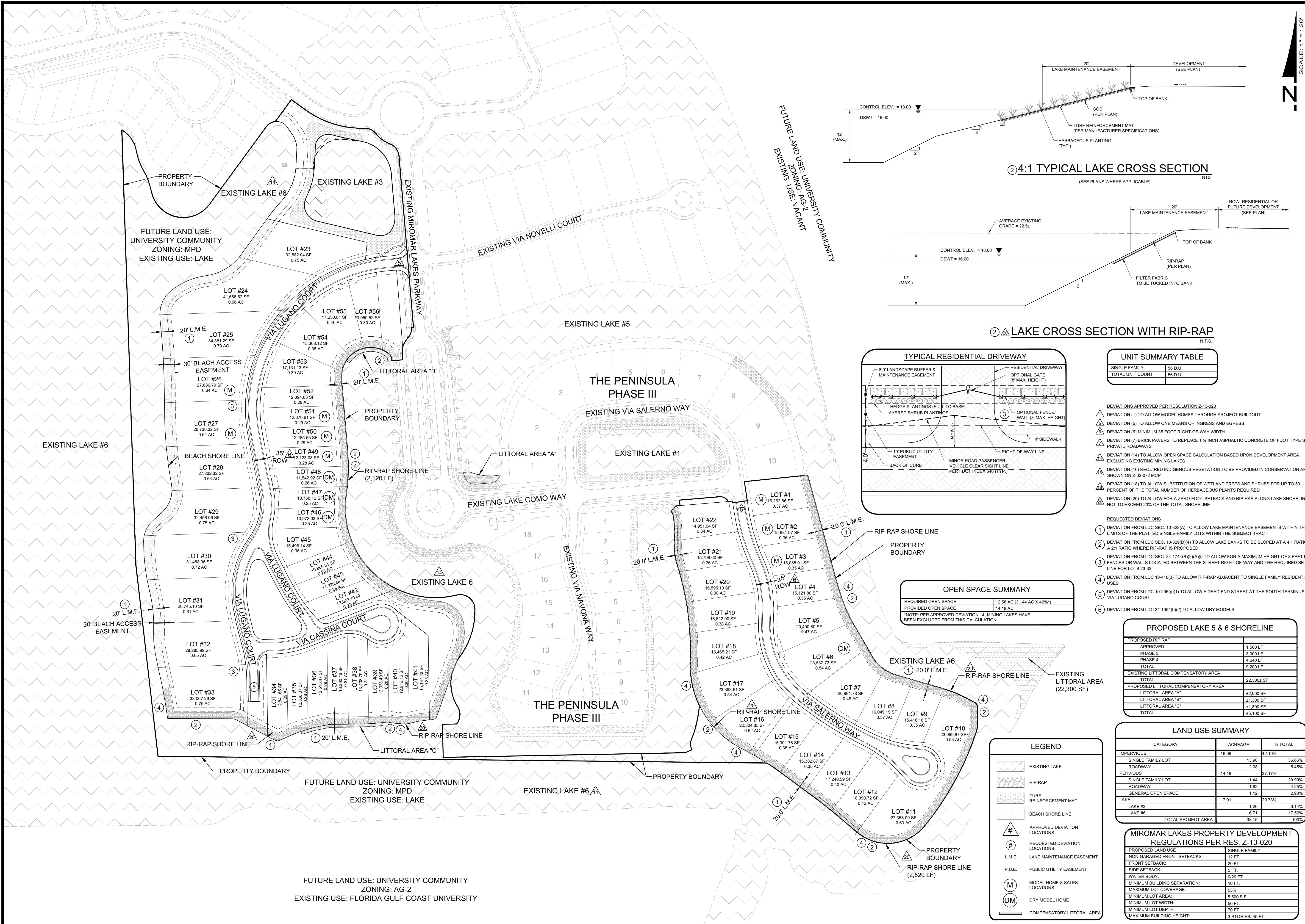
THE PENINSULA PHASE IV  
AT MIROMAR LAKES  
CLIENT: MIROMAR LAKES, L.L.C.

COVER SHEET

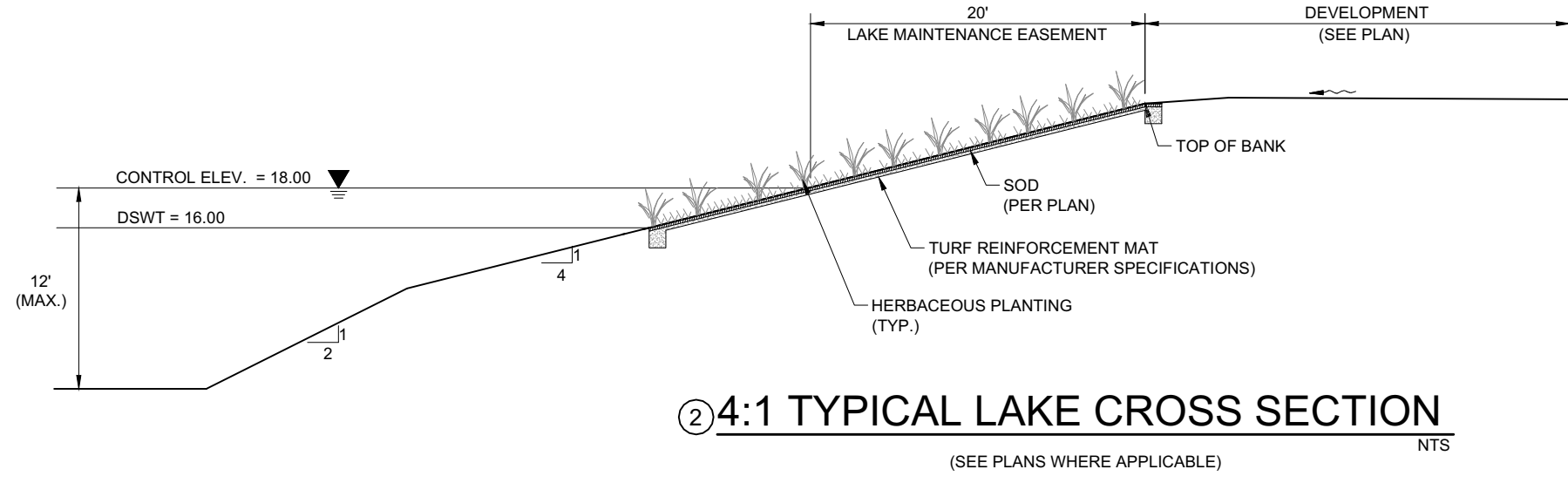
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FLORIDA CERTIFICATE OF AUTHORIZATION #8856

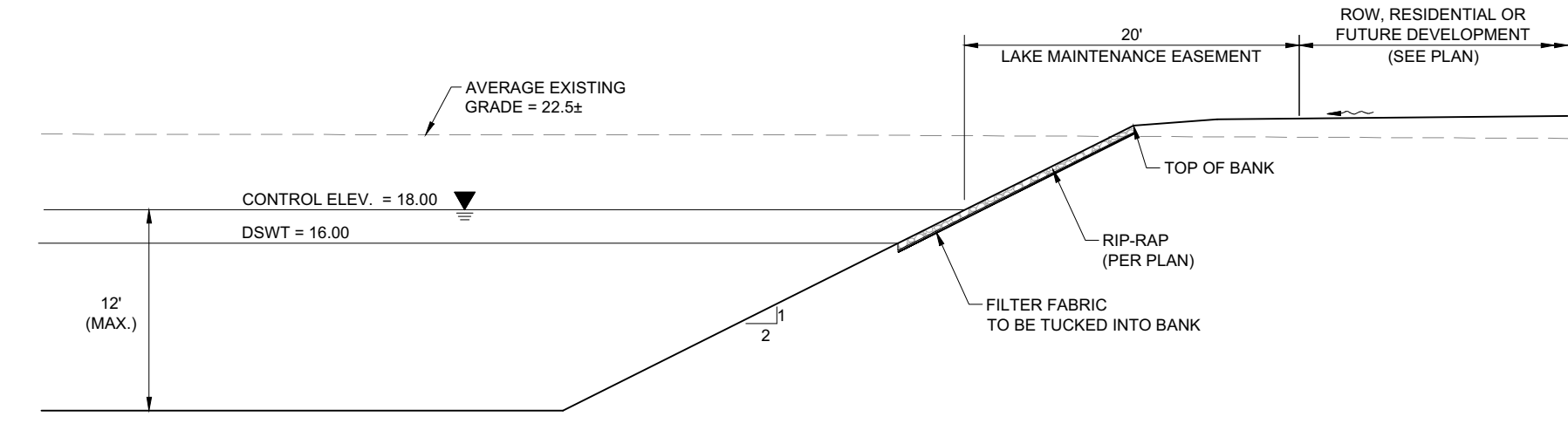
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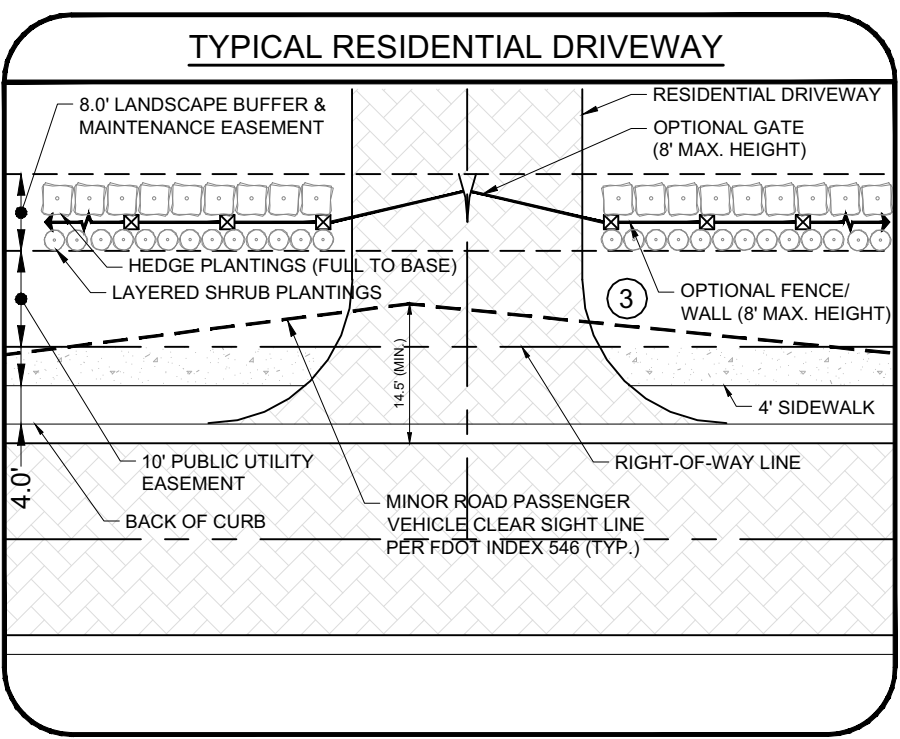
FUTURE LAND USE: UNIVERSITY COMMUNITY  
EXISTING USE: FLORIDA GULF COAST UNIVERSITY



② 4:1 TYPICAL LAKE CROSS SECTION  
(SEE PLANS WHERE APPLICABLE)



② LAKE CROSS SECTION WITH RIP-RAP  
N.T.S.



| 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
- ① 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.
  - ② 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
  - ③ FENCES OR WALLS LOCATED BETWEEN THE STREET RIGHT-OF-WAY AND THE REQUIRED SETBACK LINE FOR LOTS 23-33
  - ④ DEVIATION FROM LDC 10-418(3) TO ALLOW RIP-RAP ADJACENT TO SINGLE FAMILY RESIDENTIAL USES
  - ⑤ DEVIATION FROM LDC 10-296(p)(1) TO ALLOW A DEAD END STREET AT THE SOUTH TERMINUS OF VIA LUGANO COURT
  - ⑥ DEVIATION FROM LDC 34-1954(d)(2) TO ALLOW DRY MODELS

| OPEN SPACE SUMMARY                                                                      |                           |
|-----------------------------------------------------------------------------------------|---------------------------|
| REQUIRED OPEN SPACE                                                                     | 12.58 AC (31.44 AC X 40%) |
| PROVIDED OPEN SPACE                                                                     | 14.18 AC                  |
| *NOTE: PER APPROVED DEVIATION 14, MINING LAKES HAVE BEEN EXCLUDED FROM THIS CALCULATION |                           |

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

| LAND USE SUMMARY   |         |         |
|--------------------|---------|---------|
| CATEGORY           | ACREAGE | % TOTAL |
| IMPERVIOUS         | 16.06   | 42.10%  |
| SINGLE FAMILY LOT  | 13.98   | 36.65%  |
| ROADWAY            | 2.08    | 5.45%   |
| PERVIOUS           | 14.18   | 37.17%  |
| SINGLE FAMILY LOT  | 11.44   | 29.99%  |
| ROADWAY            | 1.62    | 4.25%   |
| GENERAL OPEN SPACE | 1.12    | 2.93%   |
| LAKE               | 7.91    | 20.73%  |
| LAKE #3            | 1.20    | 3.14%   |
| LAKE #6            | 6.71    | 17.55%  |
| 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.           |
| MINIMUM LOT COVERAGE:                                            | 65%              |
| MINIMUM LOT AREA:                                                | 5,500 S.F.       |
| MINIMUM LOT WIDTH:                                               | 50 FT.           |
| MINIMUM LOT DEPTH:                                               | 70 FT.           |
| MAXIMUM BUILDING HEIGHT:                                         | 3 STORIES/45 FT. |

| LEGEND |                                  |
|--------|----------------------------------|
|        | EXISTING LAKE                    |
|        | RIP-RAP                          |
|        | TURF REINFORCEMENT MAT           |
|        | BEACH SHORE LINE                 |
|        | APPROVED DEVIATION LOCATIONS     |
|        | REQUESTED DEVIATION LOCATIONS    |
|        | L.M.E. LAKE MAINTENANCE EASEMENT |
|        | P.U.E. PUBLIC UTILITY EASEMENT   |
|        | MODEL HOME & SALES LOCATIONS     |
|        | DRY MODEL HOME                   |
|        | COMPENSATORY LITTORAL AREA       |

**WALDROP ENGINEERING**

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# THE PENINSULA PHASE IV AT MIROMAR LAKES

CLIENT: MIROMAR LAKES, L.L.C.

FINAL PLAN

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| 100            | 9/22/2015 REVISED PER COUNTY COMMENTS |

PREPARED FOR:

MIROMAR LAKES

Beach & Golf Club

MIROMAR LAKES

We are where you want to be

SET NUMBER: 256-17-02

SHEET: 02