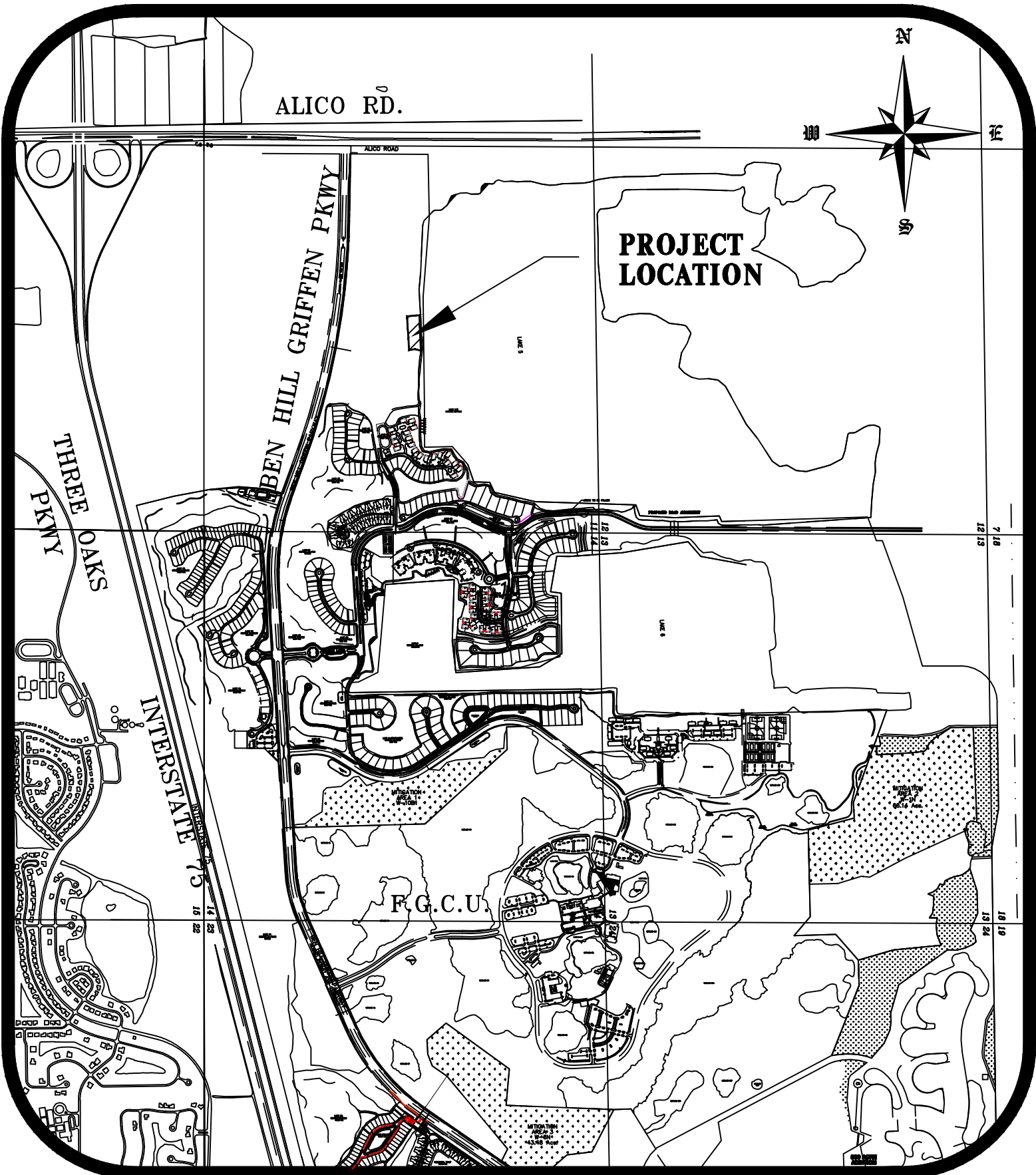


FINAL PLAN APPROVAL
FOR

BOAT STORAGE FACILITY
AT MIROMAR LAKES

LEE COUNTY, FLORIDA

DATE: FEBRUARY 2016



PROPERTY LOCATION MAP
N.T.S.

STRAP NOS.
11-46-25-00-00001.0040

APPROVAL HISTORY		DATE	TYPE	QUANTITY
LEE COUNTY NUMBER	TRACT			
Z-99-029	MIROMAR LAKES	9/29/1999	RESOLUTION	N/A
ADD2000-00110	PHASE 1	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE 1	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE 2	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.	12/19/2000	COMMERCIAL	7500 S.F.
ADD2000-00191	TEMP CLUBHOUSE	1/8/2001	COMMERCIAL	6,500 S.F.
ADD2001-00018	VALENCIA	5/24/2001	MULTI. FAMILY	80 UNITS
ADD2001-00085	TRACT M & N	9/17/2001	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	6/28/2002	MULTI-FAMILY	60 UNITS
ADD2002-00077	MED. VILLAGE	8/5/2002	SINGLE FAMILY	33 UNITS
ADD2002-00168	CAPRINI GREENS	12/17/2002	SINGLE FAMILY	27 UNITS
ADD2003-00028	VAVALDI	4/4/2003	MULTI-FAMILY	60 UNITS
ADD2003-00047	GOLF CLUBHOUSE	5/14/2003	RECREATION	5.45 ACRES
Z-02-072	MIROMAR LAKES	12/15/2003	RESOLUTION	N/A
ADD2003-00151	CAPRINI GREENS MOD	12/18/2003	ADMEND. 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	1.02 ACRES
ADD2004-00054	PORTO ROMANO	5/11/2004	SINGLE FAMILY	55 UNITS
ADD2004-00070	MIRASOL RESIDENTIAL	7/27/2004	MULTI-FAMILY	120 UNITS
ADD2004-00074	CAPRINI GREENS MOD	4/21/2004	ADMEND. TO ADD2002-00168	
ADD2004-00176	MIRASOL ACCESS MOD	11/17/2004	ADMEND. TO ADD2004-00042	
ADD2004-00177	CASTELLI & ANACAPRI	12/3/2004	SINGLE FAMILY	18 UNITS
ADD2004-00223	MONTEBELLO	01/10/2005	SINGLE FAMILY/	120 UNITS
ADD2004-00253	VOLTERRA & BELLINI	4/25/2005	MULTI-FAMILY	72 UNITS
ADD2005-00134	MIRASOL PHASE 2	8/2/2005	MULTI-FAMILY	120 UNITS
ADD2005-00190	RAVENNA	3/31/2006	MULTI-FAMILY	60 UNITS
ADD2006-00004	BEACH CLUB PH. 2	3/13/2006	RECREATION	7.67 ACRES
ADD2006-00002	MIROMAR LAKES PKWY EXTENSION	3/13/2006	ACCESS	133.08 ACRES
ADD2006-00009	EAST 100 Ac.	4/10/2006	SINGLE FAMILY	51 UNITS
Z-06-064	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2008-00130	BEACH COTTAGES	12/5/2008	SINGLE FAMILY	16 UNITS
ADD2008-00144	SORRENTO LME MOD.	4/1/2009	ADMEND. TO ADD2006-00009	
ADD2009-00026	COSA AMALFI MOD.	4/16/2009	ADMEND. TO ADD2008-00130	
ADD2009-00026	COSA AMALFI MOD	3/8/2010	ADMEND. TO ADD2009-00026	
Z-10-019	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
Z-12-004	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2012-00110	PENINSULA PHASE III	5/16/2012	SINGLE FAMILY	28 UNITS
ADD2014-00102	PENINSULA PHASE IV	8/15/2014	SF / MF	28/48 UNITS
ADD2014-00175	COSTA AMALFI MOD.	10/27/2014	ADMEND. TO ADD2008-00130	
ADD2014-00213	UNIVERSITY VILLAGE PH. 1	PENDING	MIXED USE	168 M.F. UNITS 75,000 S.F.
ADD2015-00070	LAKE SHORELINE STABILIZATION	10/6/2015	RECREATIONAL	RIP RAP TO 65%
ADD2015-00079	TRACT M-M	07/14/2015	SINGLE FAMILY	12 UNITS
ADD2015-00209	POSITANO	01/12/2016	MULTI-FAMILY	40 UNITS
ADD2016-00025	TEMP BOAT STORAGE	PENDING	RECREATION	N/A

OPEN SPACE	
OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.96
PHASE I	61.72
PHASE II	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
VAVALDI	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 Ac.	0
BEACH COTTAGES	3.31
PENINSULA PHASE III	6.16
PENINSULA PHASE IV	16.33
UNIVERSITY VILLAGE PH I	24.74
LAKE SHORE STABILIZATION	0
TRACT M-M	1.90
POSITANO	1.60
TEMPORARY BOAT STORAGE FACILITY	0.92
TOTAL	409.52 AC.

BOAT DOCK HISTORY

SINGLE FAMILY SUBDIVISIONS		BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
VERONA LAGO		55	0
CAPRINI GREENS/BELLAMARE		18	0
ISOLA BELLA		13	0
CASTELLI & ANACAPRI		17	0
VOLTERRA		12	0
COSTA AMALFI (BEACH COTTAGES)		9	0
SORENTO (EAST 100 AC.)		11	0
PORTOFINO (EAST 100 AC.)		20	0
MURANO (EAST 100 AC.)		19	0
NAVONA (PENINSULA PH III)		18	0
SALERNO (PENINSULA PH III)		10	0
SALERNO (PENINSULA PH IV)		22	0
ESTATE LOTS (PENINSULA PH IV)		0	0
VILLA LOTS (PENINSULA PH IV)		0	0
TRACT M-M		0	0
POSITANO		0	0
TOTAL		235	0
ANCILLARY (250 MAXIMUM)		BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
BEACH CLUB PH I		13	0
BEACH CLUB PH II		13	0
BEACH CLUB PH III		13	0
VIVALDI		18	0
MIRASOL BEACH PH 1&2		18	0
BELLINI		18	0
RAVENNA		60	0
THE PENINSULA PH IV		16	0
TOTAL		169	0
TOTAL PROPOSED & APPROVED ANCILLARY SLIPS			169
TOTAL REMAINING ANCILLARY SLIPS			81
EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOT DOCKS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS.			
AN ADDITIONAL 250 (MAXIMUM) ANCILLARY SLIPS FOR WET BOAT STORAGE ARE ALLOWED ON THE LAKE.			

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

LEE COUNTY, FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835

DATE

04/20/16

DATE

REVISOR

REVISED PER AGENCY COMMENTS

1400

14.099

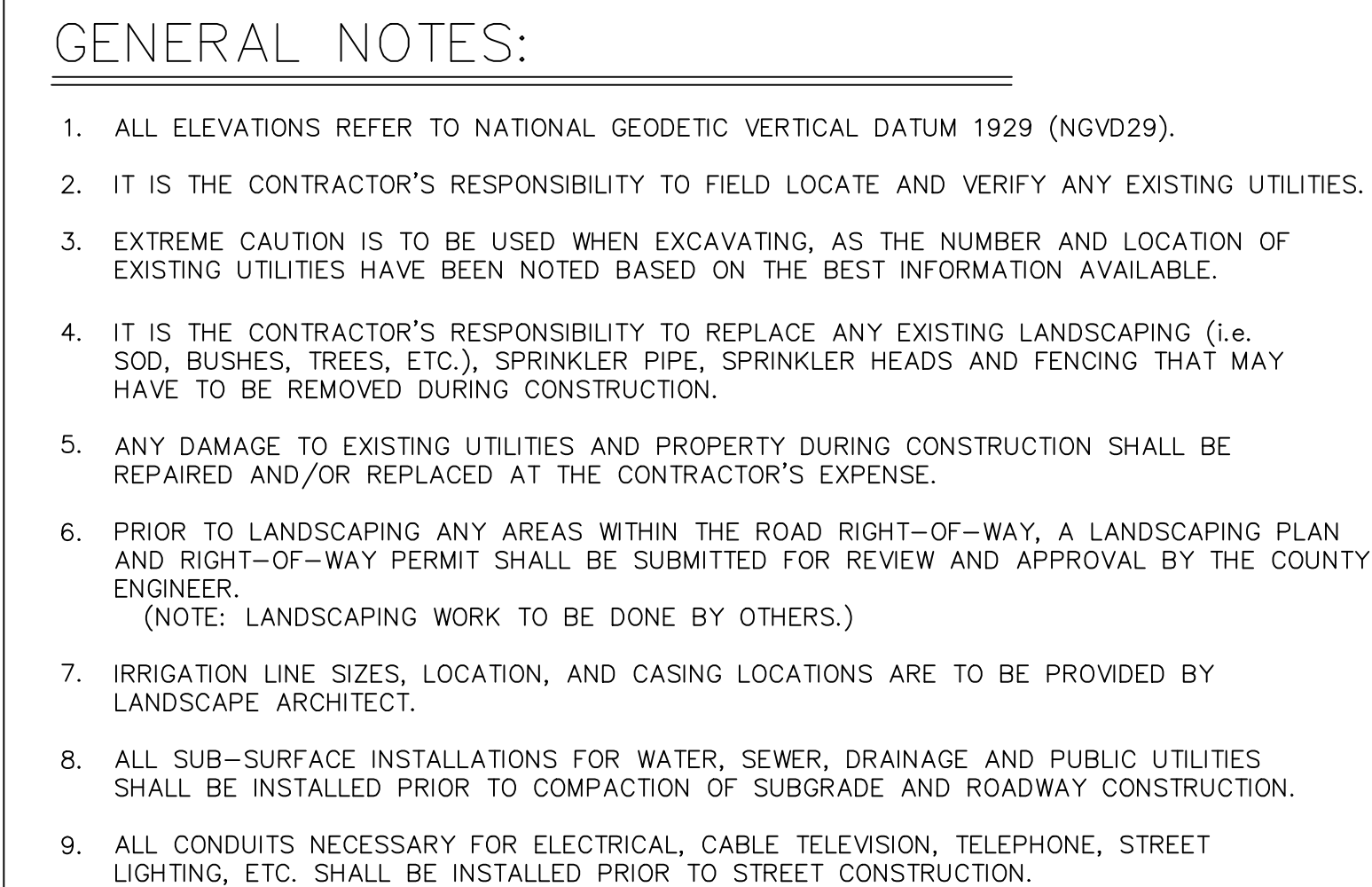
POSITANO AT MIROMAR LAKES

LEE COUNTY, FLORIDA

PREPARED FOR:
MIROMAR LAKES, LLC
CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD - SUITE 305
FT. MYERS, FL 33928
PH (239) 390-5105

Attachment "A"

PREPARED BY:
H.M. HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772



1) BASED ON THE SFWMDD GENERAL PERMIT #36-03568-P AND THE U.S.A.R. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA, IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS, SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

(DRI #11-9798-142)
PROPOSED LAND USE: DRY BOAT STORAGE
MIN SETBACKS:
FRONT: N/A
SIDE: 5 FT.
LAKE: 0 FT. OR 20 FT.
MINIMUM BUILDING SEPARATION = 10 FT.
MAX. LOT COVER: N/A
MINIMUM LOT AREA = N/A
MINIMUM LOT WIDTH = N/A
MINIMUM LOT DEPTH = N/A
MAX BUILDING HEIGHT = 45 FT.

REQUEST: #1 Request relieve from Section 10-261(a) which requires containers / receptacles for recyclable material and garbage to have this requirement due to the limited access nature of the facility.

#2 Request relieve from Section 34-202(b)(3) which established parking requirements for marinas and other water-oriented uses to allow for no required parking. The request is to allow the ramp to not be open to the public and are accessory uses to the overall development. The residence will only be provided access when accompanied by Staff. After retrieving/storing or placing their boat in the ramp the resident will be required to leave with staff so the area can be secured.

PROP. ONSITE IMPROVEMENTS			
OPEN SPACE/GREEN AREA	39,500 SF	= 0.82 AC.	= 29.56%
GRAVEL PARKING AREA	60,102 SF	= 1.38 AC.	= 44.98%
BOAT DOCK AREA (LAND)	277,521 SF	= 6.63 AC.	= 20.63%
LAKE/STANDING WATER AREA	5,429 SF	= 0.12 AC.	= 4.07%
BOAT RAMP AREA (LAND)	474 SF	= 0.01 AC.	= 0.35%
BOAT RAMP AREA (WATER)	206 SF	= 0.00 AC.	= 0.15%
BOAT DOCK AREA (LAND)	73 SF	= 0.00 AC.	= 0.05%
BOAT DOCK AREA (WATER)	306 SF	= 0.01 AC.	= 0.23%
TOTAL PROJECT AREA	133,611 SF	= 3.07 AC.	= 100.0%

REQUIRED OPEN SPACE = 30% = 3.07 AC * 30% = 0.92 AC
PROVIDED OPEN SPACE = 0.92 AC

L.M.E. LAKE MAINTENANCE EASEMENT

PROPOSED GRAVEL PARKING AREA

EXIST. BOAT DOCK PILINGS

PROP. 6" CHAINLINK FENCE

	REVISED PER AGENCY COMMENTS	04/20/16
LETTER	REVISIONS	DATE

DESIGNED BY C.L.K.	DATE 01/12/16
DRAWN BY C.L.K.	DATE 01/12/16
CHECKED BY C.L.K.	DATE 01/12/16
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 25'



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

FINAL PLAN APPROVAL

SITE PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME:	DRAWING NO.:
	1400-02 MSP	1400-02
_____ CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE _____	PROJECT NO.:	SHEET NO.:
	2015085	2 OF 2