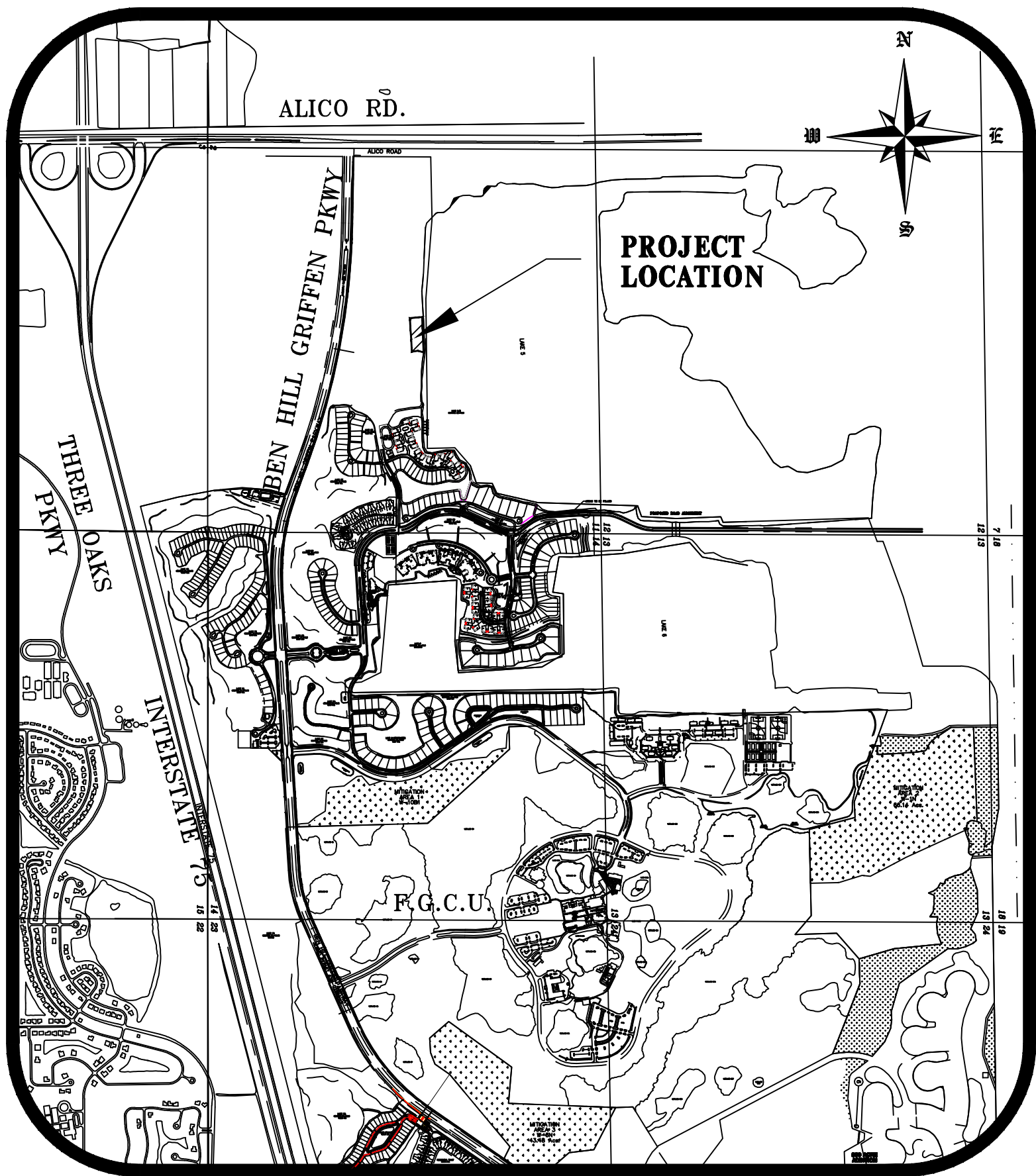


FINAL PLAN APPROVAL
FOR
MIROMAR LAKES
SARDINIA
LEE COUNTY, FLORIDA
DATE: DECEMBER 2016

APPROVAL HISTORY				
LEE COUNTY NUMBER	TRACT	DATE	TYPE	QUANTITY
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/ MULTI-FAMILY	120 UNITS
ADD2004-00253	VOLTERRA & BELLINI	4/25/2005	SINGLE FAMILY/ 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	07/07/16	RECREATION	N/A
ADD2016-00148	RESORT VILLAGE PH I	11/29/16	SINGLE FAMILY	24 UNITS
ADD2016-00XXX	SARDINIA	PENDING	SINGLE FAMILY	8 UNITS



PROPERTY LOCATION MAP
N.T.S.

STRAP NOS.
12-46-25-L4-08001.0000
12-46-25-L1-08002.0000
13-46-25-L1-080S1.00CE
13-46-25-L1-080L1.00CE

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
RESORT VILLAGE PHASE 1	53.52
SARDINIA	1.27
TOTAL	464.31 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
SORRENTO (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 II)	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
RESORT VILLAGE - PHASE 1	0	0
SARDINIA	0	8
TOTAL	235	8
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.		

PREPARED BY:



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

PREPARED FOR:

MIROMAR LAKES, LLC

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

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

MIROMAR LAKES
SARDINIA

LEE COUNTY, FLORIDA
REGISTRATION #56835

DATE

REVISED PER AGENCY COMMENTS

REVISIONS

DATE

DRAWING NO.
1405

PROJECT NO.
16.045



H:\2016\2016087\MIROMAR LAKES\Aerial Photograph Dec 06, 2016 - 3:17pm

LETTER	REVISIONS	DATE

MIROMAR LAKES, LLC.
SARDINIA AT MIROMAR LAKES
LEE COUNTY, FLORIDA

DESIGNED BY C.L.K.	DATE 01/15
DRAWN BY C.L.K./J.K.H.	DATE 01/15
CHECKED BY C.L.K.	DATE 01/15
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=60'



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

AERIAL PHOTOGRAPH
SEC 13 TWP 46 RNG 25

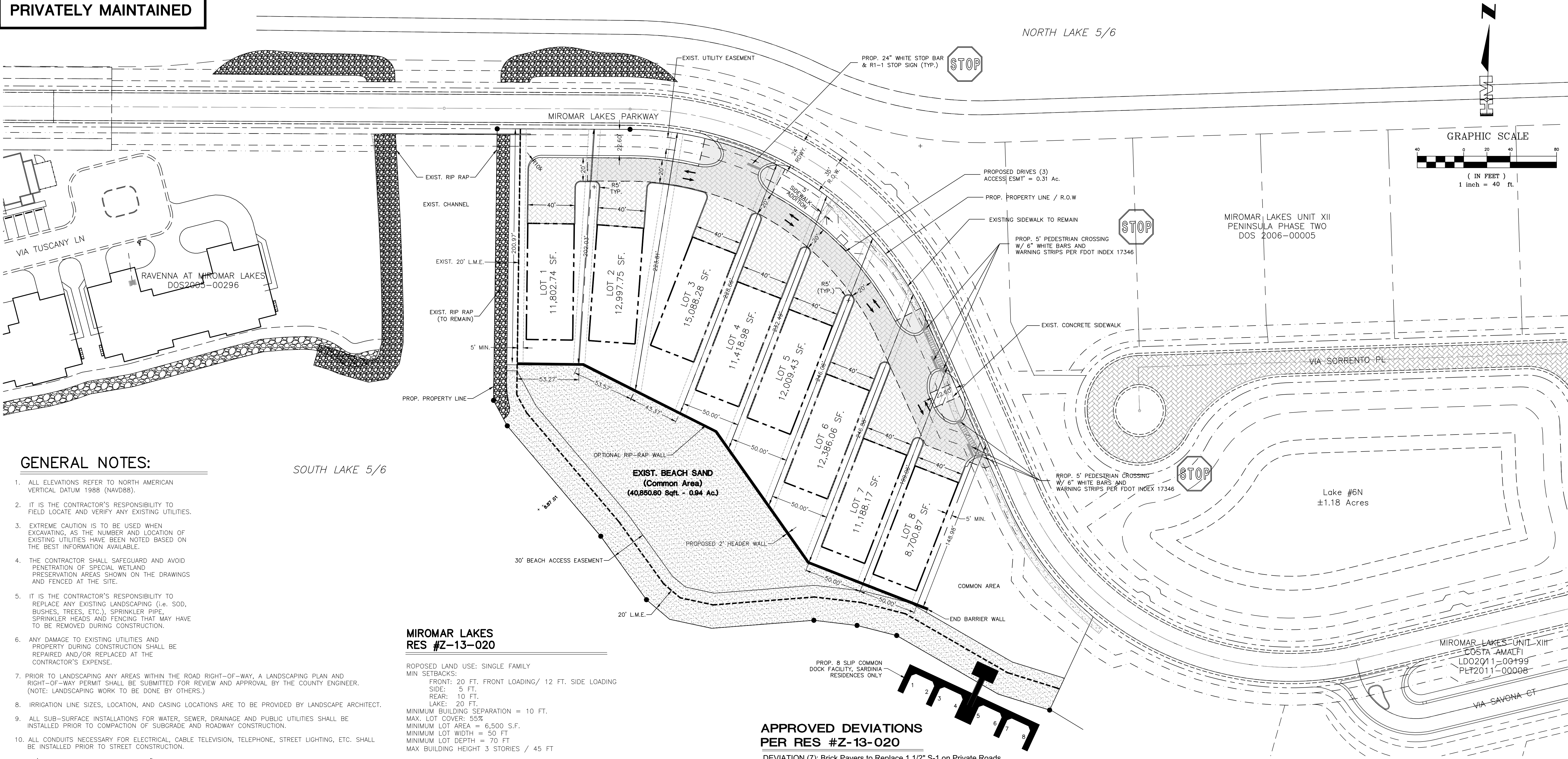
THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE _____

CAD FILE NAME: 16087-AER	DRAWING NO.: 1406-02
PROJECT NO.: 2016.087	SHEET NO.: 2 of 3

ALL STREETS TO BE PRIVATELY MAINTAINED

SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST



GENERAL NOTES:

- ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
- EXTREME CAUTION IS TO BE USED WHEN EXCAVATING, AS THE NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED ON THE BEST INFORMATION AVAILABLE.
- THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (i.e. SOD, BUSHES, TREES, ETC.), SPRINKLER PIPE, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
- ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO LANDSCAPING ANY AREAS WITHIN THE ROAD RIGHT-OF-WAY, A LANDSCAPING PLAN AND RIGHT-OF-WAY PERMIT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER. (NOTE: LANDSCAPING WORK TO BE DONE BY OTHERS.)
- IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
- ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
- ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
- 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER MAIN AND SEWAGE FORCE MAIN/SANITARY SEWAGE GRAVITY MAIN. JOINTS TO BE EQUIDISTANT AT CROSSING
- CONSTRUCTION OF SANITARY SEWERS SHALL BE STARTED AT THE WET WELL OF EACH SEWAGE PUMPING STATION AND BE INSTALLED IN AN UPSTREAM DIRECTION THEREFROM. SEWER CONSTRUCTION SHALL BE CONTINUED ONLY FROM A DOWNSTREAM PIPE OR COMPLETED SEWER AT ALL TIMES WITHOUT FLOW GAPS.
- ALL WATER MAINS AND SEWAGE FORCE MAINS ON THIS PROJECT ARE TO BE C-900 CLASS 150 PVC PIPE; EXCEPT UNDER PAVEMENT WHERE DUCTILE IRON PIPE BE USED, AND IS TO EXTEND AT LEAST 5' PASSED THE PAVED AREAS.
- PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS. FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JOINT DEFLECTION.
- MODEL HOMES SHALL BE ALLOWED Z-13-020
- CONTRACTOR TO PROVIDE GEOTECHNICAL REPORT SHOWING A MINIMUM 95 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR EMBANKMENTS THAT WILL SUPPORT STRUCTURES & 90 PERCENT OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR OTHER EMBANKMENTS IN ACCORDANCE WITH ASTM D1557
- NO ADVERSE IMPACTS TO EXISTING GROUND AND/OR SURFACE WATER
- NO ADVERSE IMPACTS TO FLOOD PLAINS OR RIVERINE AREAS
- THE PROPOSED IMPROVEMENTS ARE CONSISTENT WITH THE LEE PLAN

SOUTH LAKE 5/6

MIROMAR LAKES RES #Z-13-020

PROPOSED LAND USE: SINGLE FAMILY
MIN SETBACKS:
FRONT: 20 FT. FRONT LOADING/ 12 FT. SIDE LOADING
SIDE: 5 FT.
REAR: 10 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPARATION = 10 FT.
MAX. LOT COVER: 55%
MINIMUM LOT AREA = 6,500 S.F.
MINIMUM LOT WIDTH = 50 FT
MINIMUM LOT DEPTH = 70 FT
MAX BUILDING HEIGHT 3 STORIES / 45 FT

OPEN SPACE

PER ZONING RES Z-13-20
REQUIRED OPEN SPACE
SINGLE-FAMILY UNITS - N/A

ZONING RES. Z-13-20

APPROVED S.F. UNITS -	700	APPROVED M.F.-FAMILY	= 1,900
D.O. APPROVED M.F. UNITS	= 533	REVISD PER THIS APPLICATION	= -40
TOTAL S.F. APPROVED -	541	TOTAL S.F. APPROVED	= 1,056

PARKING CALCULATIONS

34-2020 REQUIRED PARKING
PHASE 1 SINGLE-FAMILY 2 SPACES PER UNIT
8 PROPOSED UNITS X 2 SPACES PER UNIT = 16 SPACES
TOTAL REQ'D = 16 SPACES REQUIRED
TOTAL PRV'D = 16 SPACES PROVIDED 2 SPACES PER HOME SITE

TOTAL REFUSE/SOLID WASTE DISPOSAL AREA REQ'D:
(per Lee County Land Development Code Sec. 10-261(a))

Phase 1 Single Family Units - N/A

APPROVED DEVIATIONS PER RES #Z-13-020

DEVIATION (7): Brick Pavers to Replace 1 1/2" S-1 on Private Roads

REQUESTED DEVIATION:

- Deviation from LDC 34-1954(b)(2) to allow dry models.

LANDSCAPE NOTES:
PER LDC SEC 10-416(d)(3) HAS NO BUFFER REQUIREMENT FOR SINGLE FAMILY AGAINST RIGHT-OF-WAY.

GENERAL SITE LAND USE

USE	AREA	ACREAGE	PERCENTAGE
RESIDENTIAL LOTS			
BUILDINGS	= 32,000.0	= 0.73 Ac.	20.39 %
DRIVES/ DRIVEWAYS	= 29,235.6	= 0.67 Ac.	18.72 %
GREEN AREA	= 39,715.5	= 0.91 Ac.	25.42 %
OPEN SPACE			
BEACH AREA	= 40,850.6	= 0.94 Ac.	26.25 %
COMMON AREA	= 14,190.9	= 0.33 Ac.	9.22 %
PROJECT AREA	= 3.58 Ac.		

GENERAL DEVELOPMENT NOTE:

- BASED ON THE SFWMD GENERAL PERMIT #36-03568-P AND THE U.S.D.A. 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.

LEGEND

- ACCESS ESMT' AREA
- PROPOSED BEACH
- BRICK PAVERS
- SIDEWALK
- PROP. CONC/STONE WALL

NOTE: CONCRETE PAVERS TO BE INSTALLED IN ACCORDANCE WITH FDOT SECTION 526 DEVELOPER HAS THE OPTION OF USING BRICK PAVES (ASTM C902) OR CONCRETE PAVERS (ASTM C936)

LETTER	REVISIONS	DATE
1		
2		
3		
4		

MIROMAR LAKES, LLC.
SARDINIA AT MIROMAR LAKES

LEE COUNTY, FLORIDA

DESIGNED BY	DATE
C.L.K.	11/16
DRAWN BY	DATE
C.L.K./J.K.H.	11/16
CHECKED BY	DATE
C.L.K.	11/16
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1"=40'

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

MASTER CONCEPT PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME:	DRAWING NO.:
CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	16087-MCP	1406-03
	PROJECT NO.:	SHEET NO.:
	2016.087	3 of 3