

GULF COAST TOWN CENTER

BEN HILL GRIFFIN PKWY

ALICO ROAD

PROPERTY LINE

PREPARED FOR:

STEVE GOLDFARB
ML RESORT PARCEL LLC
9940 ESTERO OAKS DRIVE
FORT MYERS, FL 33967

NO.	DATE	REVISION DESCRIPTION	BY
1	6/02/2020	REVISD PER SUFFICIENCY RESPONSE	SDJ
2	6/17/2020	REVISD PER SUFFICIENCY RESPONSE	SDJ

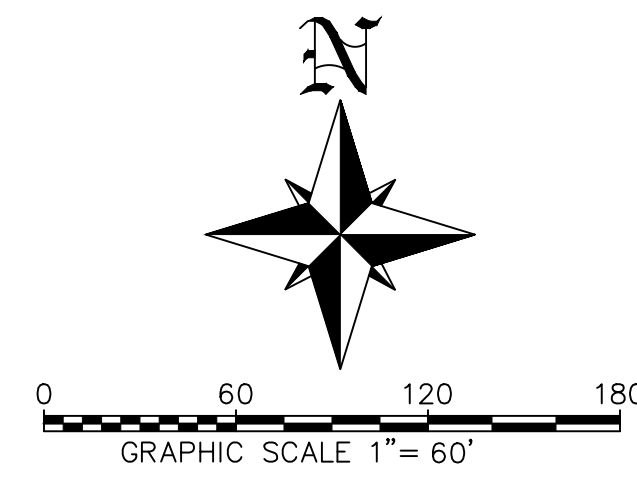
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FINAL PLAN APPROVAL/MASTER CONCEPT PLAN
MIROMAR LAKES RESORT VILLAGE PHASE 3 A/K/A
CAPRI at MIROMAR LAKES BEACH & GOLF CLUB
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
5/07/2020	8378	_MCP	BDA	SDJ	SEH	AS NOTED	1

MIROMAR LAKES - RES #Z-13-20	
PROPOSED LAND USE	MULTI-FAMILY
NON-GARAGED FRONT SETBACK	20 FEET
FRONT SETBACK	20 FEET
SIDE SETBACK	10 FEET
WATER BODY	20 FEET
MINIMUM BUILDING SEPARATION	10 FEET
MAXIMUM LOT COVERAGE	55%
MINIMUM LOT AREA	6,000 S.F.
MINIMUM LOT WIDTH	N/A
MINIMUM LOT DEPTH	100 FEET
MAXIMUM BUILDING HEIGHT	65 FEET*
* SEE DEVIATION 28 PER Z-13-020	



LITTORAL PLANTING CALCULATION:
PER SECTION 10-418 OF THE LEE COUNTY LDC

ALL STREETS TO BE PRIVATELY MAINTAINED

OPEN SPACE TABLE:
(PER ZONING RES Z-13-20)

REQUIRED OPEN SPACE: MULTIPLE-FAMILY UNITS:	40%
PROJECT AREA:	21.92 ACRES
REQUIRED OPEN SPACE (40%):	8.77 ACRES
NO EXISTING INDIGENOUS/NONE REQUIRED	2.19 ACRES
MAXIMUM 25% PROVIDED BY LAKES:	6.58 ACRES
OTHER OPEN SPACE AREAS:	MINIMUM 8.77 ACRES
TOTAL OPEN SPACE PROVIDED:	

DEVIATIONS PER Z-13-020:

DEVIATION [2]	MODEL UNITS ALLOWED UNTIL PROJECT BUILDOUT
DEVIATION [5]	ONE MEANS OF ACCESS
DEVIATION [7]	BRICK PAVERS TO REPLACE 1 1/2" S-1 ON PRIVATE ROADS
DEVIATION [10]	ZERO-FOOT SETBACK FROM WATER EXCAVATION AND PRIVATE PROPERTY LINES UNDER SEPARATE OWNERSHIP
DEVIATION [28]	MAXIMUM BUILDING HEIGHT OF 65 FEET

NEW DEVIATIONS:

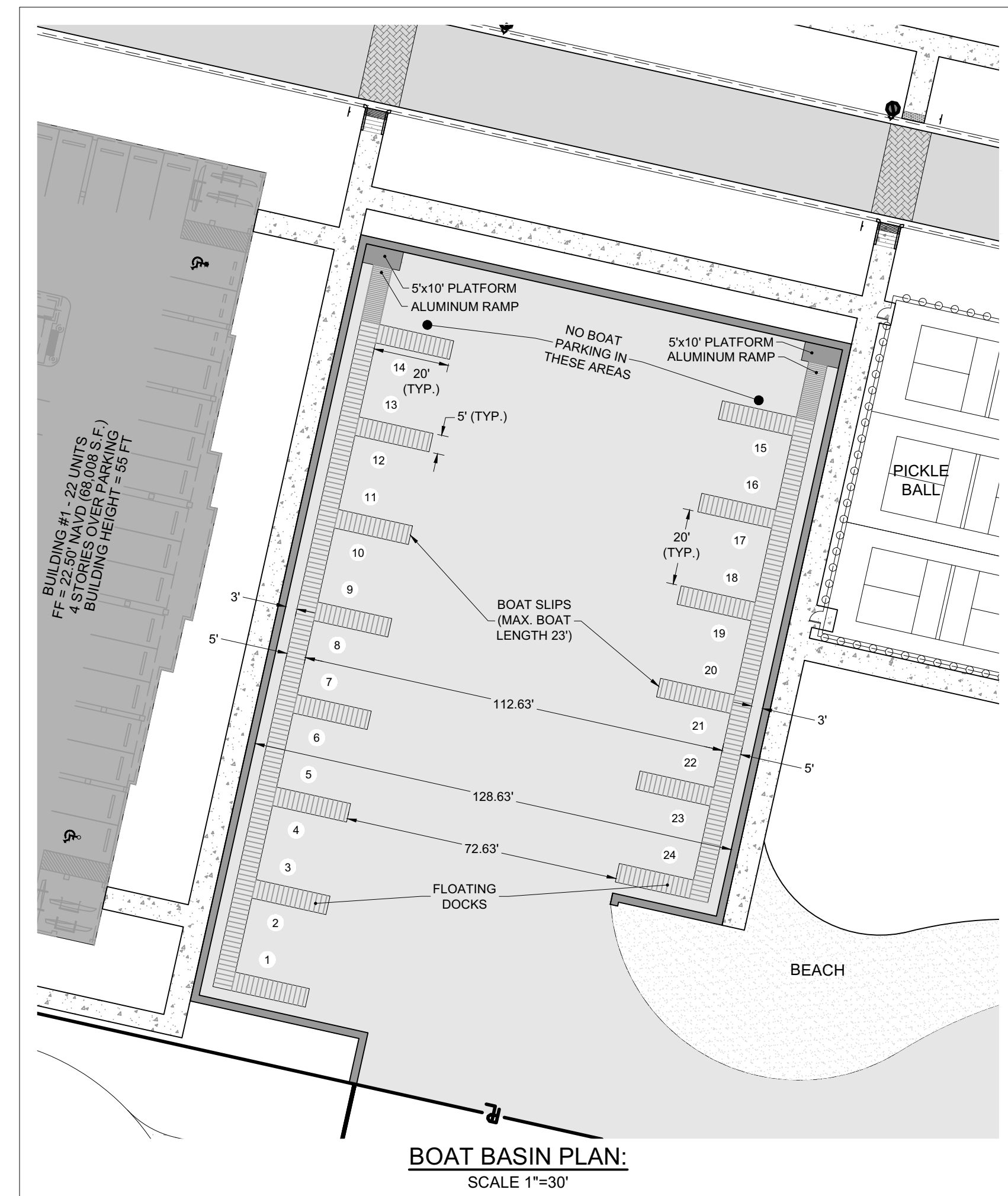
DEVIATION [A]	65% HARDENED SHORELINE STRUCTURES FOR RECREATIONAL LAKE
DEVIATION [A]	550 SF FOR RECYCLABLE MATERIALS AND TRASH COMPACTOR
DEVIATION [A]	DEAD-END WATER MAIN EXCEEDING 1,000 FEET
DEVIATION [A]	PRIVATELY MAINTAINED ACCESSWAY PROVIDING ACCESS TO 110 UNITS

ALL EXISTING AND PROPOSED GRADE ELEVATIONS ARE N.A.V.D. 1988

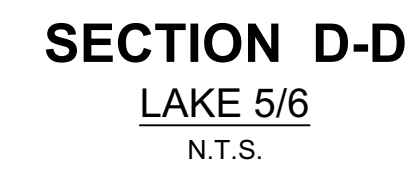
LEGEND:

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PAVERS
- BOARD WALK
- BUILDING
- PARKING COUNT

- [#] DEVIATION PER Z-13-20
- [#] NEW DEVIATION



CAPRI AT MIROMAR LAKES BEACH & GOLF CLUB



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5/07/2020	8378	_MCP	BDA	SDJ	SEH	AS NOTED	2