

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	110 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	MULTI-FAMILY	40 UNITS
ADD2004-00253	VOLTERRA & BELLINI	4/25/2005	SINGLE FAMILY/ MULTI-FAMILY	12/60 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	50 UNITS*
Z-06-064	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2008-00130	BEACH COTTAGES	12/5/2008	SINGLE FAMILY	15 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	SINGLE FAMILY	56 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 PH1	11/29/16	SINGLE FAMILY	24 UNITS
ADD2016-00206	SARDINIA	01/06/17	SINGLE FAMILY	8 UNITS
ADD2017-00013	RESORT VILLAGE PH2	07/30/19	SINGLE FAMILY	29 UNITS
ADD2017-00036	UNIVERSITY VILLAGE PH2	03/07/17	MULTI-FAMILY	96 UNITS
ADD2019-00163	POSITANO	11/21/2019	SINGLE FAMILY	18 UNITS
ADD2019-00178	RESORT VILLAGE PH2D	01/17/2020	ADMEND. TO ADD2017-00013	
ADD2020-00071	CAPRI	PENDING	MULTI-FAMILY	110 UNITS
ADD2020-00072	BOAT RAMP	PENDING	RECREATION	N/A

	SINGLE FAMILY	MULTI-FAMILY	S.F.	ACRES
TOTALS	617	1004	93,147	23.98

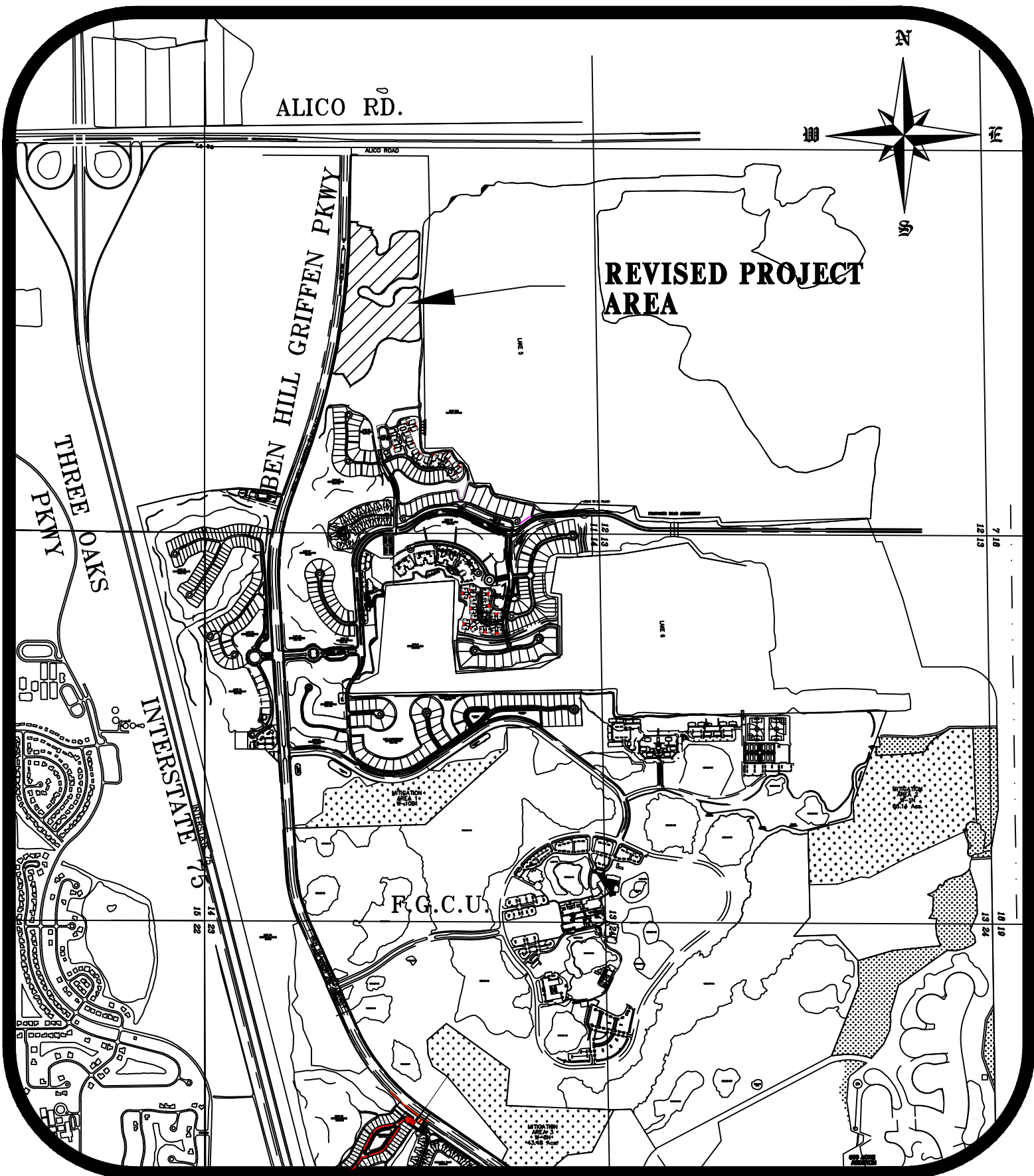
NOTES:
* DENOTES PROJECTS CONSTRUCTED FEWER UNITS THEN APPROVED, NUMBER REPRESENTS
CONSTRUCTED NUMBER OF UNITS
** DENOTES ADD APPROVAL THAT IS VOIDED BY LATER APPROVAL

PREPARED FOR:

MIROMAR LAKES, LLC

CONTACT PERSON: TIM BYAL-V.P.
10801 CORKSCREW ROAD - SUITE 305
FT. MYERS, FL 33928
PH (239) 390-5100

FINAL PLAN APPROVAL
FOR
MIROMAR LAKES
BOAT RAMP FACILITY
LEE COUNTY, FLORIDA
DATE: MARCH 2020



PROPERTY LOCATION MAP
N.T.S.
STRAP NOS.
11-46-25-00-00001.0040

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	0**
TEMPORARY BOAT STORAGE FACILITY	0.92
RESORT VILLAGE PHASE 1	2.26
SARDINIA	1.27
RESORT VILLAGE PHASE 2	7.02
POSITANO	0.98
RESORT VILLAGE PHASE 2D	1.71
⚠️ CAPRI	8.77
BOAT RAMP	0.39
TOTAL	430.32 AC.

BOAT DOCK HISTORY		
SINGLE FAMILY SUBDIVISIONS	BOAT DOCKS APPROVED	BOAT DOCKS 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 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
RESORT VILLAGE - PHASE 1	16	0
SARDINIA	8	0
RESORT VILLAGE - PHASE 2	18	0
TOTAL	266	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	18	0
POSITANO	18	0
CAPRI	0	24
	187	0
TOTAL PROPOSED & APPROVED ANCILLARY SLIPS		211
TOTAL REMAINING ANCILLARY SLIPS		39
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

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES J. KREBS
REGISTERED PROFESSIONAL ENGINEER
REGISTRATION #46835

DATE

REVISED PER LEE COUNTY COMMENTS

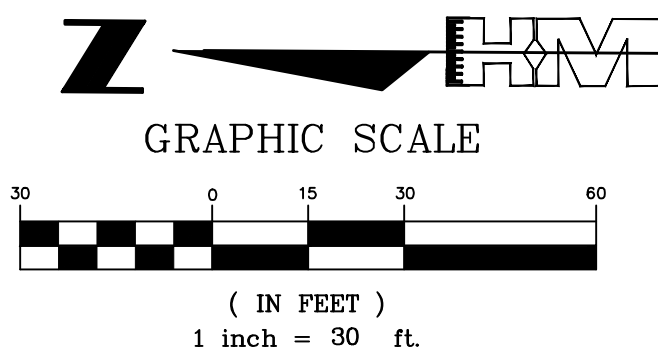
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REVISIONS

MIROMAR LAKES
RESORT VILLAGE PHASE 2D
LEE COUNTY, FLORIDA

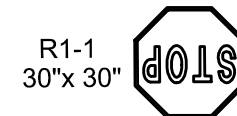
DRAWING NO.
1407

PROJECT NO.
16.045



△ FUTURE CAPRI DEVELOPMENT
ADD2020-00071
21.95± AC

EXIST. STABILIZED
CUL-DE-SAC
PHASE 2D



PROP. STOP SIGN & "DO NOT ENTER" SIGN

PROP. 24" STOP BAR
PROVIDE DETECTABLE WARNING
& SIDEWALK CURB RAMPS PER
FDOT INDEX 522-002
(TYPICAL)

PROJECT BOUNDARY

AMENITY TRACT
0.60± AC

EXIST 6' SIDEWALK

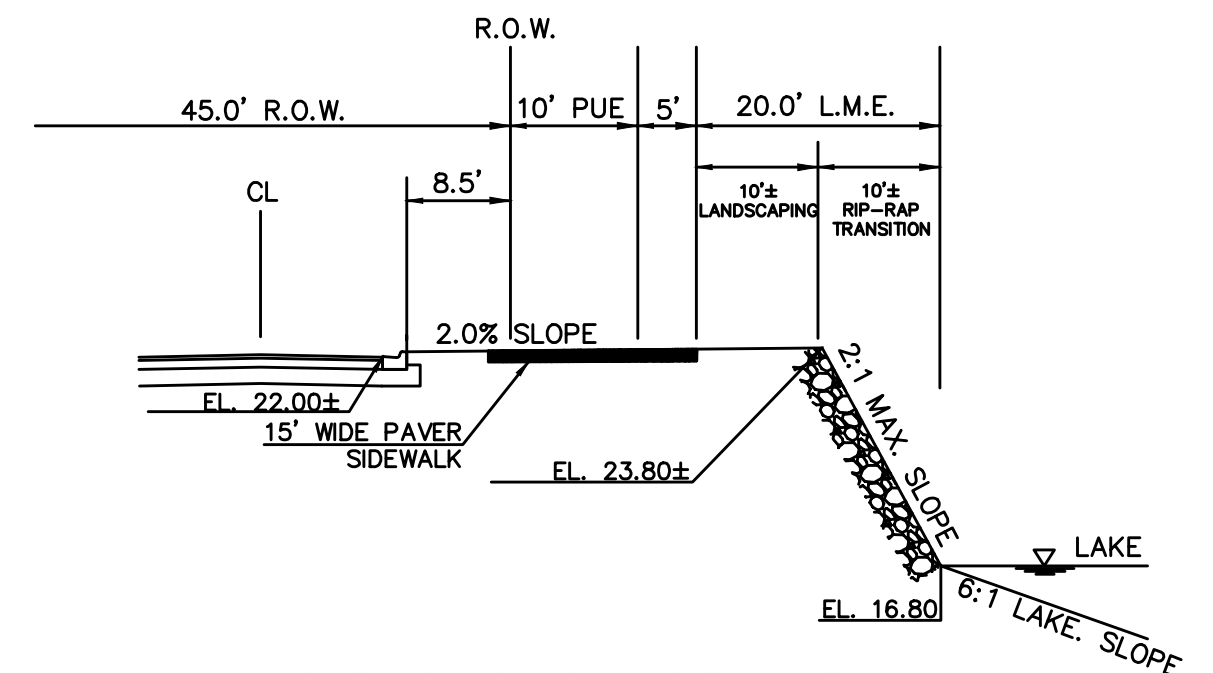
EXISTING CROSSWALK

RESORT VILLAGE PHASE 2D ADD2019-00132

LAKE 5/6
EXPANSION
PHASE 2D
2.77± AC

PROP. LITTORAL PLANTING AREA
MIN. 750 S.F. TO BE INSTALLED
AS PART OF DOS2017-00016

PROPOSED FUTURE
DEVELOPMENT TRACT FD2
11.81± AC



RIP RAP SHORELINE
SECTION A-A
N.T.S.

LEGEND:

- EXIST CONCRETE SIDEWALK
- BRICK PAVER SIDEWALK
- PROP. LITTORAL PLANTING AREA (750 Sqft)
- PROP. ASPHALT (8,255.44 Sqft)
- PROP. OPEN SPACE AREA (16,819.87 Sqft)
- PROP. LAKE AREA (968.36 Sqft)
- BOAT RAMP FPA LIMITS

GENERAL DEVELOPMENT NOTE:

- 1) 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.

PROJECT DATA:

PROP. BOAT RAMP FACILITY		
ASPHALT PAVEMENT	8,255.44 Sqft.	0.19 Ac.
LAKE EXPANSION	968.36 Sqft.	0.02 Ac.
OPEN SPACE	16,819.87 Sqft.	0.39 Ac.
OVERALL PROJECT	26,043.68 Sqft.	0.60 Ac.

PARKING CALCULATIONS

34-2020 REQUIRED PARKING
COMMERCIAL BOAT RAMP - REQUIRED 10 TRUCK & TRAILER PARKING SPACES
TOTAL PROVIDED = 4 TRUCK & TRAILER PARKING SPACES*, 1 STANDARD SPACE

*DEVIATION REQUEST AS PART OF FPA APPROVAL

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

N/A

MIROMAR LAKES RES #Z-13-020

PROPOSED LAND USE: RECREATIONAL / BOAT RAMP
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-13-020
REQUIRED OPEN SPACE
N/A - DEVIATION 14

DEVIATIONS PER RES #Z-13-020

REQUESTED DEVIATION:

- 1) Deviation from LDC Section 34-2020(b) Commercial Marinas and other water oriented uses. Request a deviation from Section 34-2020(b) to allow for only 4 truck and trailer parking spaces for the proposed private boat ramp from the required 10 truck and trailer spaces for a commercial boat ramp. The proposed boat ramp is not open to the public and is for the express use of the residents of Miromar Lakes. Access to the ramp is control by gates that will be locked. Access will be granted by the Miromar Lakes Marine Services by appointment only or through their concierge service to their residents.

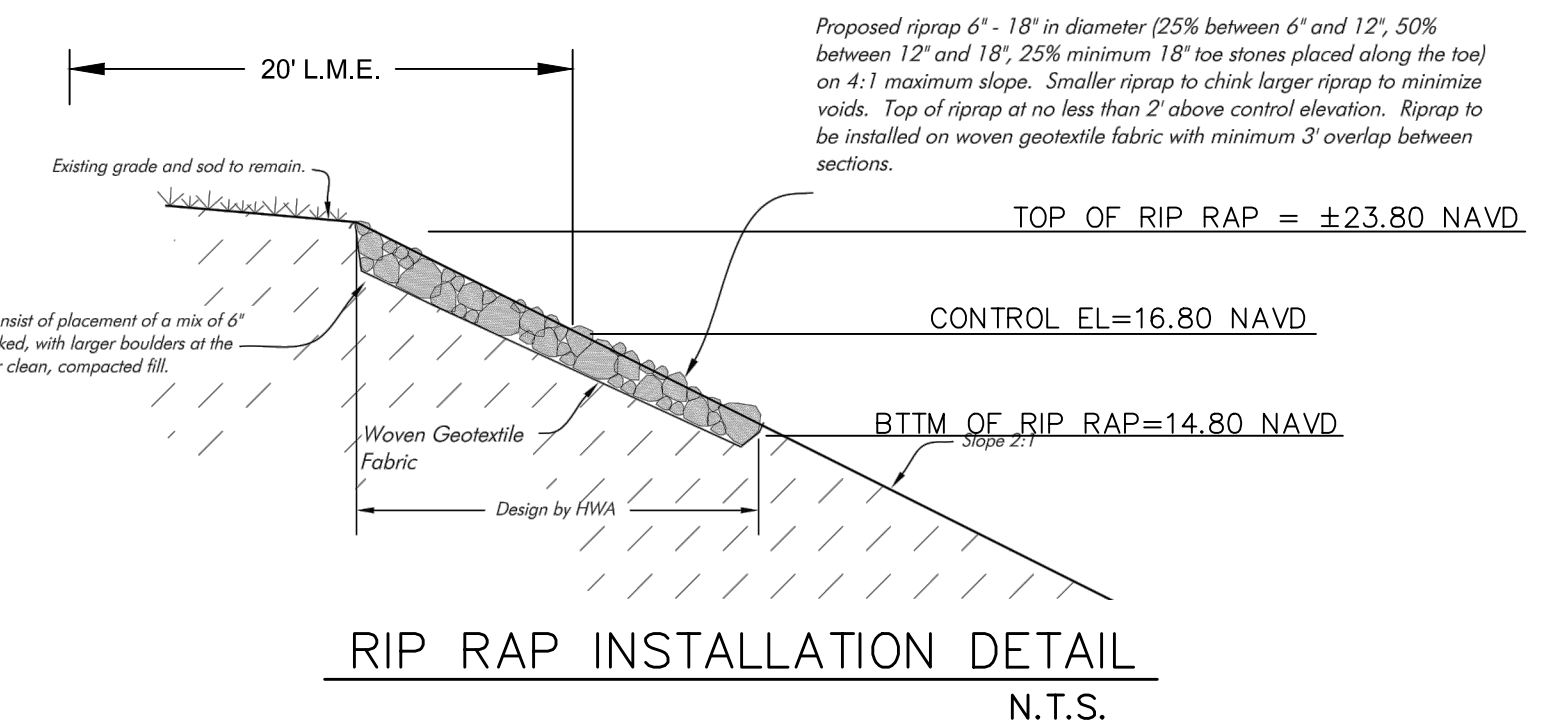
LANDSCAPE NOTES:

- No buffer is required for internal right of way
- No buffer is required along lake shoreline
- No buffer is required for internal uses

LITTORAL PLANTING CALCULATION:

COMPENSATORY LITTORALS FOR RIP RAP SHORELINE
• 300 LF * 5 FT = 1500 S.F. * 50% COVERAGE = 750 S.F.
• W/ PLANTINGS 2 FT O.C. = 375 PLANTS

- △ COMPENSATORY LITTORAL PLANTS REQUIRED FOR PROPOSED RIP RAP TO BE INSTALLED AND CERTIFIED AS PART OF DOS2017-00016, RESORT VILLAGE PHASE 2D.



ALL STREETS TO BE
PRIVATELY MAINTAINED

REVISION	DATE	DESCRIPTION
1	07/17/20	REVISED PER LEE COUNTY COMMENTS
2	06/12/20	REVISED PER LEE COUNTY COMMENTS
LETTER		REVISIONS

MIROMAR LAKES
BOAT RAMP FACILITY
LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE 02/04/2020
DRAWN BY J.C.B.	DATE 02/04/2020
CHECKED BY C.L.K.	DATE 02/04/2020
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 30'



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
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MASTER CONCEPT PLAN BOAT RAMP

THESE DRAWINGS ARE NOT
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AND SEALED BELOW:

CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME:	DRAWING NO.:
02-MCP	1468-02
PROJECT NO.:	SHEET NO.:
2020014	2 OF 3



△ PROPOSED LAKE 5 & 6 SHORELINE:

TOTAL SHORELINE	66,820 L.F.
PROPOSED RIP RAP	
APPROVED	11,130 L.F.
PHASE 1	10,750 L.F.
PHASE 2	1,140 L.F.
PHASE 3	2,910 L.F.
PHASE 4	5,795 L.F.
PHASE 5	2,100 L.F.
PHASE 6	600 L.F.
PHASE 7 RESORT VILLAGE PH1	900 L.F.
PHASE 8 RESORT VILLAGE PH2	900 L.F.
PHASE 9 CAPRI	893 L.F.
PHASE 10 BOAT RAMP	300 L.F.
TOTAL	37,418 L.F.

PERCENTAGE TO COVER PROPOSED SHORELINE TREATMENT

- 37,418 L.F. / 67,715 L.F. *100 = 55.26%

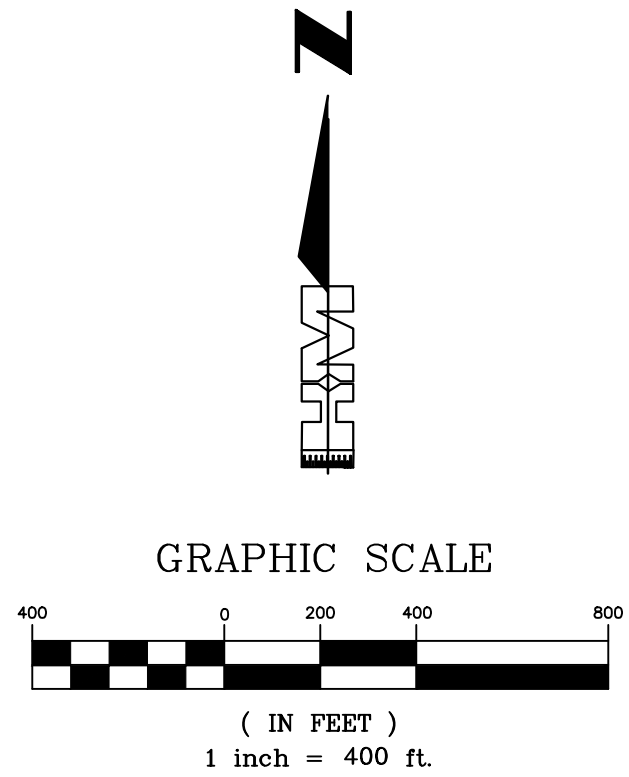
MAXIMUM HARDENED SHORELINE TREATMENT (65%)

- 67,715 L.F. * 65.0% = 44,015 L.F.

AVAILABLE SHORELINE TREATMENT FOR STABILIZATION

- 44,015 L.F. - 37,418 L.F. = 6,597 L.F.

SEE MASTER CONCEPT PLAN FOR AVELLINO FOR REQUIRED LITTORAL PLANTINGS AND LOCATION



GENERAL NOTES

- 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 BASED 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.

GENERAL DEVELOPMENT NOTE:

- BASED ON THE SPWMD 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.

MIROMAR LAKES
BOAT RAMP FACILITY
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	9/16
DRAWN BY:	CLK	DATE:	9/16
CHECKED BY:	CLK	DATE:	9/16
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 400'



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
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MASTER STABILIZATION PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE

REFERENCE NO.	DRAWING NO.
03-MSP	1468-02
PROJECT NO.	SHEET NO.
2020.014	3 OF 3