

1

NOTES:

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

MIROMAR LAKES, LLC



DRAWING NO.	1407
PROJECT NO.	16.045

ALICO RD.

BEN HILL GRIFFEN PKWY

THREE OAKS PKWY

INTERSTATE 75

F.G.C.U.

REVISED PROJECT AREA

N

BOAT DOCK HISTORY		
<u>SINGLE FAMILY SUBDIVISIONS</u>		
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
PORITORINO (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
<u>ANCILLARY (250 MAXIMUM)</u>		
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
POSITANO	18	0
CAPRI	0	24
	187	0
TOTAL PROPOSED & APPROVED ANCILLARY SLIPS		211
TOTAL REMAINING ANCILLARY SLIPS		39

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

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED

CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER

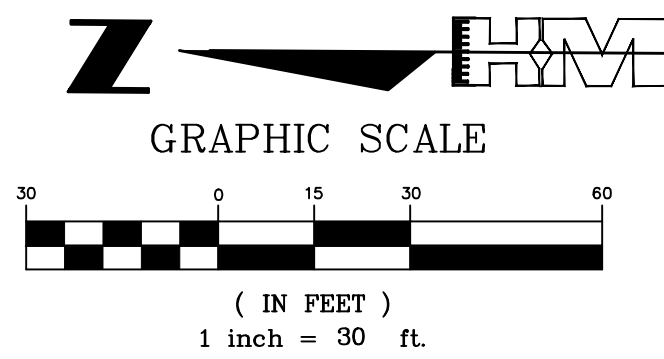
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835

6/12/20

THE COUNT

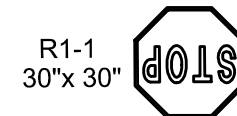
MIROMAR LAKES
RESORT VILLAGE PHASE 2D

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△ 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

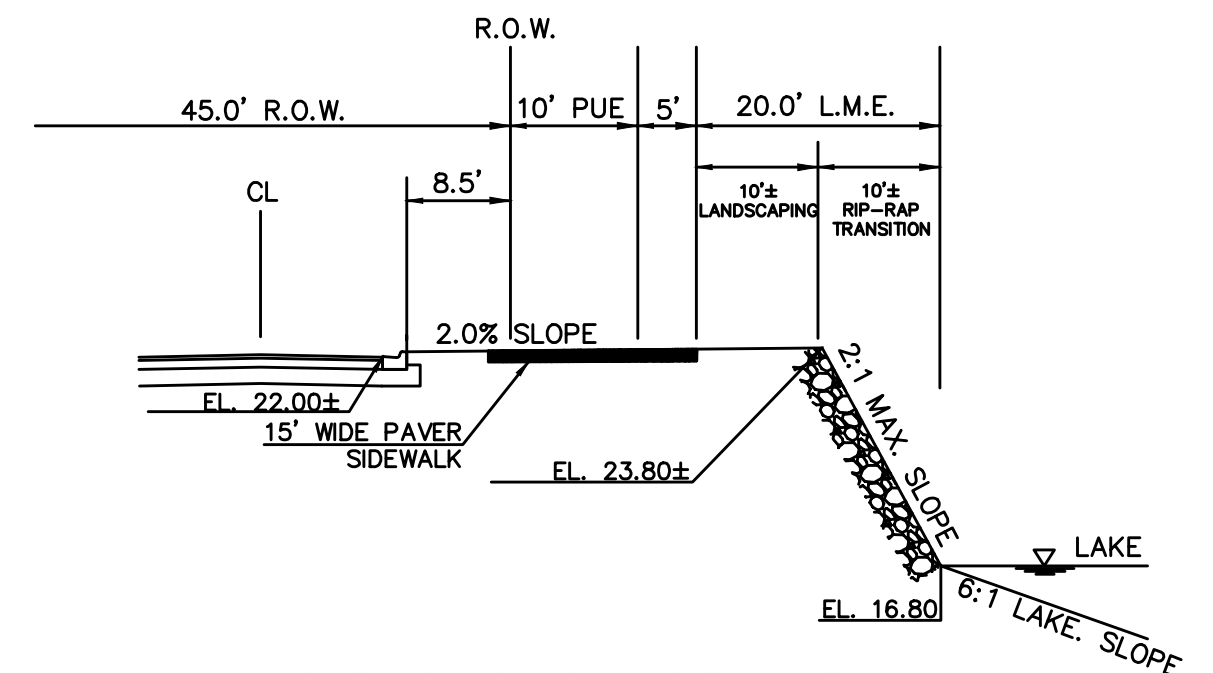
EXISTING CROSSWALK

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.

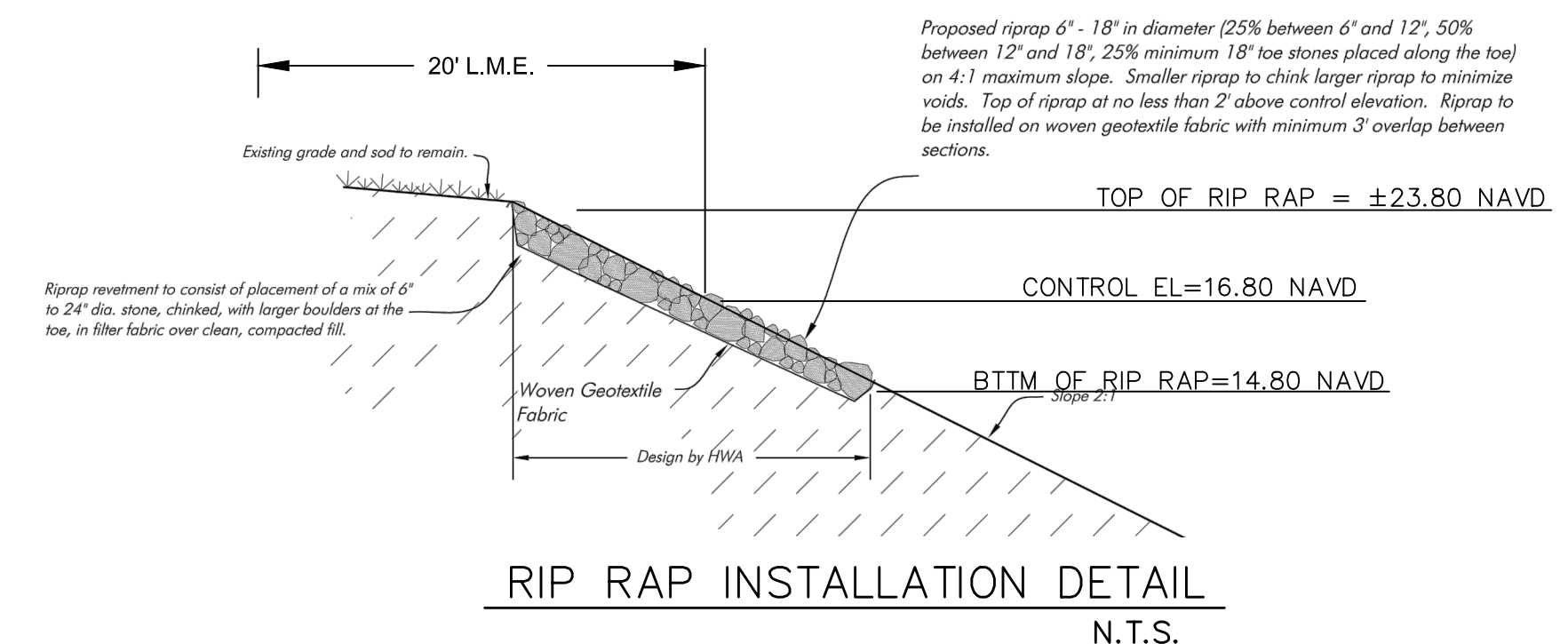
LANDSCAPE NOTES:

- 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	REVISIONS
1	07/17/20	REVISED PER LEE COUNTY COMMENTS
2	06/12/20	REVISED PER LEE COUNTY COMMENTS

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
Florida Certificate of
Authorization No.1772

MASTER CONCEPT PLAN BOAT RAMP

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
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%

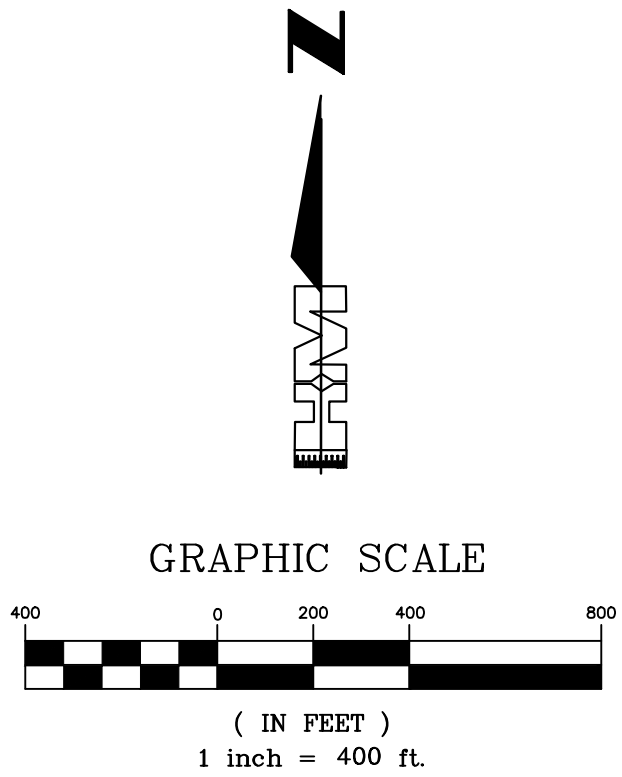
MAXIMUM HARDENED SHORELINE TREATMENT (65%)

- 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:	JKH	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
Florida Certificate of
Authorization No.1772

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