

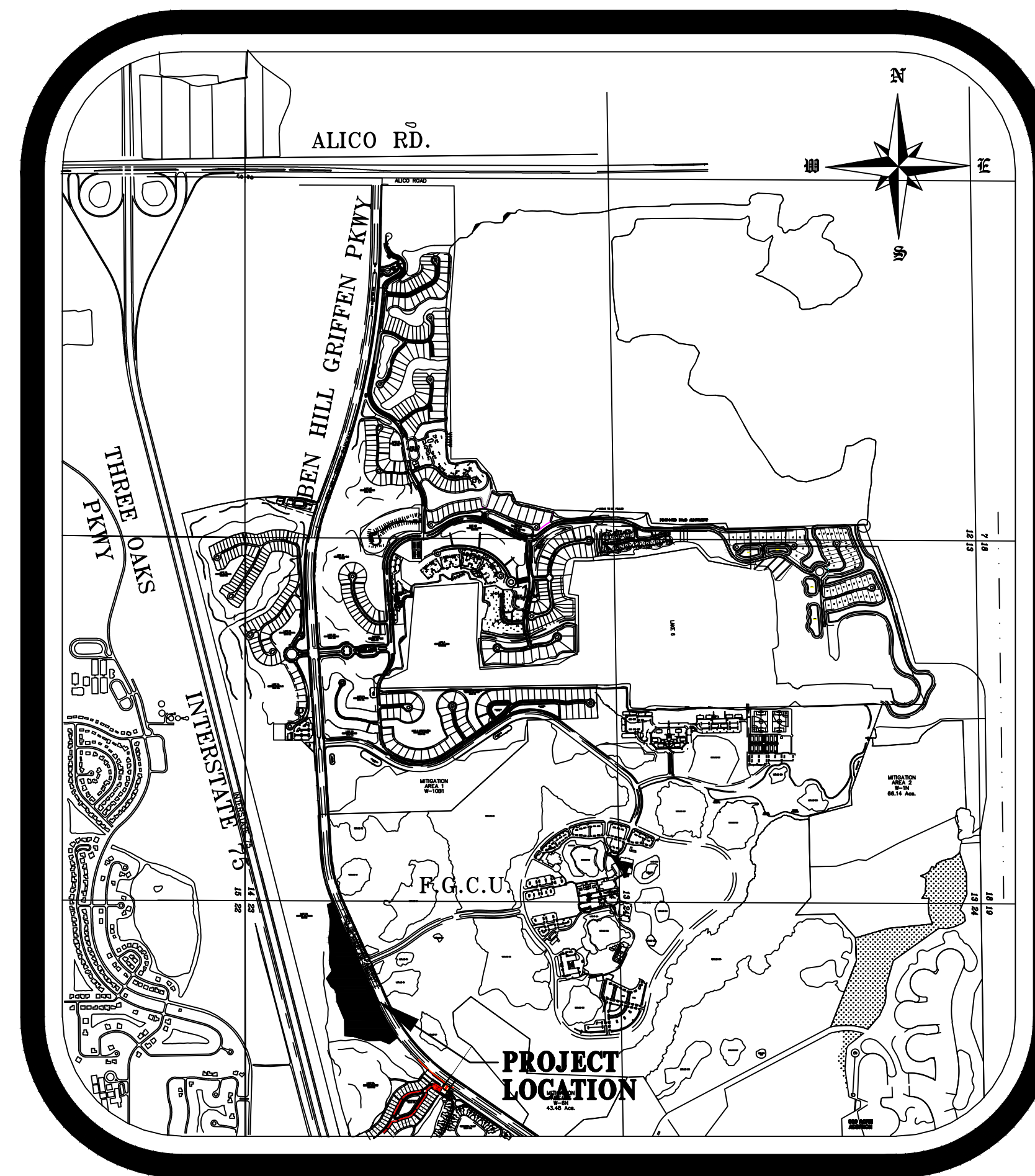
LEE COUNTY NUMBER	APPROVAL HISTORY		TYPE	QUANTITY
	TRACT	DATE		
Z-99-029	MIROMAR LAKES	9/29/1999	RESOLUTION	N/A
ADD2000-00110	PHASE 1	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE 1	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE 2	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.	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	VALDALI	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 65K
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	POSTANO	11/21/2019	SINGLE FAMILY	18 UNITS
ADD2019-00178	RESORT VILLAGE PH2D	01/17/2020	ADMEND. TO ADD2017-00013	
ADD2020-00071	CAPRI	07/29/2020	RECREATION	110 UNITS
ADD2020-00072	BOAT RAMP	08/26/2020	RECREATION	N/A
ADD2020-00125	AVELLINO	04/02/2021	SINGLE FAMILY	22 UNITS
PENDING	MESSINA	PENDING	SINGLE FAMILY/MULTI-FAMILY	25/78 UNITS
	SINGLE FAMILY	MULTI-FAMILY	S.F.	ACRES
TOTALS	664	972	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
MESSINA
LEE COUNTY, FLORIDA
DATE: APRIL 2021**



PROPERTY LOCATION MAP
N.T.S.
STRAP NO.
23-46-25-00-00001.1010

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
AVELLINO	0.67
MESSINA	6.53
TOTAL	437.52 AC

BOAT DOCK HISTORY		
<u>SINGLE FAMILY SUBDIVISIONS</u>	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
SORENTO (EAST 100 AC.)	11	0
PORTOFINO (EAST 100 AC.)	20	0
MURANO (EAST 100 AC.)	19	0
NAYONA (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
AVELLINO	22	0
MESSINA	0	0
TOTAL	288	0
<u>ANCILLARY (250 MAXIMUM)</u>	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
POSITANO	16	0
CAPRI	24	0
TOTAL	211	0
<u>TOTAL PROPOSED & APPROVED ANCILLARY SLIPS</u>		211
<u>TOTAL REMAINING ANCILLARY SLIPS</u>		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:

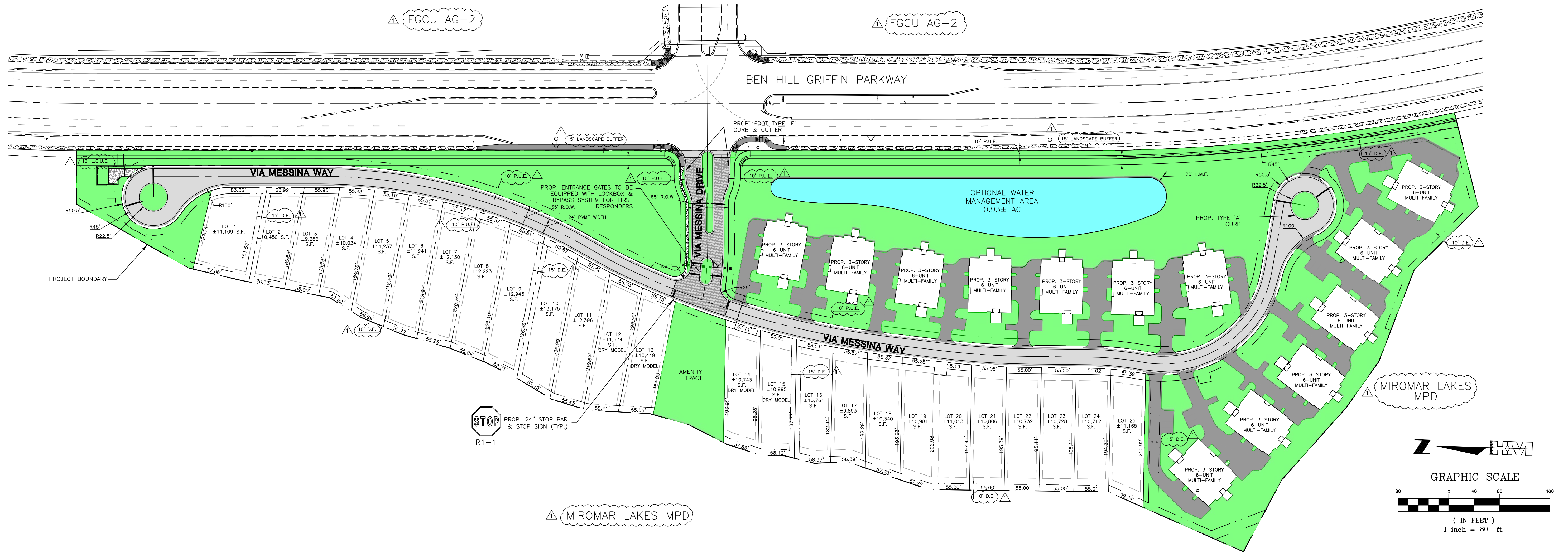
John C. Baker
III P.E. 88138
State of Florida

Digitally signed by John C. Baker III P.E.
881 38 State of Florida
DN: cn=John C. Baker III P.E. 881 38 State
of Florida, o=Printed copies of the document
are not considered signed and sealed and
all SHA-1 authentication code must be
verified on any electronic copies, ou=The
item has been electronically signed and
sealed using a SHA-1 authentication code,
email=johnbaker@hmgeng.com, c=US
Date: 2021.06.07 09:14:32 -0400'



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

DRAWING NO. 1481	MIROMAR LAKES MESSINA LEE COUNTY, FLORIDA			
PROJECT NO. 2021.007				



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

PROPOSED LAND USE: MULTI-FAMILY
MIN SETBACKS:
FRONT: 20 FT.
SIDE: 10 FT.
REAR: 20 FT.
LAKE: 20 FT.
MINIMUM BUILDING SEPARATION = 10 FT.
MAX. LOT COVER: 55%
MINIMUM LOT AREA = 6,000 S.F.
MINIMUM LOT WIDTH = N/A
MINIMUM LOT DEPTH = 100 FT
MAX BUILDING HEIGHT 65 FT

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

APPROVED DEVIATIONS PER RES #Z-13-020

DEVIATION (5): One means of access

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.
- Deviation from LDC 10-256(2)(c) requiring a pedestrian way along one side of all streets internal to a residential development, extending from intersection to intersection, where applicable.

PROJECT DATA

PROPOSED ONSITE IMPROVEMENTS

PROPOSED SINGLE FAMILY BUILDING	277,799 SF = 6.38 AC = 31.82%
IMPERVIOUS	152,790 SF = 3.51 AC.
PERVIOUS	69,450 SF = 1.59 AC.
PROPOSED RIGHT-OF-WAY ROADWAY	100,995 SF = 2.32 AC = 11.57%
PERVIOUS	78,273 SF = 1.80 AC
	22,722 SF = 0.52 AC
PROPOSED GREEN SPACE	293,149 SF = 6.73 AC = 33.42%
PROPOSED MULTI-FAMILY BUILDINGS	82,253 SF = 1.89 AC = 9.43%
PROPOSED WATER MANAGEMENT AREA	40,678 SF = 0.93 AC = 4.64%
PROPOSED DRIVEWAYS/PARKING AREA	76,680 SF = 1.76 AC = 8.78%
PROPOSED SIDEWALKS	1,612 SF = 0.04 AC = 0.35%
TOTAL PROJECT AREA	873,166 SF = 20.05 AC.

LEGEND:

	EXISTING SIDEWALK		OPTIONAL WATER MANAGEMENT AREA
	PROPOSED SIDEWALK		PROPOSED BRICK PAVERS
	PROPOSED ASPHALT		PROPOSED DRIVEWAY
	PROPOSED GREEN SPACE		

**ALL ONSITE DRIVEWAY
IMPROVEMENTS TO BE PRIVATELY
MAINTAINED. IMPROVEMENTS WITH
BEN HILL GRIFFIN PARKWAY TO BE
MAINTAINED BY LEE COUNTY**

MIROMAR LAKES
MESSINA
LEE COUNTY, FL

DESIGNED BY
C.L.K.
DATE
02/2021
DRAWN BY
M.W.D.
DATE
02/2021
CHECKED BY
C.L.K.
DATE
03/2021
VERTICAL SCALE
N/A
HORIZONTAL SCALE
1" = 80'



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 :
JOHN C. BAKER III, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #88138
DATE

CAD FILE NAME:
1481-02 MCP
PROJECT NO.:
2021007
DRAWING NO.:
1481-02
SHEET NO.:
2 OF 2