

| 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  | MULT-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<br>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                        | 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              | 48 UNITS                      |

|          | SINGLE FAMILY | MULTI-FAMILY | S.F.   | ACRES |
|----------|---------------|--------------|--------|-------|
| TOTALS   | 687           | 894          | 93,147 | 23.98 |
| APPROVED | 700           | 1,900        |        |       |

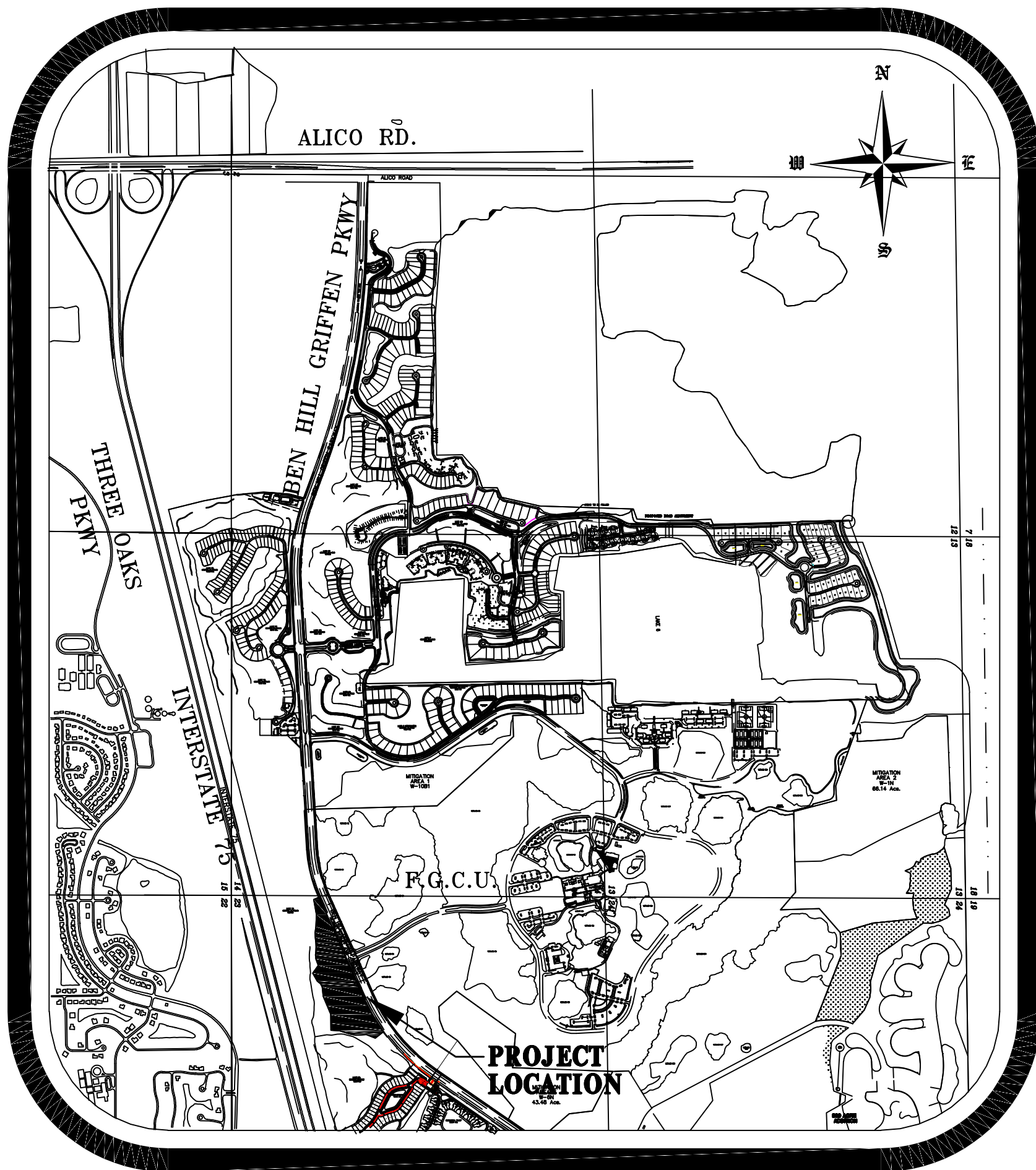
NOTES:  
\* DENOTES PROJECTS CONSTRUCTED FEWER UNITS THEN APPROVED, NUMBER REPRESENTS CONSTRUCTED NUMBER OF UNITS  
\*\* DENOTES ADD APPROVAL THAT IS VOIDED BY LATER APPROVAL

PREPARED FOR:  
**MIROMAR LAKES, LLC**

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

Exhibit B

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                         | 4.41         |
| TOTAL                           | 435.40 AC.   |

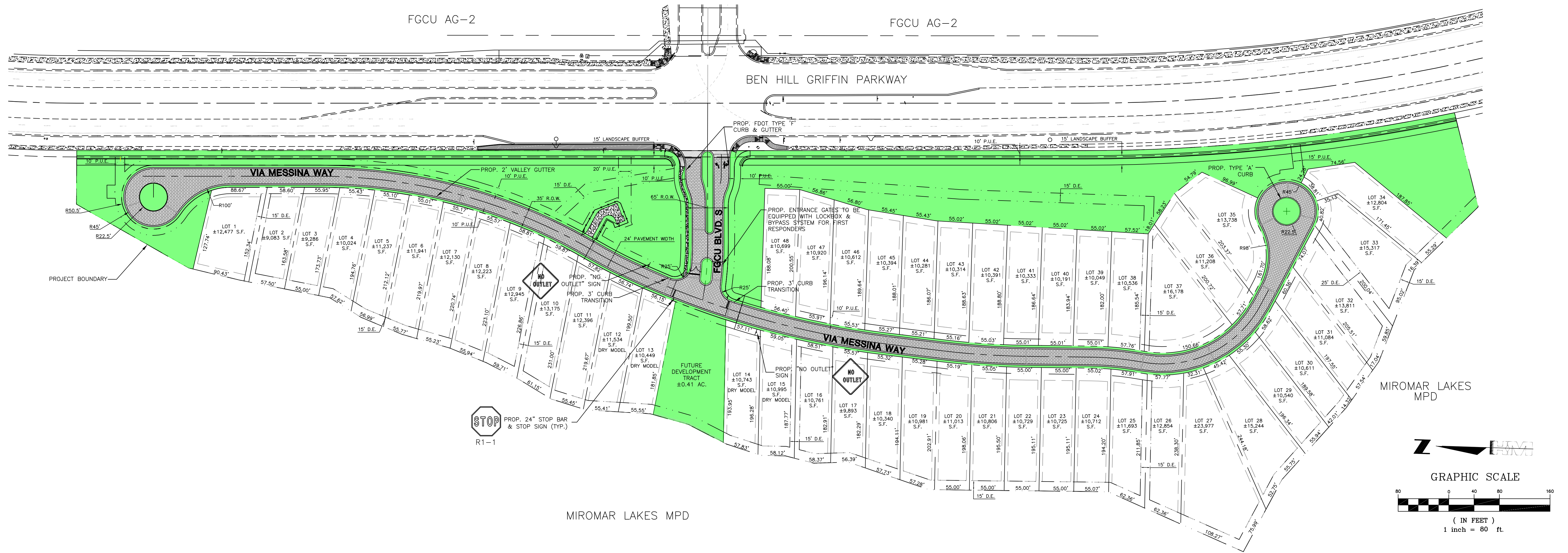
| BOAT DOCK HISTORY                                                                                                                                                                            |                     |                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| SINGLE FAMILY SUBDIVISIONS                                                                                                                                                                   |                     |                     |
|                                                                                                                                                                                              | BOAT DOCKS APPROVED | BOAT DOCKS PROPOSED |
| VERONA LAGO                                                                                                                                                                                  | 55                  | 0                   |
| CAPRINI GREENS/BELLAMARE                                                                                                                                                                     | 13                  | 0                   |
| ISOLA BELLA                                                                                                                                                                                  | 18                  | 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                   |
| AVELLINO                                                                                                                                                                                     | 22                  | 0                   |
| MESSINA                                                                                                                                                                                      | 0                   | 0                   |
| TOTAL                                                                                                                                                                                        | 288                 | 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                                                                                                                                                                          | 16                  | 0                   |
| POSITANO                                                                                                                                                                                     | 18                  | 0                   |
| CAPRI                                                                                                                                                                                        | 24                  | 0                   |
| TOTAL                                                                                                                                                                                        | 211                 | 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 : | DATE                 |
| JOHN C. BAKER, III, P.E. ENGINEER REGISTRATION #88138            | DATE                 |
| REV. TO SINGLE FAMILY & ADDED USE REQUEST 07/13/2021             | DATE                 |
| REVISED PER LEE COUNTY COMMENTS 06/07/2021                       | DATE                 |
| REVISIONS                                                        | DATE                 |
| MIROMAR LAKES                                                    |                      |
| MESSINA                                                          |                      |
| LEE COUNTY, FLORIDA                                              |                      |
| DRAWING NO. 1481                                                 | 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

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     | 560,425 SF = 12.87 AC = 64.18% |
| BUILDING                   | 308,234 SF = 7.08 AC           |
| IMPERVIOUS                 | 140,106 SF = 3.22 AC           |
| PERVIOUS                   | 112,085 SF = 2.57 AC           |
| PROPOSED RIGHT-OF-WAY      | 100,427 SF = 2.31 AC = 11.50%  |
| ROADWAY                    | 77,503 SF = 1.78 AC            |
| PERVIOUS                   | 22,925 SF = 0.53 AC            |
| PROPOSED GREEN SPACE       | 192,170 SF = 4.41 AC = 22.01%  |
| FUTURE DEVELOPMENT TRACT   | 18,052 SF = 0.41 AC = 2.07%    |
| PERVIOUS                   |                                |
| PROPOSED SIDEWALK/CONCRETE | 2,092 SF = 0.05 AC = 0.24%     |
| TOTAL PROJECT AREA         | 873,166 SF = 20.05 AC          |

### LEGEND:

|  |                              |
|--|------------------------------|
|  | EXISTING SIDEWALK            |
|  | PROPOSED SIDEWALK            |
|  | PROPOSED BRICK PAVER ROADWAY |
|  | PROPOSED GREEN SPACE         |

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

H:\2021\2021007\DWG\PLAN SET\SYNOPSIS\PA02-MCP.dwg (06: 1481-02 MCP Jul 13, 2021 - 4:17pm)

|        |                                           |            |
|--------|-------------------------------------------|------------|
|        |                                           |            |
|        |                                           |            |
|        | REV. TO SINGLE FAMILY & ADDED USE REQUEST | 07/13/2021 |
|        | REVISED PER LEE COUNTY COMMENTS           | 06/07/2021 |
| LETTER | REVISIONS                                 | DATE       |

**MIROMAR LAKES**  
**MESSINA**  
**LEE COUNTY, FL**

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



6200 Whiskey Creek Drive  
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## MASTER CONCEPT PLAN

|                                                                                         |                               |                         |
|-----------------------------------------------------------------------------------------|-------------------------------|-------------------------|
| THESE DRAWINGS ARE NOT<br>APPROVED UNLESS SIGNED<br>AND SEALED BELOW :                  | CAD FILE NAME:<br>1481-02 MCP | DRAWING NO.:<br>1481-02 |
| JOHN C. BAKER III, P.E.<br>FLORIDA PROFESSIONAL ENGINEER<br>REGISTRATION #88138<br>DATE | PROJECT NO.:<br>2021007       | SHEET NO.:<br>2 OF 2    |