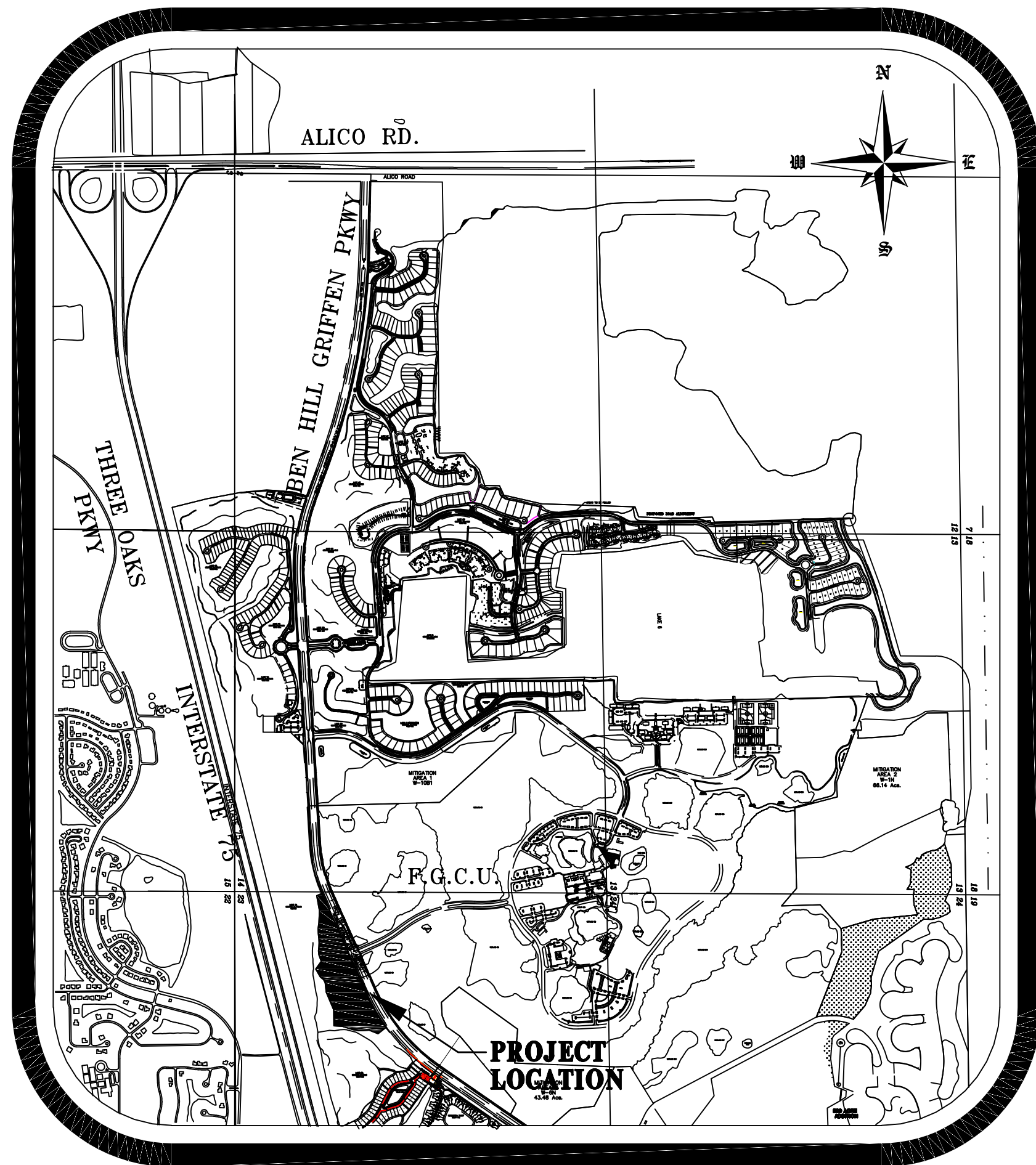


	SINGLE FAMILY	MULTI-FAMILY	S.F.	ACRES
TOTALS	687	894	93.147	23.98
APPROVED	700	1,900		

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



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

<u>BOAT DOCK HISTORY</u>		<u>BOAT DOCKS</u>	
<u>SINGLE FAMILY SUBDIVISIONS</u>	<u>APPROVED</u>	<u>APPROVED</u>	<u>PROPOSED</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
PORTOFNO (EAST 100 AC.)	10		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 N-W	0		0
POSTANO	0		0
RESORT VILLAGE - PHASE 1	16		0
SARDINIA	8		0
RESORT VILLAGE - PHASE 2	18		0
AVELLINO	22		0
MESSINA	0		0
TOTAL	286		0
<u>ANCILLARY (250 MAXIMUM)</u>	<u>APPROVED</u>	<u>APPROVED</u>	<u>PROPOSED</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
BELINI	18		0
RAVENNA	60		0
THE PENINSULA PH IV	16		0
POSITANO	18		0
CAPRI	24		0
	211		0
<u>TOTAL PROPOSED & APPROVED ANCILLARY SLIPS</u>			<u>211</u>
<u>TOTAL REMAINING ANCILLARY SLIPS</u>			<u>19</u>

EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOT 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 _____
REGISTRATION #88138
FLORIDA PROFESSIONAL ENGINEER

DATE /07/2021

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COMMENTS

EE COUNTY
REVISI

MIROMAR LAKES

MESSINA

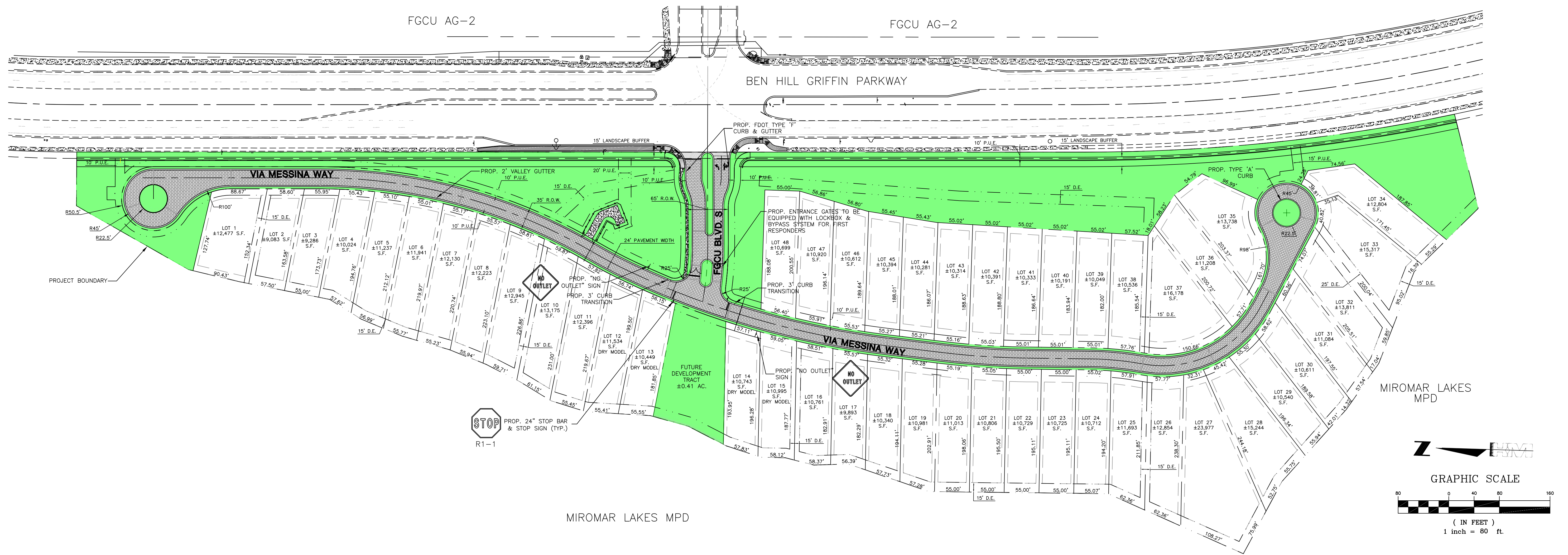
LEE COUNTY, FLORIDA

DRAWING NO.

1481

PROJECT NO. 2021

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 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
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Phone : (239) 985-1200
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Authorization No.1772

MASTER CONCEPT PLAN

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