

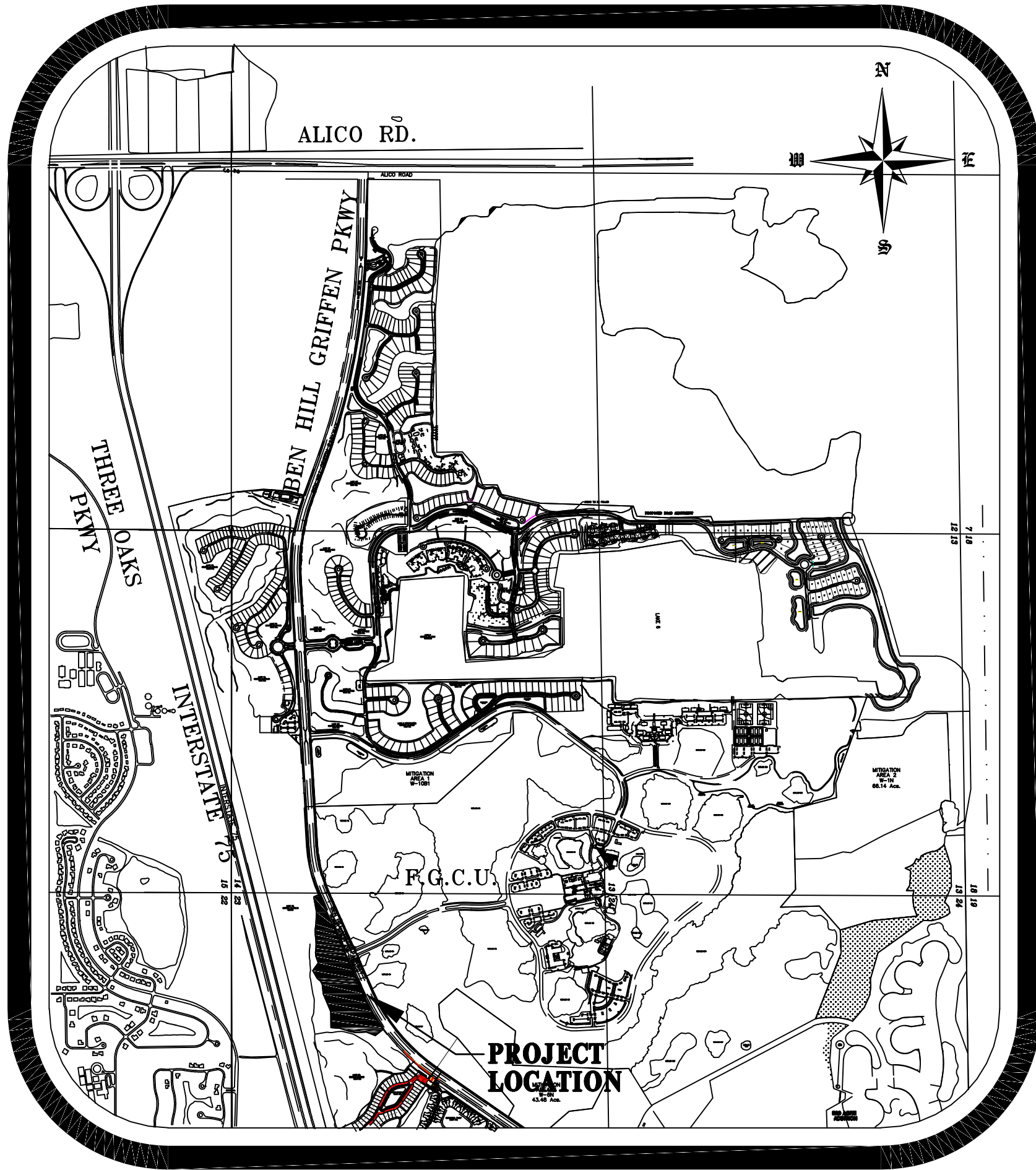
APPROVAL HISTORY				
LEE COUNTY NUMBER	TRACT	DATE	TYPE	QUANTITY
Z-99-029	MIROMAR LAKES	9/29/1999	RESOLUTION	N/A
ADD2000-00110	PHASE 1	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE 1	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE 2	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.	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 73,000 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 PH I	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
ADD2020-00138	AVELLINO	04/02/2021	SINGLE FAMILY	22 UNITS
ADD2023-00138	PRESTINO	02/07/2024	SINGLE FAMILY	23 UNITS
PENDING	MESSINA	PENDING	SINGLE FAMILY	51 UNITS
	SINGLE FAMILY	MULTI-FAMILY	S.F.	ACRES
TOTALS	713	784	93,147	23.98
APPROVED	1,592	1,474		

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: MARK W. GESCHWENDT
10801 CORKSCREW ROAD - SUITE 305
FT. MYERS, FL 33928
PH (239) 390-5100

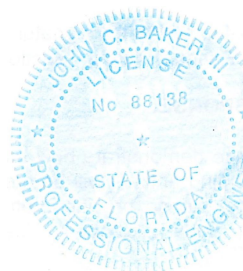
FINAL PLAN APPROVAL FOR MIROMAR LAKES MESSINA LEE COUNTY, FLORIDA DATE: JANUARY 2024



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

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
AVELLINO	22	0
MESSINA	0	0
PRESTINO	23	0
TOTAL	311	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
TOTAL	187	0
TOTAL PROPOSED & APPROVED ANCILLARY SLIPS		187
TOTAL REMAINING ANCILLARY SLIPS		63
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.		

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	0**
BOAT RAMP	0.39
AVELLINO	0.67
PRESTINO	5.80
MESSINA	4.91
TOTAL	432.93 AC.



Digitally signed by John C. Baker III
DN: cn=J. Baker III, o=Bowman Consulting, ou=Land Development, st=FL, email=jcbaker@bowman.com
C. Baker III
Location: This item has been electronically signed and sealed using a SHA-1 authentication codes AND Printed copies of the document are not considered signed and sealed and all SHA-1 authentication codes must be verified on any electronic copies
Date: 2025.01.10 15:53:51-05'00'

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
JOHN C. BAKER III
PROFESSIONAL ENGINEER
REGISTRATION #88138
DATE _____

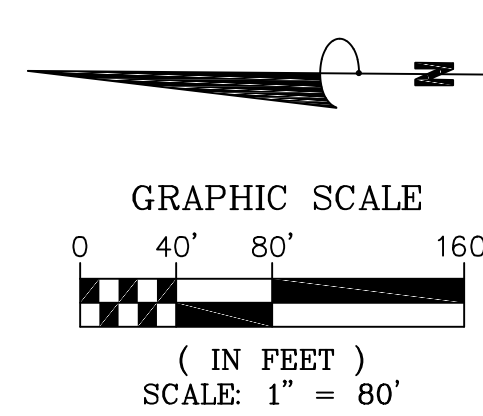
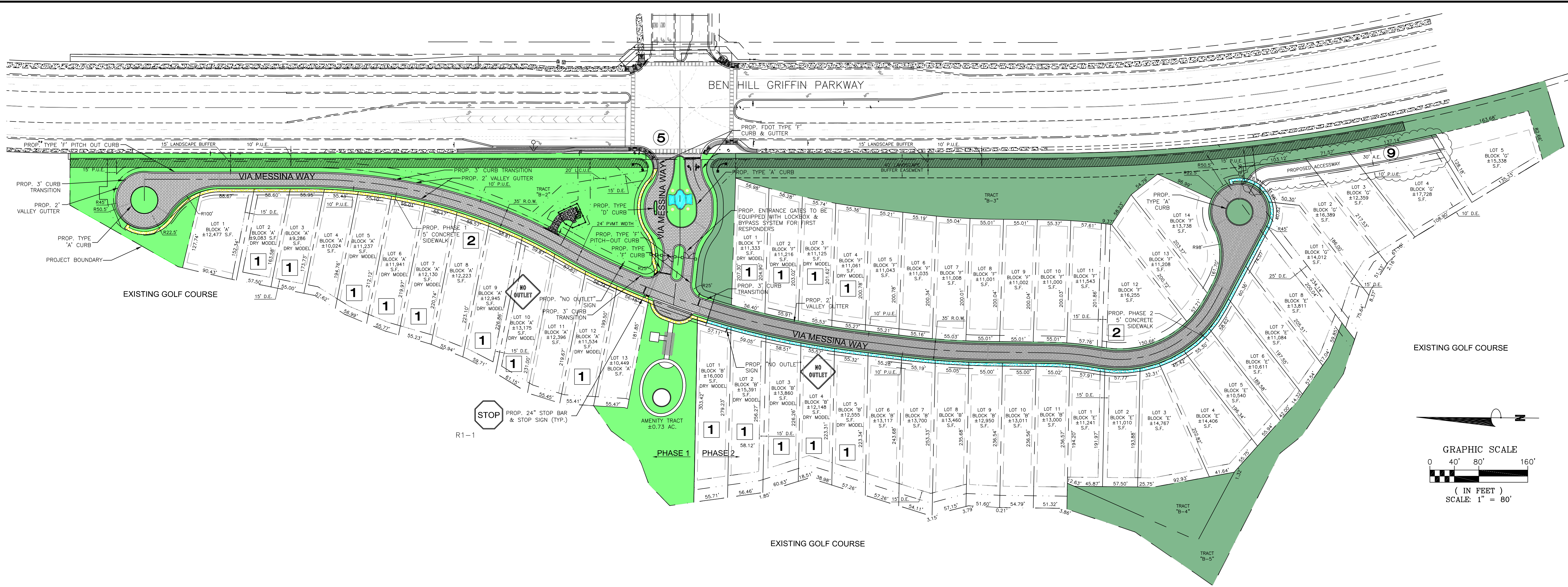
	ADDITIONAL LOTS & DEVIATION REQUEST	REV. TO SINGLE FAMILY & ADDED USE REQUEST	REVISED PER LEE COUNTY COMMENTS	REVISIONS	DATE
A	07/13/2021	07/13/2021	06/07/2021		

MIROMAR LAKES
MESSINA
LEE COUNTY, FLORIDA

DRAWING NO.
1481
PROJECT NO.
2021.007

PREPARED BY:
Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

CAD file name: G:\V1-FTM-HM\DATA-FM\00_BOWMAN\PROJECTS\340817-01-001-Messina at Miromar Lakes, Phase 2_Boundary Amendment\DWG\PLAN SETS\FRAG2-MCP.dwg 1/10/2025
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



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
- DEVIATION (9): Privately maintained access ways providing access up to 100 residential units to be exempt from the minimum roadway widths as specified in LDC Sec. 10-296(b).
- APPROVED DEVIATIONS PER ADD2021-00066:
- 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	634,917 SF = 14.58 AC. = 64.18%
IMPERVIOUS PERVIOUS	349,205 SF = 8.02 AC.
	162,575 SF = 3.73 AC.
	123,137 SF = 2.83 AC.

PROPOSED RIGHT-OF-WAY ROADWAY	105,267 SF = 2.42 AC. = 10.64%
PERVIOUS	79,888 SF = 1.84 AC
	25,379 SF = 0.58 AC

PROPOSED GREEN SPACE	213,992 SF = 4.91 AC. = 21.64%
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AMENITY TRACT PERVIOUS	27,541 SF = 0.63 AC. = 2.78%
IMPERVIOUS	4,420 SF = 0.10 AC. = 0.45%

PROPOSED SIDEWALK/CONCRETE	3,109 SF = 0.07 AC. = 0.31%
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TOTAL PROJECT AREA	999,246 SF = 22.71 AC. = 100.00%
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LEGEND:

- EXISTING SIDEWALK
- PROPOSED PHASE 1 CONCRETE / SIDEWALK
- PROPOSED PHASE 2 CONCRETE / SIDEWALK
- PROPOSED PHASE 1 BRICK PAVERS ⑦
- PROPOSED PHASE 2 BRICK PAVERS ⑦
- PROPOSED PHASE 1 GREEN SPACE
- PROPOSED PHASE 2 GREEN SPACE

DEVIATION PREVIOUSLY APPROVED UNDER RES #Z-13-020

DEVIATION PREVIOUSLY APPROVED UNDER ADD2021-00066

Bowman
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 30462

Bowman Consulting Group, Ltd.
6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone (239) 985-1200
www.bowmanconsulting.com
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MIROMAR LAKES - MESSINA MASTER CONCEPT PLAN LEE COUNTY, FLORIDA

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

JOHN C. BAKER, P.E.
FL. LICENSE NO. 88138
01/10/2025

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

JCB DESIGN	JCB DRAWN	CLK CHKD
SCALE 1" = 80'		
JOB No. 340817-01-001		
DRAWING No. 1481-02		
DATE 09/05/2024		
1481-02 MSP		
SHEET C-02		

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