



CPA2001-03

BACKUP

COMP PLAN DRAWER



UNIVERSITY VILLAGE

DR/GR

HARDWARE STORE PROPERTY LINE

WETLAND AND USE RESTRICTIONS PROPERTY LINE

Exhibit
Turner
To

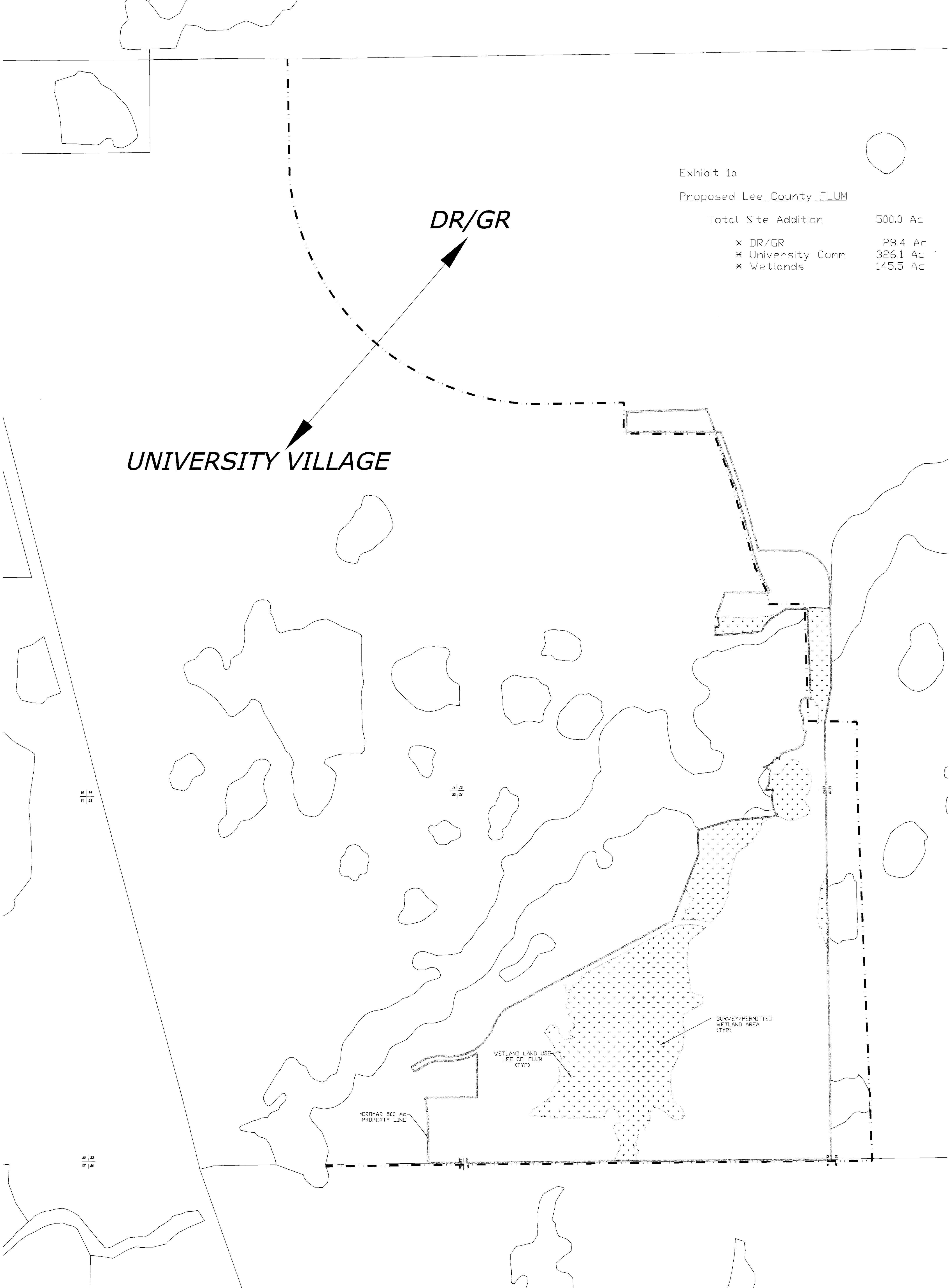
Exhibit 1a

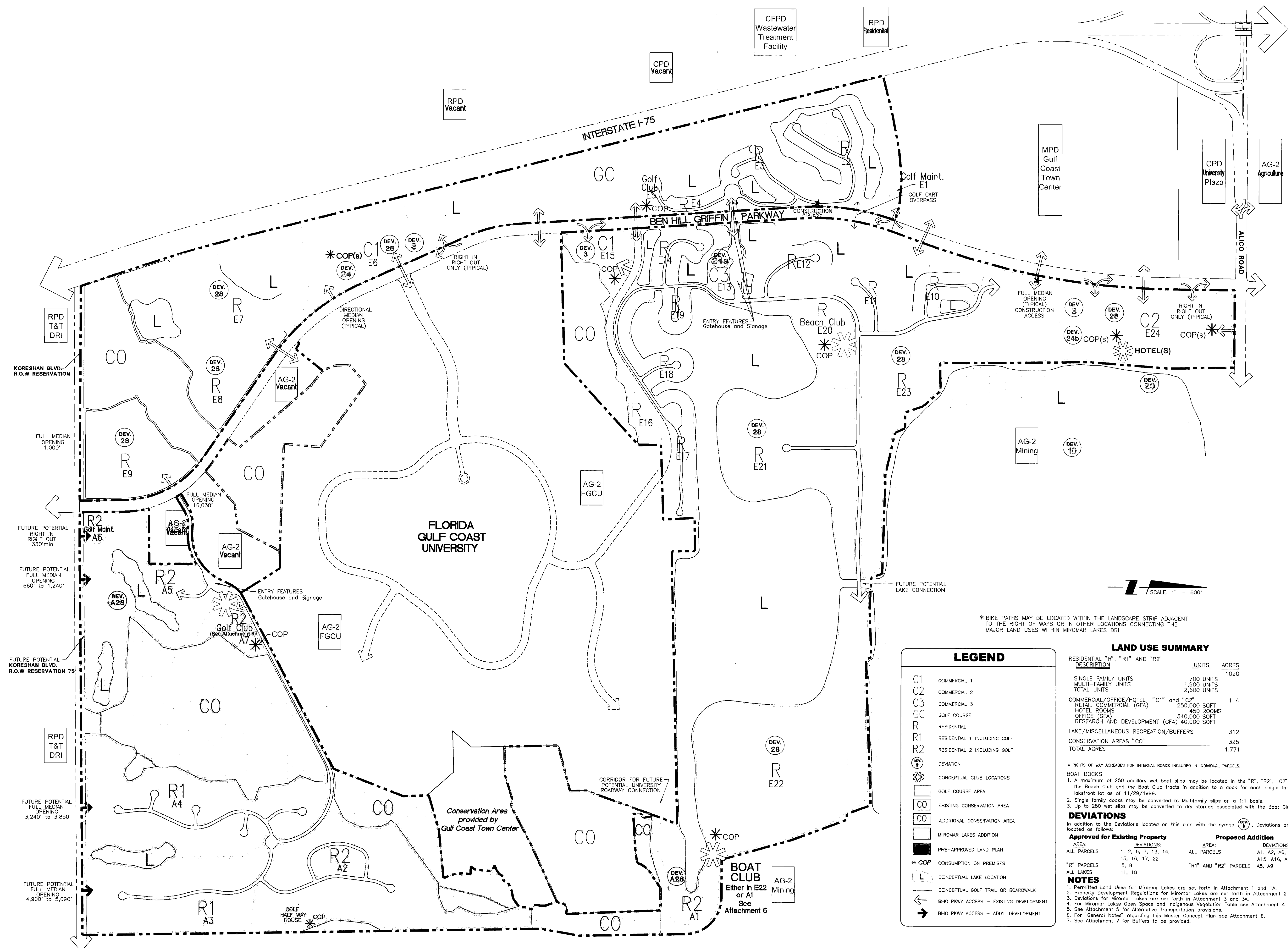
Proposed Lee County FLUM

Total Site Addition	500.0 Ac
* DR/GR	28.4 Ac
* University Comm	326.1 Ac
* Wetlands	145.5 Ac

DR/GR

UNIVERSITY VILLAGE





* BIKE PATHS MAY BE LOCATED WITHIN THE LANDSCAPE STRIP ADJACENT TO THE RIGHT OF WAYS OR IN OTHER LOCATIONS CONNECTING THE MAJOR LAND USES WITHIN MIROMAR LAKES DRI.

LEGEND

- C1 COMMERCIAL 1
- C2 COMMERCIAL 2
- C3 COMMERCIAL 3
- GC GOLF COURSE
- R RESIDENTIAL
- R1 RESIDENTIAL 1 INCLUDING GOLF
- R2 RESIDENTIAL 2 INCLUDING GOLF
- DEV. 28 DEVIATION
- CONCEPTUAL CLUB LOCATIONS
- GOLF COURSE AREA
- CO EXISTING CONSERVATION AREA
- ADDITIONAL CONSERVATION AREA
- MIROMAR LAKES ADDITION
- PRE-APPROVED LAND PLAN
- * COP CONSUMPTION ON PREMISES
- CONCEPTUAL LAKE LOCATION
- CONCEPTUAL GOLF TRAIL OR BOARDWALK
- BHG PKWY ACCESS - EXISTING DEVELOPMENT
- BHG PKWY ACCESS - ADD'L DEVELOPMENT

LAND USE SUMMARY

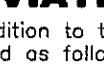
RESIDENTIAL "R", "R1" AND "R2" DESCRIPTION	UNITS	ACRES
SINGLE FAMILY UNITS	700 UNITS	1020
MULTI-FAMILY UNITS	1,900 UNITS	
TOTAL UNITS	2,600 UNITS	
COMMERCIAL/OFFICE/HOTEL "C1" and "C2"		114
RETAIL COMMERCIAL (GFA)	250,000 SQFT	
HOTEL ROOMS	450 ROOMS	
OFFICE (GFA)	340,000 SQFT	
RESEARCH AND DEVELOPMENT (GFA)	40,000 SQFT	
LAKE/MISCELLANEOUS RECREATION/BUFFERS		312
CONSERVATION AREAS "CO"		325
TOTAL ACRES		1,771

• RIGHTS OF WAY AGRADGES FOR INTERNAL ROADS INCLUDED IN INDIVIDUAL PARCELS.

BOAT DOCKS

- A maximum of 250 ancillary wet boat slips may be located in the "R", "R2", "C2", the Beach Club and the Boat Club tracts in addition to a dock for each single family waterfront lot as of 11/29/1999.
- Single family docks may be converted to Multifamily slips on a 1:1 basis.
- Up to 250 wet slips may be converted to dry storage associated with the Boat Club on a 1:1 basis.

DEVIATIONS

In addition to the Deviations located on this plan with the symbol , Deviations are located as follows:

Approved for Existing Property	Proposed Deviation
AREA: ALL PARCELS	DEVIATIONS: 1, 2, 6, 7, 13, 14, ALL PARCELS
	DEVIATIONS: A1, A2, A6, A7, A13, A15, A16, A17, A22
"R" PARCELS	DEVIATIONS: 5, 9
ALL LAKES	DEVIATIONS: "R1" AND "R2" PARCELS A5, A9

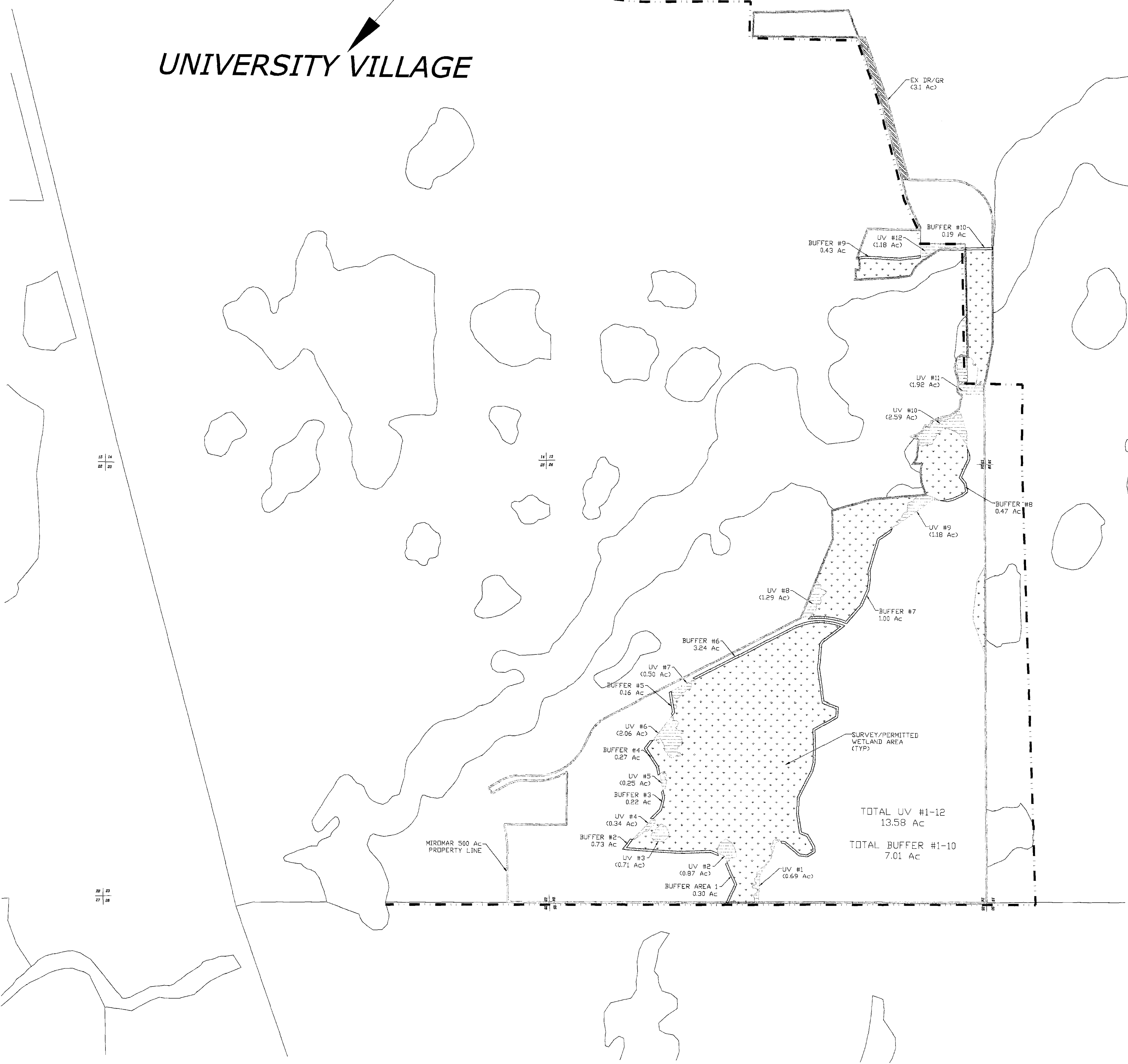
NOTES

- Permitted Land Uses for Miramar Lakes are set forth in Attachment 1 and 1A.
- Property Development Regulations for Miramar Lakes are set forth in Attachment 2 and 2A.
- Deviations for Miramar Lakes are set forth in Attachment 3 and 3A.
- For Miramar Lakes Open Space and Indigenous Vegetation Table see Attachment 4.
- See Attachment 5 for Alternative Transportation provisions.
- For "General Notes" regarding this Master Concept Plan see Attachment 6.
- See Attachment 7 for Buffers to be provided.

TOTAL ACREAGE OF PROPERTY IN REQUEST	24.13 Ac
EXISTING WETLAND	4.28 Ac ✓
SUBTOTAL (INCLUDES EXIST. DITCH)	19.85 Ac
LESS 70' STRIP DR/GR	3.08 Ac
SUBTOTAL (AREA FOR EXCHANGE)	<u>16.77 Ac</u>
EX UNIVERSITY VILLAGE AREAS 1-12	13.58 Ac
AREA SHORT FOR EXCHANGE	3.19 Ac

DR/GR

UNIVERSITY VILLAGE



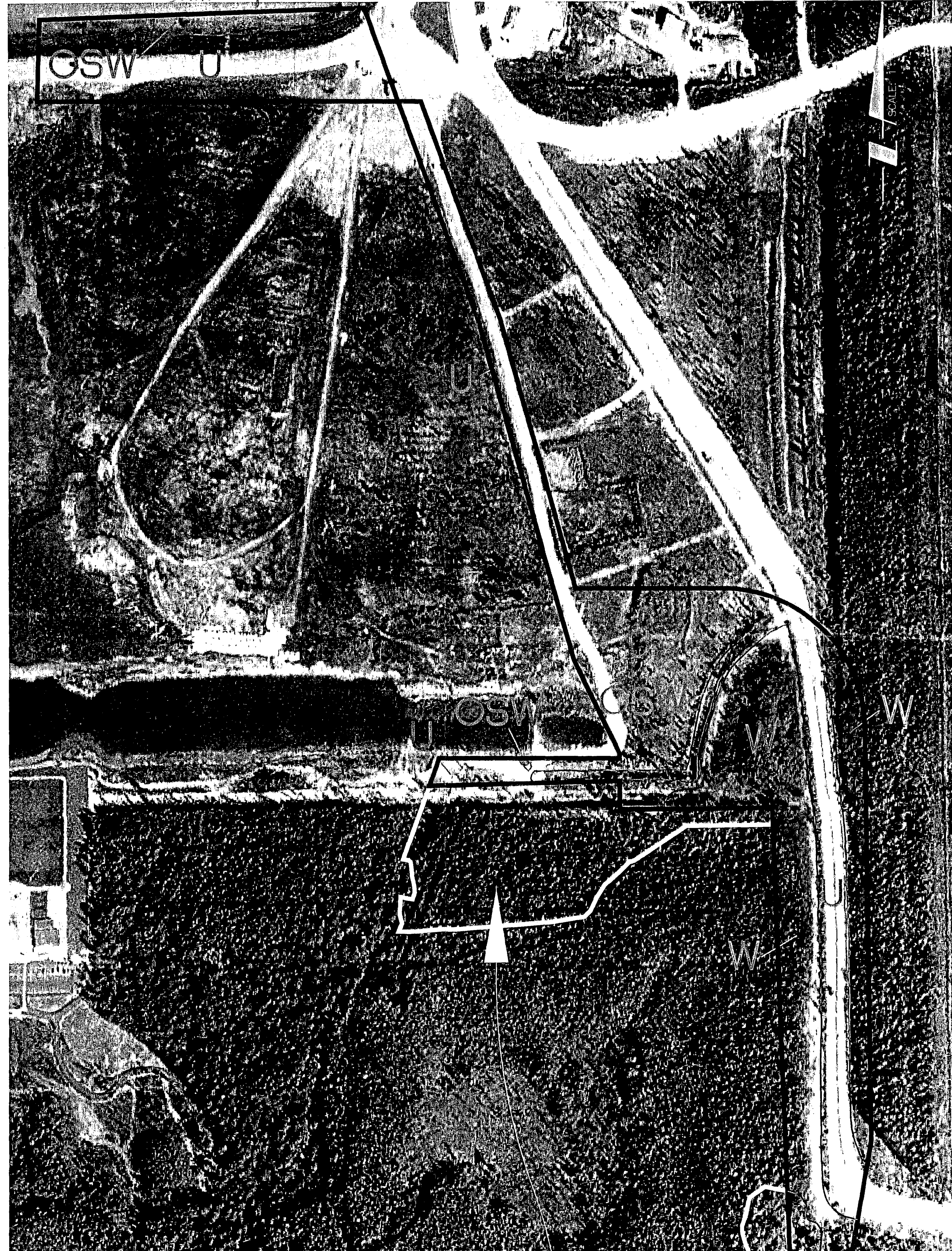
TOTAL UV #1-12
13.58 Ac

TOTAL BUFFER #1-10
7.01 Ac

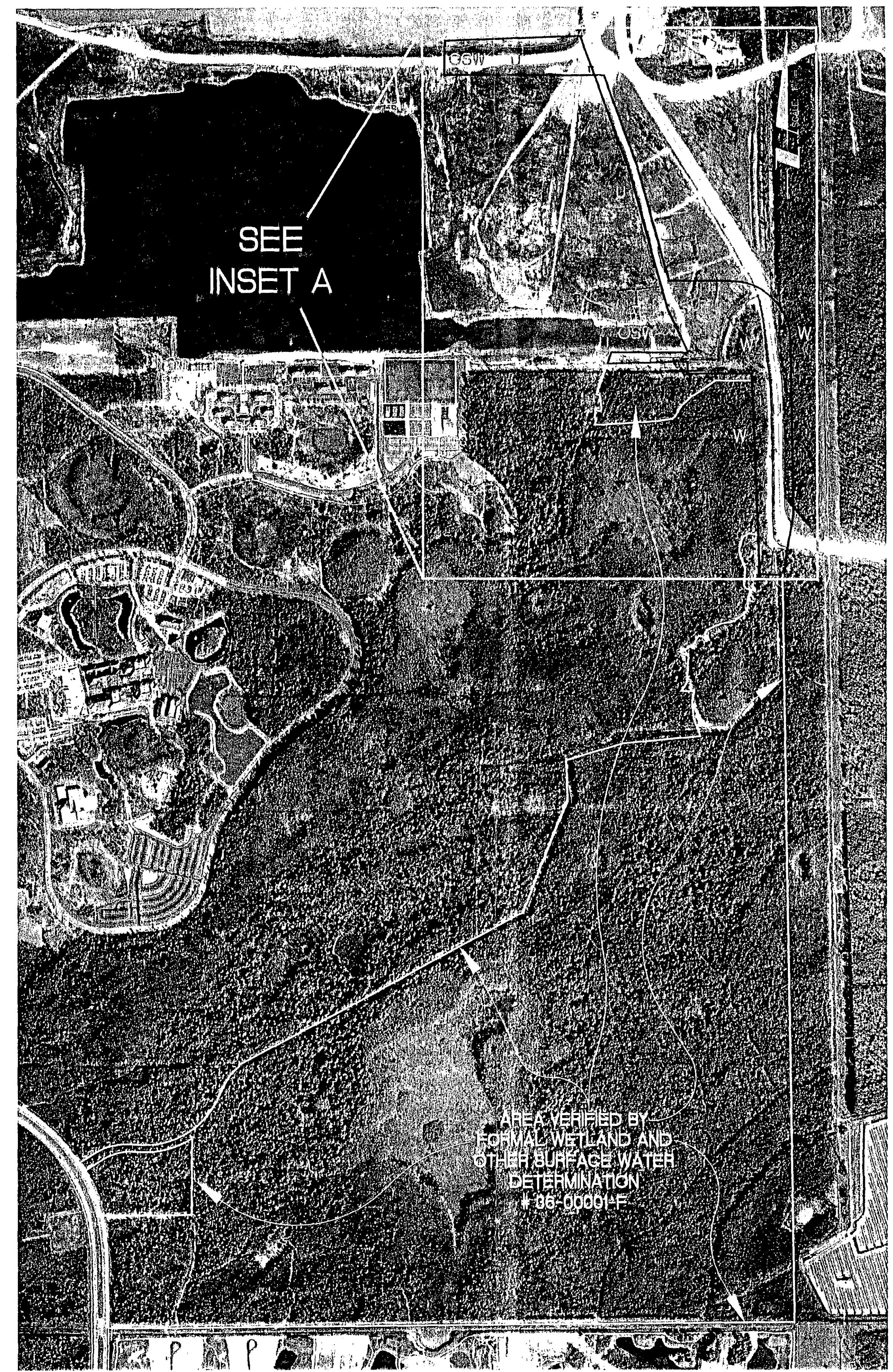
= Lee Plan Amendment boundary

= Other Surface Water

= Wetland



INSET A



- LEGEND**
- ▬ PROJECT BOUNDARY FOR THIS JURISDICTIONAL REQUEST
 - ▬ BOUNDARY FOR PREVIOUSLY APPROVED JURISDICTIONALS
 - ▬ SFWMD JURISDICTIONAL WETLAND LINES
 - W WETLAND
 - U UPLAND
 - OSW OTHER SURFACE WATERS (MINE LAKES, DITCHES)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 INFORMAL, PRE-APPLICATION JURISDICTIONAL
 DETERMINATION FIELD VERIFIED BY CRAIG SCHMITTLER
 ON NOVEMBER 29, 2001

DCI 2001-00033

Craig D. Schmittler PWS

DATE: 2-28-02

COPY #: 5

WilsonMiller
 Planners • Engineers • Ecologists • Surveyors
 Landscape Architects • Transportation Consultants

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 Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
 457 Colonial Boulevard Suite 100 • Fort Myers, Florida 33912
 Phone 941-839-1020 • Fax 941-839-7479
 E-mail FortMyers@wilsonmiller.com • Web Site www.wilsonmiller.com

MIROMAR LAKES 500 ACRE DRI ADDITION PARCEL
 SFWMD JURISDICTIONAL DETERMINATION
 MIROMAR LAKES L.L.C.

COPY

WilsonMiller, Inc. - FL Lic# 000000
 WilsonMiller, Inc. - Certificate of Registration #0

SEC	TWP	RGE
Designed by:	S.W.P./1078	
Drawn by:	S.W.P./1078	
Checked by:		
Approved by:		
Date:	JULY 2001	
Scale:	AS SHOWN	
PIN:		
File #:	D-F0253-241	

Steel 1 of 1

SCALE: 1" = 600'



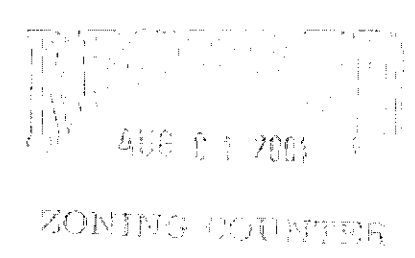
DCI 2001-00033

AERIAL PROVIDED BY : DIGAIR

AERIAL PHOTOGRAPH

MIROMAR LAKES 500 ACRE DRI ADDITION PARCEL

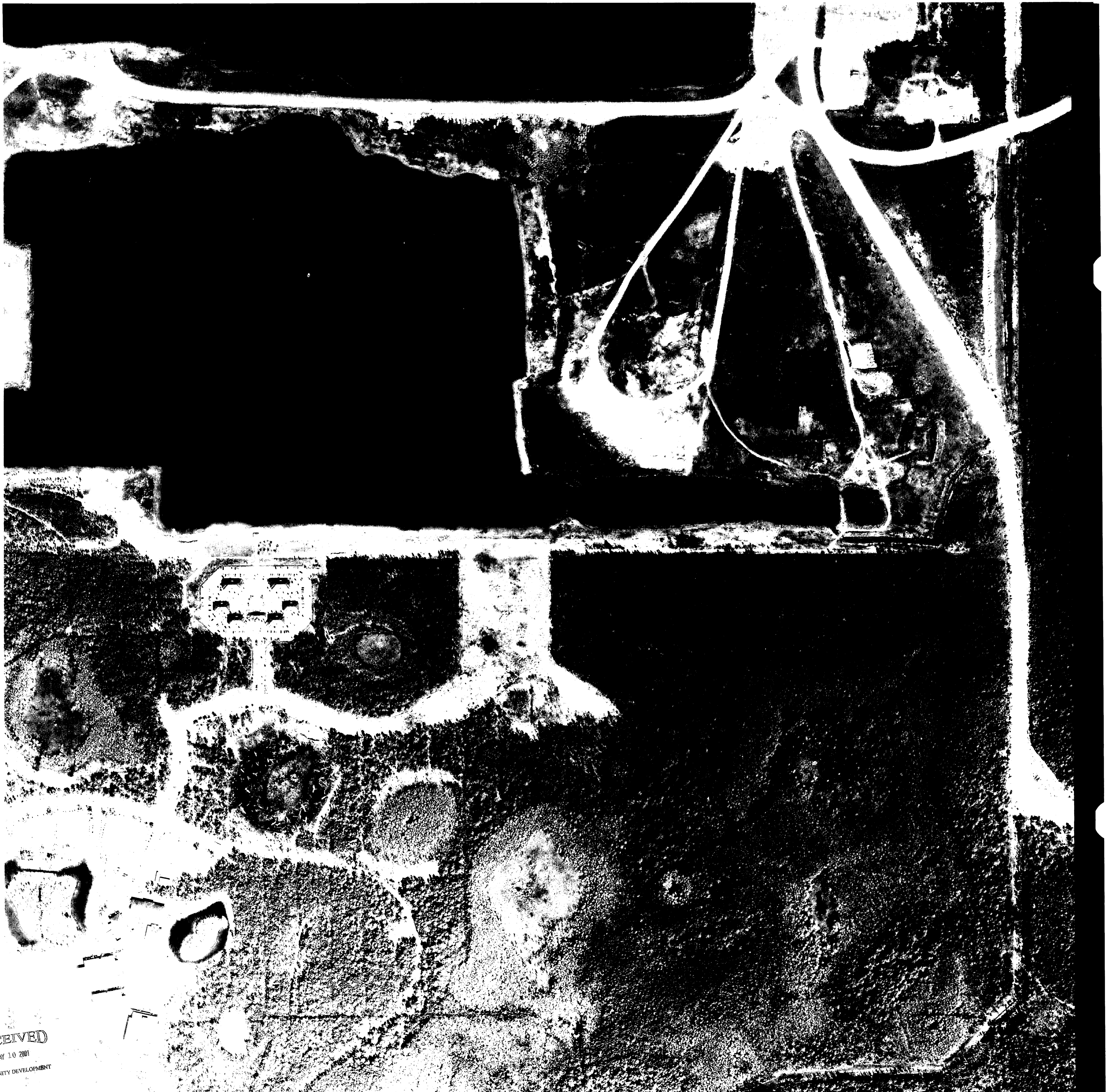
MIROMAR LAKES L.L.C.



4138 6 1 2001
 ZONING MAP
 WilsonMiller, Inc. - FL Lic# LP-00070
 WilsonMiller, Inc. - Certificate of Authorization #01
 SEC 23,24 TWP 46S RGE 25E
 -15
 Designed by: S.K.S./1250
 Drawn by: S.W.P./1078
 Checked by:
 Approved by:
 Date: JULY 2001
 Scale: 1" = 600'
 PIN: F0253-018-018-FELSP
 File #: D-F0253-215

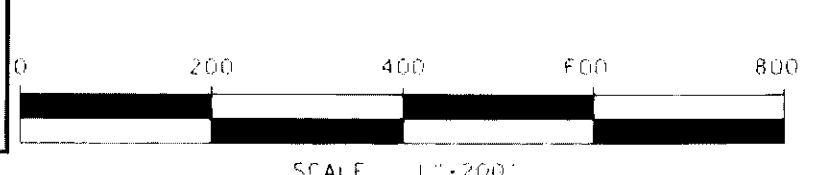
WilsonMiller

Planners • Engineers • Ecologists • Surveyors
 Landscape Architects • Transportation Consultants
 WilsonMiller, Inc.
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 457 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912
 Phone 941-989-1020 • Fax 941-989-7479
 E-mail FortMyers@wilsonmiller.com • Web-Site www.wilsonmiller.com

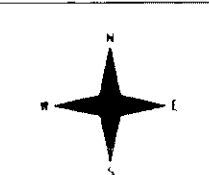


RECEIVED
MAY 10 2001
COMMUNITY DEVELOPMENT

Exhibit IV.A.7 Aerial Map
Miramar Lakes
Lee Plan Map 1 Amendment
Miramar Development Corp. FLORIDA LAND PLANNING, INC.

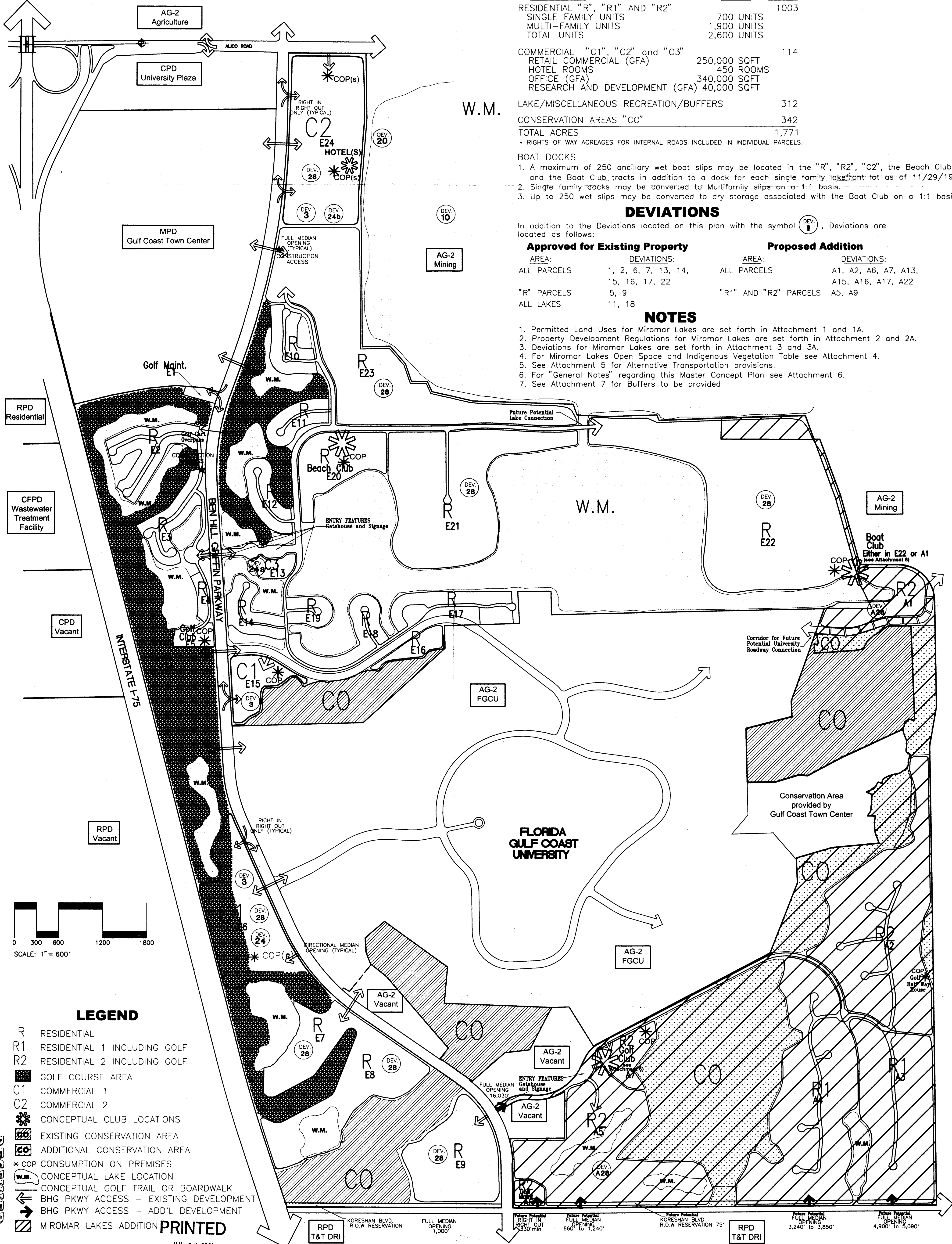


PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION
FOR THE FLORIDA DEPARTMENT OF REVENUE
FOR ASSESSMENT PURPOSES ONLY



LEE COUNTY
FLORIDA

SCALE	PHOTO DATE	SECTION	TWP.	RANGE	SHEET NO.	MAP
1" = 200'	FEB. 1999	13	46 S	25 E	175 A	
PHOTO JOB NO.	PD-4621					



LAND USE SUMMARY

DESCRIPTION	UNITS	ACRES
RESIDENTIAL "R", "R1" AND "R2"		1003
SINGLE FAMILY UNITS	700 UNITS	
MULTI-FAMILY UNITS	1,900 UNITS	
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Approved for Existing Property

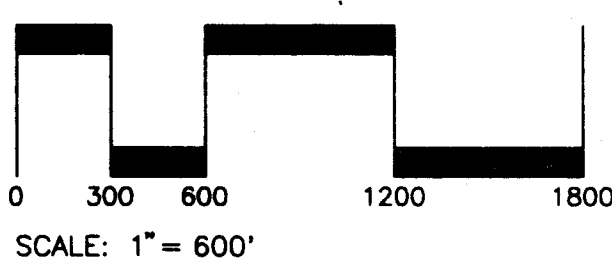
AREA:	DEVIATIONS:
ALL PARCELS	1, 2, 6, 7, 13, 14, 15, 16, 17, 22
"R" PARCELS	5, 9
ALL LAKES	11, 18

Proposed Addition

AREA:	DEVIATIONS:
ALL PARCELS	A1, A2, A6, A7, A13, A15, A16, A17, A22
"R1" AND "R2" PARCELS	A5, A9

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LEGEND

- R RESIDENTIAL
- R1 RESIDENTIAL 1 INCLUDING GOLF
- R2 RESIDENTIAL 2 INCLUDING GOLF
- GOLF COURSE AREA
- C1 COMMERCIAL 1
- C2 COMMERCIAL 2
- CONCEPTUAL CLUB LOCATIONS
- EXISTING CONSERVATION AREA
- ADDITIONAL CONSERVATION AREA
- * COP CONSUMPTION ON PREMISES
- CONCEPTUAL LAKE LOCATION
- CONCEPTUAL GOLF TRAIL OR BOARDWALK
- BHG PKWY ACCESS - EXISTING DEVELOPMENT
- BHG PKWY ACCESS - ADD'L DEVELOPMENT
- MIROMAR LAKES ADDITION

PRINTED JUL 31 2001

WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

**MIROMAR LAKES
Master Concept Plan**

Date: 05/03/2001
Rev: 07/26/2001
Rev: 07/30/2001

FLORIDA LAND PLANNING, INC.
1550 Matthew Drive, Suite E - Miramar Professional Center
Fort Myers, Florida 33907
(941) 278-5222 Fax (941) 278-4466

200.00033

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AUG 01 2001
ZONING COORDINATOR

Sheet 1 of 1
Scale: 1" = 600'
SEC. 3 & 4 TYPE A5 RELEASE