

ADMINISTRATIVE AMENDMENT (FPA) ADD2020-00138

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Lakes, LLC filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development to permit a 22 single-family dwelling subdivision with utilization of 2 previously approved deviations and approval of 5 new deviations on a project known as Avellino at Miromar Lakes, described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned by Resolution Z-99-029 [with subsequent amendments in Resolutions Z-02-072, Z-06-064, Z-10-019, Z-12-004 and Z-13-020]; and

WHEREAS, Condition 1.c of Resolution Z-13-020 requires, as a prerequisite to approval of any local Development Order, a Final Plan Approval that specifies the type, intensity and configuration of development for the particular site; and

WHEREAS, the objective of a Final Plan Approval is to ensure compliance with the DRI Development Order, Zoning Resolution, and the requirements of the LDC and to allow detailed review of deviations while allowing development flexibility to respond to changing conditions; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant has requested the following 5 additional deviations:

1. Deviation from LDC 10-418 which prohibits the use of rip-rap adjacent to single family homes; to allow the placement of rip-rap adjacent to single family homes.
2. Deviation from LDC 10-418(3) which limits the use of rip-rap and other hardened shoreline treatment to 20% of an individual lake shoreline; to allow up to 65% of the shoreline on the adjacent lake.
3. Deviation from LDC 10-328(a) which states that no portion of the required lake maintenance easement may be located within the limits of a platted

single-family residential lot; to allow lake maintenance easements within the limits of the platted single-family lots within the subject tract.

4. Deviation from LDC 34-1954(b)(2) which requires model homes to be connected to water, sewer and electricity; to allow dry models.
5. Deviation from LDC 10-256(2)(c) requiring a pedestrian way along one side of all streets internal to a residential development; to allow no sidewalk.

WHEREAS, Environmental staff and the Development Services Section reviewed the respective deviations and recommended approval of them; and

WHEREAS, the applicant is also utilizing Deviations 5 and 7 per Zoning Resolution Z-13-020 relating to access and use of paver blocks; and

WHEREAS, the subject property is within the Residential "R" and Mixed Use "MU" portions of Miromar Lakes per the approved Master Concept Plan adopted by Zoning Resolution Z-13-020; and

WHEREAS, the objective of a Final Zoning Plan is to ensure compliance with the Miromar Lakes Development of Regional Impact (DRI) Development Order, Zoning Resolution, and LDC and to allow detailed review of deviations while allowing development flexibility to respond to changing conditions; and

WHEREAS staff has reviewed the requested deviations and finds that the planned development will be enhanced and that the intent of such regulations to protect health, safety and welfare will be served; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, the subject application and plans have been reviewed for compliance with the MCP and all of the conditions approved by Resolution Z-13-020, as subsequently amended; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval in the Mixed-Use Planned Development, on a project known as Avellino at Miromar Lakes to permit 22 single-family dwellings with utilization of 2 previously approved deviations and approval of 5 new deviations is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the Final Zoning and Final Stabilization Plans entitled “Miromar Lakes, Avellino” prepared by Hole Montes, attached hereto as Exhibit “B”.**
2. **Any development which is not consistent with the final zoning and final stabilization plans approved herein and attached hereto will require an additional amended final zoning and final stabilization plans approval.**
3. **As required by Deviation 5 of Z-13-020, prior to Development Order approval the applicant must obtain an approval in writing from Lee County Department of Public Safety for the ingress and egress to the parcel.**
4. **The terms and conditions of the original zoning resolutions and subsequent amendments thereto remain in full force and effect, except as amended herein.**
5. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 12/17/2020

Anthony Rodriguez, Principal Planner , Interim Zoning Manager

Attachments: “A” Legal Description
“B” Final Zoning Plan and Final Stabilization Plan

EXHIBIT A

CASE NUMBER: ADD2020-00138

STRAP NUMBER

11-46-25-L1-20FD2.0000

11-46-25-L1-200O6.00CE

11-46-25-L1-150O4.00CE

REVIEWED
ADD2020-00138
Daniel Munt, Planner
Lee County DCD
10/16/2020

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	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 ADD2008-00009	
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	188 M.F. UNITS 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	PENDING	RECREATION	N/A
ADD2020-00000	AVELLINO	PENDING	SINGLE FAMILY	22 UNITS

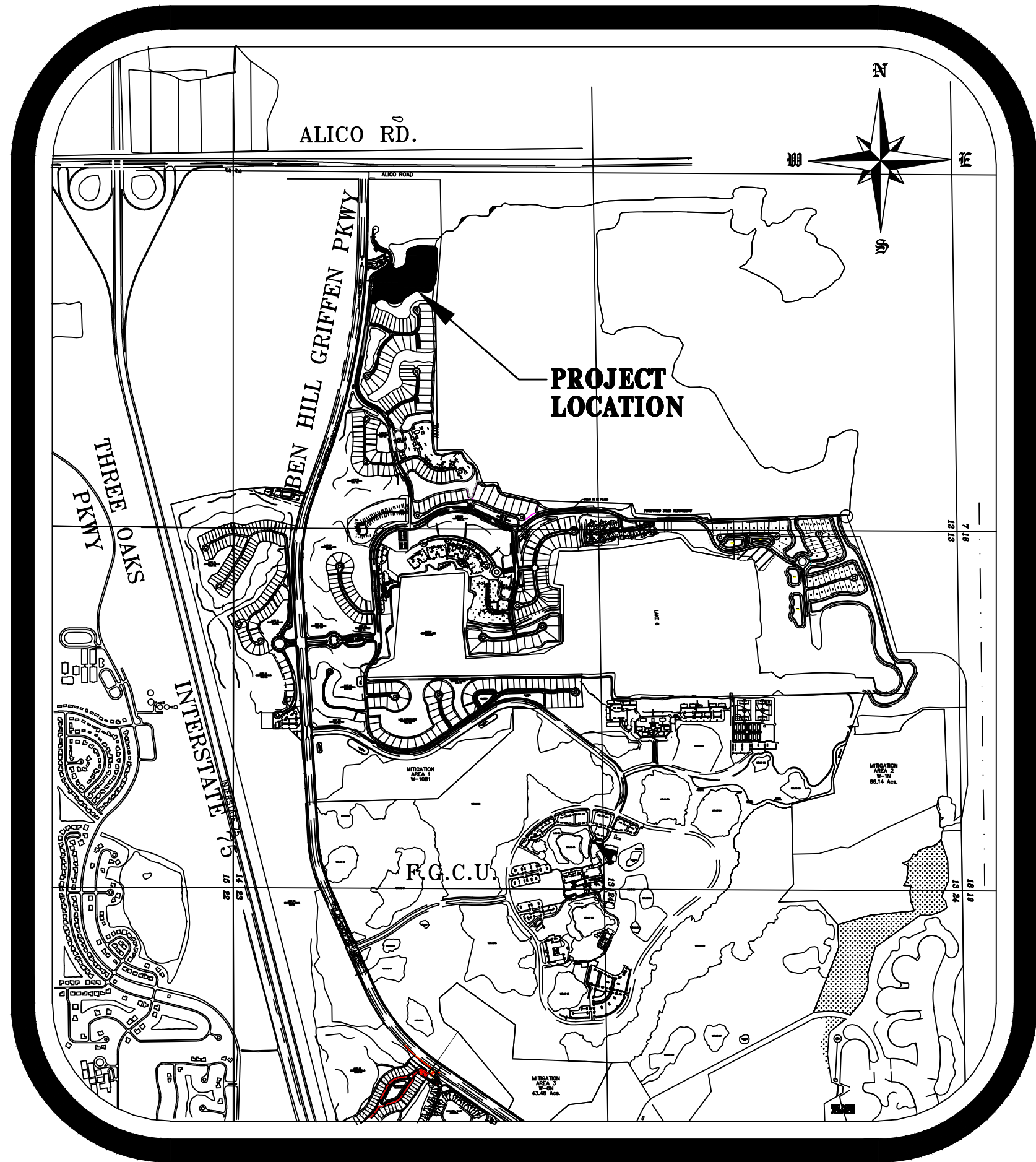
	SINGLE FAMILY	MULTI-FAMILY	S.F.	ACRES
TOTALS	639	894	93,147	23.98

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
AVELLINO
LEE COUNTY, FLORIDA
DATE: OCTOBER 2020



PROPERTY LOCATION MAP
N.T.S.
STRAP NOS.
11-46-25-L1-20FD2.0000
11-46-25-L1-200O6-00CE
11-46-25-L1-150O4-00CE

EXHIBIT "B"

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
TOTAL	430.99 AC.

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	0	22
TOTAL	266	22
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

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

Digitally signed by John C. Baker III P.E. 88138 State of Florida
DN: cn=John C. Baker III, o=P.E. 88138 State of Florida, ou=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: 2020.10.30 15:42:05 -0400

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION AND SEALED BELOW :	JOHN C. BAKER III FLORIDA PROFESSIONAL ENGINEER EXPIRATION #88138
	10/30/20
	DATE

MIROMAR LAKES
AVELLINO
LEE COUNTY, FLORIDA

DRAWING NO.
1470
PROJECT NO.
2020.015

GENERAL NOTES:

1. ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
3. EXTREME CAUTION IS TO BE USED WHEN EXCAVATING, AS THE NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
4. THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (i.e. SOD, BUSHES, TREES, ETC.), SPRINKLER PIPE, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
6. ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
7. PRIOR TO LANDSCAPING ANY AREAS WITHIN THE ROAD RIGHT-OF-WAY, A LANDSCAPING PLAN AND RIGHT-OF-WAY PERMIT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER. (NOTE: LANDSCAPING WORK TO BE DONE BY OTHERS.)
8. IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
9. ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
10. ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
11. 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER MAIN AND SEWAGE FORCE MAIN/SANITARY SEWAGE GRAVITY MAIN. JOINTS TO BE EQUIDISTANT AT CROSSING.
12. CONSTRUCTION OF SANITARY SEWERS SHALL BE STARTED AT THE WET WELL OF EACH SEWAGE PUMPING STATION AND BE INSTALLED IN AN UPSTREAM DIRECTION THEREFROM. SEWER CONSTRUCTION SHALL BE CONTINUED ONLY FROM A DOWNSTREAM PIPE OR COMPLETED SEWER AT ALL TIMES WITHOUT FLOW GAPS.
13. ALL WATER MAINS AND SEWAGE FORCE MAINS ON THIS PROJECT ARE TO BE C-900 CLASS 150 PVC PIPE; EXCEPT UNDER PAVEMENT WHERE DUCTILE IRON PIPE SHALL BE USED, AND IS TO EXTEND AT LEAST 5' PASSED THE PAVED AREAS.
14. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS. FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JOINT DEFLECTION.
15. MODEL HOMES SHALL BE ALLOWED Z-13-020

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:

1. Deviation from LDC 10-418 which prohibits the use of rip-rap adjacent to single family homes; to allow the placement of rip-rap adjacent to single family homes.
2. Deviation from LDC 10-418(3) which limits the use of rip-rap and other hardened shoreline treatment to 20% of an individual lake shoreline; to allow up to 65% of the shoreline on the adjacent lake.
3. Deviation from LDC 10-328(A) to allow lake maintenance easements within the limits of the platted single-family lots within the subject tract.
4. Deviation from LDC 34-1954(b)(2) to allow dry models.
5. 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.

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

OPEN SPACE

PER ZONING RES Z-13-20
REQUIRED OPEN SPACE
SINGLE-FAMILY UNITS - N/A

PROJECT DATA:

PROP. AVELLINO CRT IMPROVEMENTS

SINGLE FAMILY RES. LOTS	440,777 SF	= 10.12 AC.	= 83.65%
BUILDING AREA	242,427 SF	= 5.57 AC.	
IMPERVIOUS AREA	110,194 SF	= 2.53 AC.	
PERVIOUS AREA	88,155 SF	= 2.02 AC.	

RIGHT OF WAY AREA	57,184 SF	= 1.31 AC.	= 10.85%
IMPERVIOUS AREA	37,577 SF	= 0.86 AC.	
PERVIOUS AREA	19,607 SF	= 0.45 AC.	

OPEN SPACE AREA	28,949 SF	= 0.67 AC.	= 5.50%
TOTAL	526,910 SF	= 12.10 AC.	

LANDSCAPE NOTES:

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

COMPENSATORY LITTORALS FOR RIP RAP
1,538 * 5' = 15,885 S.F. * 50% COVERAGE = 3,845 S.F.
W/ PLANTINGS 2' O.C. = 1,923 PLANTS REQUIRED

TOTAL REQ'D PLANTS = 1,923 PLANTS

GENERAL DEVELOPMENT NOTE:

1) BASED ON THE SFWMD GENERAL PERMIT #36-03568-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA. IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

MIROMAR LAKES
AVELLINO
LEE COUNTY, FL

DESIGNED BY	C.L.K.	DATE	03/31/2020
DRAWN BY	J.C.B.	DATE	03/31/2020
CHECKED BY	C.L.K.	DATE	03/31/2020
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 50'



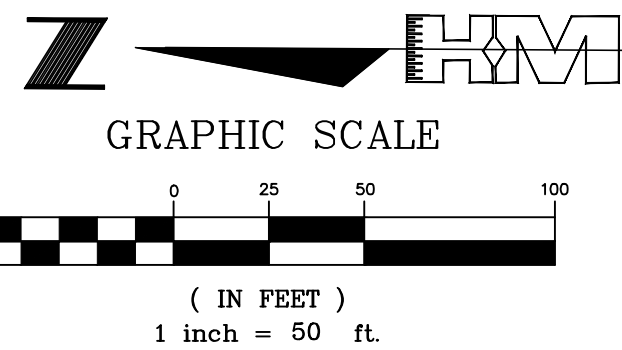
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

MASTER CONCEPT PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

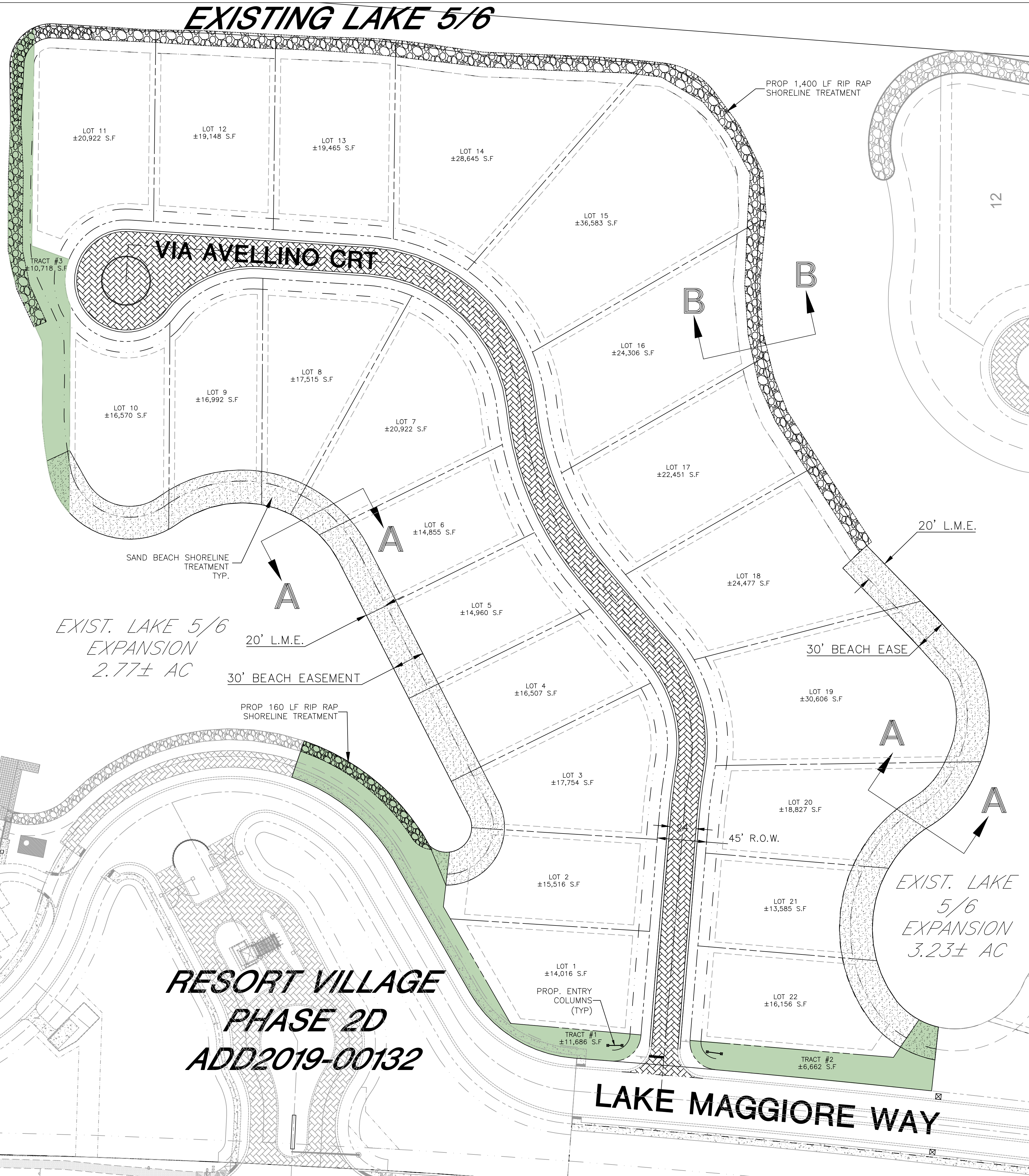
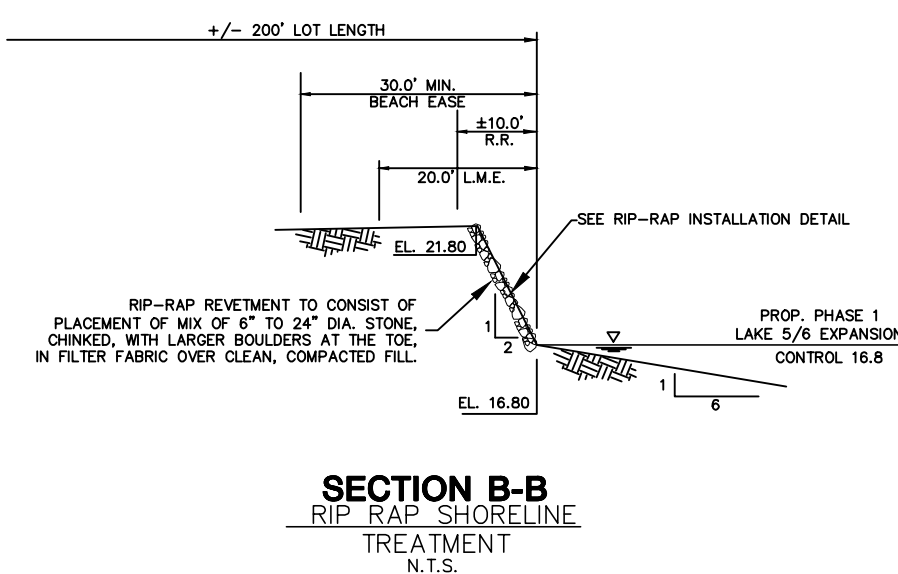
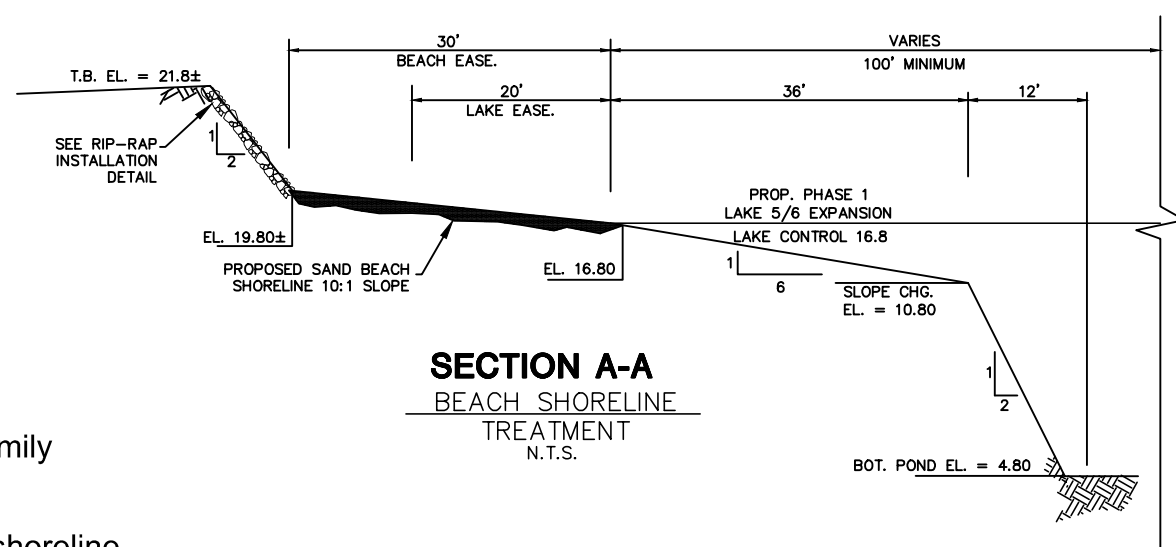
JOHN C. BAKER III, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #88138
DATE

CAD FILE NAME:	DRAWING NO.:
1470-02 MCP	1470-02
PROJECT NO.:	SHEET NO.:
2020.015	2 OF 3



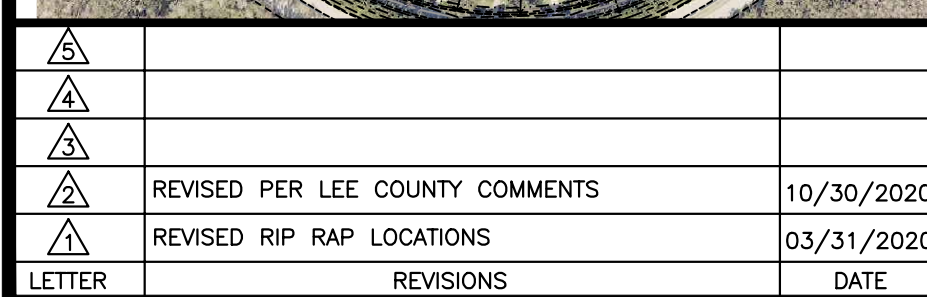
LEGEND:

- | | |
|--|------------------------------|
| | PROP. BRICK PAVERS |
| | PROP. BEACH LAKE SHORELINE |
| | PROP. RIP RAP LAKE SHORELINE |
| | PROP. OPEN SPACE AREA |



RESORT VILLAGE
PHASE 2D
ADD2019-00132

ALL STREETS TO BE
PRIVATELY MAINTAINED



DESIGNED BY: CLK	DATE: 9/16
DRAWN BY: JKH	DATE: 9/16
CHECKED BY: CLK	DATE: 9/16
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 400'



MASTER STABILIZATION PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

JOHN C. BAKER III
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #88138

DATE _____

REFERENCE NO.	DRAWING NO.
16045MSP	1407-05
PROJECT NO.	SHEET NO.
2016.045	5 OF 5

1) BASED ON THE SFWMD GENERAL PERMIT #36-03568-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA, IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.