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Project Narrative REVISED AUGUST 2014

The Miromar Lakes Mixed Use Planned Development (MPD)/Development of Regional Impact (DRI) is a 1,800+/- acre mixed-use project located east of I-75, south of Allico Road and north of Corkscrew Road in unincorporated Lee County, Florida.

The project is approved for 250,000 square feet of retail uses, 340,000 square feet of professional office space, 40,000 square feet of research and development (industrial) uses, 450 hotel rooms, 650 boat slips, 2,600 residential units, recreational facilities, and preserve areas.

Per Condition 1.c. of Resolution Z-13-020, the Applicant is requesting Final Plan Approval (FPA) for Peninsula Phase IV at Miromar Lakes, which consists of 38+/- acres. The proposed development will consist of 37 single-family detached units and 48 multi-family and dwelling units.

The proposed FPA is consistent with the allowable uses and density approved per Z-13-020 and the Development of Regional Impact (DRI) Development Order, as amended. The enclosed Final Plan provides a tabulation of approved density/intensity and open space to demonstrate the project's compliance with the aforementioned approvals.

As outlined in the Schedule of Deviations and Justifications the Applicant is seeking five (5) new deviations to allow for 4:1 lake bank slopes, to locate lake maintenance easements within platted single-family lots, to allow for fences/walls within the street setback up to a maximum height of eight feet (8'), to allow for rip-rap adjacent to single-family residential uses, and to allow for curbside pickup of solid waste and recycling. These deviations are requested to maintain consistency with the constructed portions of the community, and to enhance the privacy and visual appeal of these residential enclaves. Additionally, the deviations relating to lake bank slope and the location of lake maintenance easements are vested through previous development approvals.

The overall Peninsula tract has a defined development footprint constrained by the existing recreational lakes. Therefore, continuation of the 4:1 lake bank slope and LME placement is integral to upholding the design established for these tracts. Additionally, the Applicant has deed restrictions and a lake management plan in place to ensure the proper function and maintenance of the lakes. As shown on the Final Plan, turf reinforcement mats are proposed in certain areas to mitigate lake bank erosion. Therefore, the requested deviations will not negatively impact public health, safety or welfare, and will uphold the intent of the LDC. Additionally, these deviations were previously approved for Peninsula Phase III per ADD2012-00110.

Per Resolution Z-13-020, the Applicant is also requesting previously approved deviations #1, #2, #5, #6, #7, #9, #13, #14, #16, #18 and #24 (b). Based upon this application's compliance with Z-13-020, DRI #11-

9798-142, the Lee Plan and applicable LDC regulations, the Applicant respectfully requests staff approval of the proposed FPA.