

**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Attachment "D"

Date: July 21, 2014

To: Tony Palermo, Senior Planner
From: Beth Workman, Environmental Planner
Phone: (239) 533-8793
E-mail: EWorkman@leegov.com

Project: Peninsula Phase IV at Miromar Lakes
Case: ADD2014-00102
STRAP: 13-46-25-00-00001.0030

The Division of Environmental Sciences (ES) staff has reviewed the Final Plan Approval with the two proposed Administrative Deviations and offer the following analysis and recommended conditions:

PARCEL HISTORY:

Miromar Lakes is an 1,800 acre parcel, zoned MPD (mixed use planned development), and is in a DRI (development of regional impact) located east of I-75, south of Alico Road and north of Corkscrew Road. The proposed development 27.74 acre portion of the Miromar Lakes development located at the southeastern corner. Per zoning resolution Z-13-020 condition 1c, "the developer must obtain Final Plan Approval (FPA) when parcel development includes vertical (structural) development or when further deviations are requested. If FPA is required, then the developer must file an application prior to, or simultaneous with, a local development order that proposes vertical development. The purpose of this process is to ensure that vertical development is generally in compliance with the approved zoning resolution, MCP and DRI Development Order, while at the same time allowing flexibility in response to changing development practices". In the case of Peninsula Phase IV at Miromar Lakes, the developer is requesting vertical construction so a FPA is required and two deviations from the Land Development Code (LDC) have been requested to seek relief from current changing LDC requirements that have occurred since the zoning was approved.

FINAL PLAN APPROVAL:

The Miromar Lakes development has specific parameters that must be followed when proposing particular uses per Z-13-020 condition 1b. The following lists the specific parameters that pertain

to the subject proposal:

Residential Units: The Miromar Lakes zoning approval allows 2,600 total units per this condition. The development is currently approved for 1204 residential units and the Peninsula Phase IV at Miromar Lakes is proposing 37 residential units and 48 multi-family. The additional development within Miromar meets the allowable number of residential units conditioned in the Z-13-020 condition 1b.

Boat Slips: The zoning approval allows 650 boat slips for the entire Miromar Lakes development, currently the development is approved for 369 boat slips and the subject portion of the project is proposing 20 boat slips. The additional boat slips within Miromar meet the allowable number of boat slips per Z-13-020.

Open Space: Miromar Lakes is currently approved for 364.03 acres of open space and Peninsula Phase IV at Miromar Lakes is proposing 1.56 acres of open space.

Therefore, the Peninsula Phase III at Miromar Lakes meets all the specific parameters required per the Z-13-020.

Additionally, rip rap is being proposed to also help with erosion problems. A rip rap exhibit is attached to the showing the amount of rip rap proposed for the Peninsula Phase III. Rip rap is considered a harden shoreline structure and will be addressed through the development order process.

