



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

10000 W. US HWY 90, SUITE 100
FORT MYERS, FL 33907
TEL: 941.336.1111
FAX: 941.336.1112
WWW.WALDROPENGINEERING.COM

July 10, 2014

Mr. Tony Palermo, AICP
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

**RE: Miromar Lakes Phase IV
ADD2014-00102**

Dear Mr. Palermo:

Enclosed please find responses to your insufficiency letter dated June 16, 2014. The following information has been provided to assist in the review and approval:

1. One (1) copy of the comment response letter;
2. One (1) copy of the revised Final Plan Approval plan set (24"X36" and 11"X17");
3. One (1) copy of the Updated Rip-Rap Exhibit; and
4. One (1) copy of the revised Schedule of Deviations & Justifications.

The following is a list of Lee County comments with our responses in bold:

LC Zoning Action Legal Requirements Checklist

1. Deviation request from LDC section 10-328(a) Lake Maintenance easement located on SFR lots. Due to the existing nature of the tract(s), the constraints of the existing lake(s) and previous deviation approvals, DS staff has no objections.

RESPONSE: So noted.

2. Deviation request from LDC section 10-329(d)(4): Lake bank slopes at 4:1. Staff understands that previous approvals limited the rip-rap shoreline to certain areas with a maximum amount. Please update the rip-rap exhibit attached to ADD2012-00110 as necessary. Due to the existing nature of the tract and the constraints of the existing lake, and previous deviation approvals, DS staff has no objection. At the time of development order, please show this limitation has not been exceeded. Note that rip-rap is not allowed adjacent to SFR development (10-418). A deviation may be required.

RESPONSE: Please refer to the attached Rip-Rap Exhibit, which demonstrates the limitation per Deviation 20 has not been exceeded. Please also refer to the revised FPA plan set and Schedule of Deviations & Justifications. A deviation from LDC Section 10-418(3) has been requested to allow for rip-rap adjacent to single-family residential lots.

RECEIVED

JUL 11 2014

COMMUNITY DEVELOPMENT

Miromar Lakes Peninsula Phase IV
DCI2014-00102
Page 1 of 2

3. Deviation request from 34-1744(b)(2)(a)(i) Max Height of fences or walls. DS does not object provided required visibility triangle is not impacted. Please show on the plans.

RESPONSE: So noted. Please refer to the Typical Residential Driveway inset on Sheet 2 of the FPA plan set. Visibility triangles have been shown per the above comment.

LC Environmental Sciences PD Application Checklist – Sufficiency Checklist

1. The deviation from 6:1 to 4:1 must demonstrate how the banks will be stabilized. Per LDC 10-329, when a deviation is sought enhanced herbaceous plants must be provided. Please provide the enhanced herbaceous plants and demonstrate how they are enhancing the 4:1 lake bank slope.

RESPONSE: In accordance with the cross section on the revised FPA plan set, herbaceous plants are provided along all TRMs. As shown on the landscape plans submitted with the companion Development Order application (DOS2014-00048), the herbaceous plants are proposed in addition to the required littoral plantings. This enhancement meets the intent of LDC Section 10-329(d) to mitigate erosion.

2. The lake bank slope that is being stabilized with rip-rap must provide compensatory littorals. Please label and provide a calculation on the MCP where the compensatory littorals will be installed per LDC 10-418.

RESPONSE: Please refer to the revised FPA plan set. The compensatory littorals have been labeled and calculations shown.

3. Does the amount of rip-rap being proposed in compliance with the latest rip-rap exhibit? Please provide documentation that the amount of rip-rap is within the threshold allowed for Miromar.

RESPONSE: Please refer to the attached Rip-Rap Exhibit, which demonstrates the limitation per Deviation 20 has not been exceeded.

If you have any further questions, please do not hesitate to contact me directly at (239) 405-7777 ext. 207, or alexisc@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.



Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosures

cc: Michael Elgin, Miromar Lakes, LLC



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

11100 BAYVIEW BLVD., SUITE 100
MIAMI, FL 33154
TEL: 305-441-1111
FAX: 305-441-1112

Schedule of Deviations & Justifications REVISED JULY 2014

Deviations Approved per Z-02-072 & Z-12-004

Deviation #1 from LDC Sec. 34-1954(d)(1), which restricts model homes to a time limitation of three (3) years, to allow model homes through the build out of the project.

Deviation #2 from LDC Sec. 34-1954(d)(2), which restricts model townhomes and multi-family units to a time limitation, to allow model multi-family homes through the build out of the project.

Deviation #5 from LDC Sec. 10-291(3) (Access to Street), which requires two (2) or more means of ingress and egress to residential development of at least five (5) acres in size; to allow one (1) means of ingress and egress for those development parcels that are surrounded by golf course, water body, conservation areas, or any combination thereof.

Deviation #6 from LDC Sec. 10-296(b), Table 3, which requires a right-of-way width of 35 feet for two-way closed drainage, rear lot drainage or inverted crown; to allow a right-of-way width to coincide with the back of curb for local private roads.

Deviation #7 from LDC Sec. 10-296(d), Table 4(7)c), which requires asphaltic concrete, to allow for cement concrete or decorative pavers within private local roadways within Miromar Lakes.

Deviation #9 from LDC Sec. 10-296(m)(4)(a) requirement that allows privately maintained access ways that meet criteria as outlined in item 4(a) to be exempt from minimum right-of-way widths as specified in LDC 10-296(b) to permit access way providing access up to 100 residential units to be exempt from the minimum roadway widths as specified in LDC 10-296(b).

Deviation #14 from LDC Sec. 10-415(a), which requires that open space be calculated as a percentage of development area; to allow open space based on the areas of development excluding that portion of the development consisting of the existing mining lakes, as approved by Resolution Z-99-029 with the following condition:

The entire acreage of the existing minimum lakes located east of Ben Hill Griffin Parkway is exempt from open space requirements. These lakes may not be used to satisfy open space requirements on the site. This deviation is APPROVED for the entire project. This deviation is APPROVED for the entire project.

Deviation #16 from LDC Sec. 10-415(b), which requires 50 percent of the required open space to incorporate existing indigenous vegetation; to allow all of the required indigenous vegetation to

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 enclosed final plan, turf reinforcement mats are proposed in certain areas to mitigate lake bank erosion. Where 2:1 lake bank slopes are shown, rip-rap is proposed to mitigate erosion.

Therefore, the requested deviation will not negatively impact public health, safety or welfare, and will uphold the intent of the LDC and the overall Miromar Lakes master plan.

Deviation from LDC Section 34-1744(b)(2)(a)(i), which allows a maximum height of 3 feet for fences or walls located between a street right-of-way or easement and the minimum required street setback line, to allow a maximum height of 8 feet for decorative fences and walls located at the entry to residential dwelling units for lots 23-37.

JUSTIFICATION: The Applicant is proposing decorative entry features to enhance the access points to both single-family and multi-family units within Phase IV as shown on the enclosed Final Plan. The proposed fences and walls will meet the required setbacks set forth in LDC Section 34-1744 as shown on the typical residential driveway detail. The fences and walls front along a private street internal to the master-planned community, and will not impact public health, safety or welfare. The additional height will provide for residential privacy in this exclusive enclave neighborhood, and is will provide for architectural features such as columns, cupolas, parapets, etc...The fences and walls will be constructed to present the finished side of the fence or wall to the adjacent internal right-of-way. Fences and walls within the same development tract will demonstrate a unified architectural theme in a manner that enhances the project.

Deviation from LDC Section 10-418(3), which allows riprap revetments or other similar hardened shoreline structures to comprise up to 20 percent of an individual lake shoreline, but cannot be used adjacent to single-family residential uses, to allow for riprap to be adjacent to single-family residential uses within the lots 10, 11, 16, 17 and 37.

JUSTIFICATION: The above deviation is requested due to the unique size and configuration of Lake Como, which results in significant wave action and subsequent erosion along the subject property's shorelines. The proposed rip-rap will help to mitigate erosion as implemented through the community-wide lake management plan and maintained by the HOA and master developer. While this deviation has not been explicitly requested in past FPA applications, there is rip-rap adjacent to the single-family residential uses throughout the community, as reviewed and approved by County Staff. Examples of this include the Sorrento and Portofino tracts within the Peninsula portion of the project. Proper instruction will be provided to future homeowners on those lots via the HOA documents and deed restrictions. Additionally, the proposed rip-rap is in compliance with the maximum allowable hardened shoreline set forth in Deviation 20 of the MPD zoning resolution, as amended. Therefore, the requested deviation will not negatively impact public health, safety or welfare, and will uphold the intent of the LDC.

A PORTION OF STRAP # 13-46-25-00-00001.0030
LEE COUNTY, FLORIDA

BOAT DOCK HISTORY		
SINGLE FAMILY SUBDIVISIONS ⁽¹⁾	APPROVED SLIPS	PROPOSED SLIPS
VERONA LAGO	55	
CAPRINI GREENS	18	
ISOLA BELLA	18	
CASTELLI & ANACAPRI	18	
VOLTERRA	12	
BEACH COTTAGES/COSTA AMALFI	9	
SORRENTO (EAST 100 AC)	12	
PORITONTO (EAST 100 AC)	20	
MIRANO (EAST 100 AC)	19	
NAYONA (PENINSULA PHASE III)	18	
SAIERNO (PENINSULA PHASE III)	10	
SAIERNO (PENINSULA PHASE IV)	0	23
ESTATE LOTS (PENINSULA PHASE IV)	0	0
VILLA LOTS (PENINSULA PHASE IV)	0	0
SUBTOTAL	204	3
5F SUBDIVISION TOTAL		23
ANCILLARY ⁽²⁾	APPROVED NO. OF SLIPS	PROPOSED NO. OF SLIP
BEACH CLUB PH 1	13	0
BEACH CLUB PH 2	7	0
BEACH CLUB PH 3	10	0
VIVAREI	18	0
MIRASOL BEACH PH 1 & 2	18	0
MONTIBELLO	18	0
BELLINI	18	0
RAVENNA	60	0
THE PENINSULA PHASE IV	0	20
SUB TOTAL	162	20
ANCILLARY TOTAL		182

- (1) EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOTS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS.
- (2) A MAXIMUM OF 250 ANCILLARY DOCKS ARE PERMITTED.

(2) A MAXIMUM OF 250 ANCILLARY DOCKS ARE PERMITTED

NORTH

DANIELS PARKWAY

TREELINE DRIVE

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

ALICO ROAD

PROJECT LOCATION

ESTERO BAY

CORKSCREW ROAD



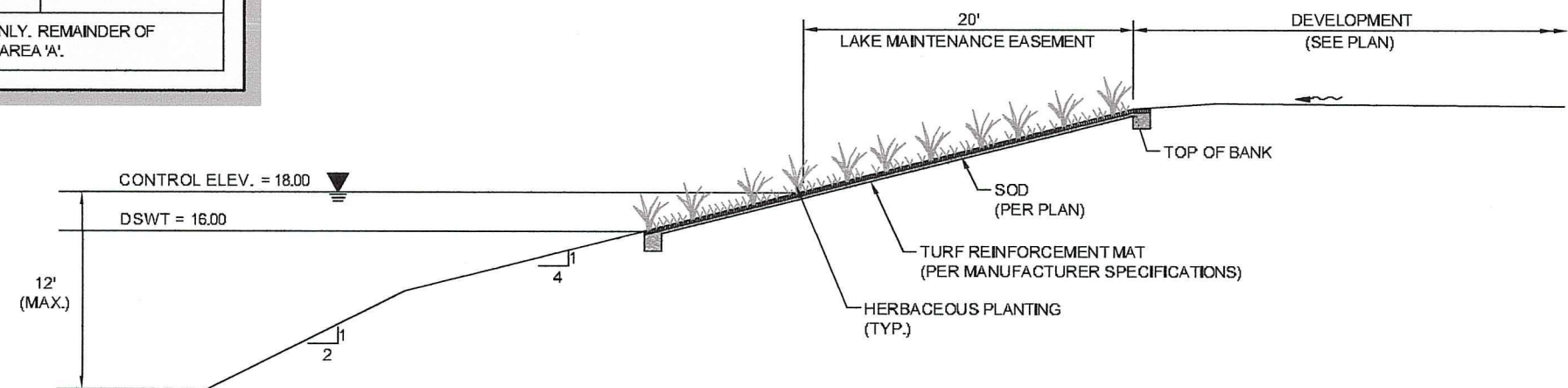
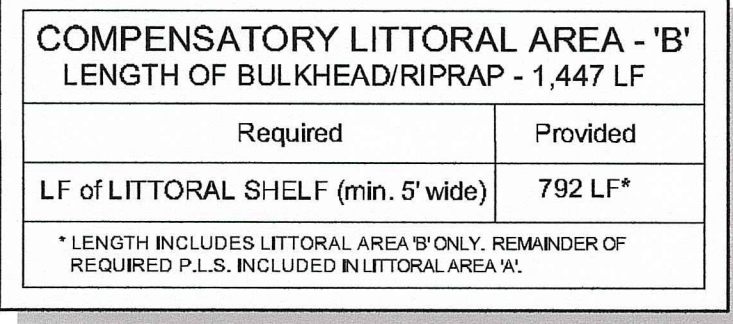
BEACH & GOLF CLUB
MIROMAR LAKES
We are where you want to be

10801 CORKSCREW ROAD - SUITE #305
ESTERO, FL 33928
PHONE: (239) 390-5100

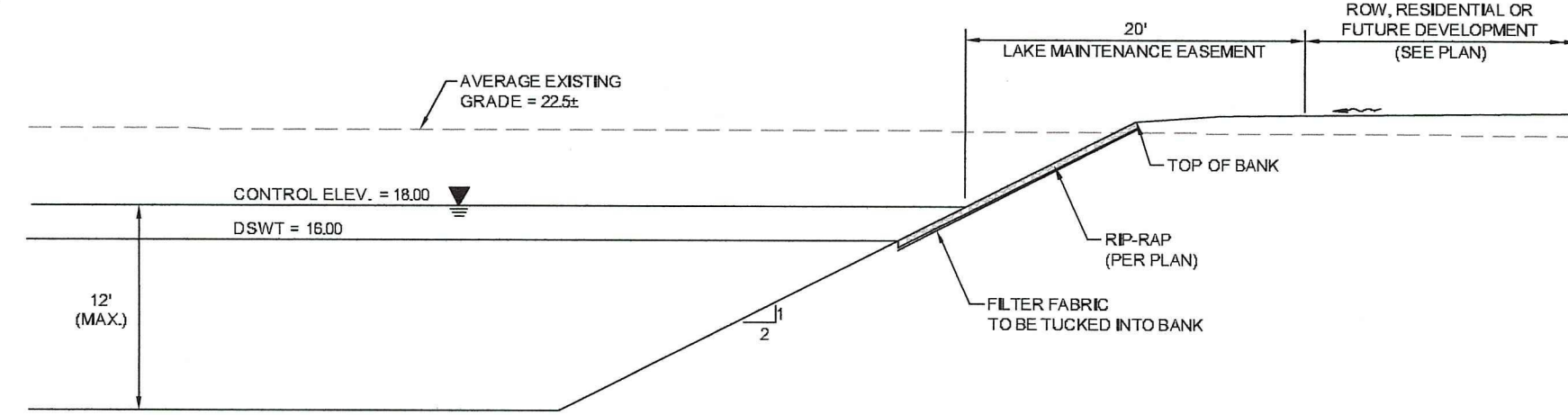
[illegible]

THE PENINSULA PHASE IV
AT MIOMAR LAKES
CLIENT: MIOMAR LAKES, L.L.C.

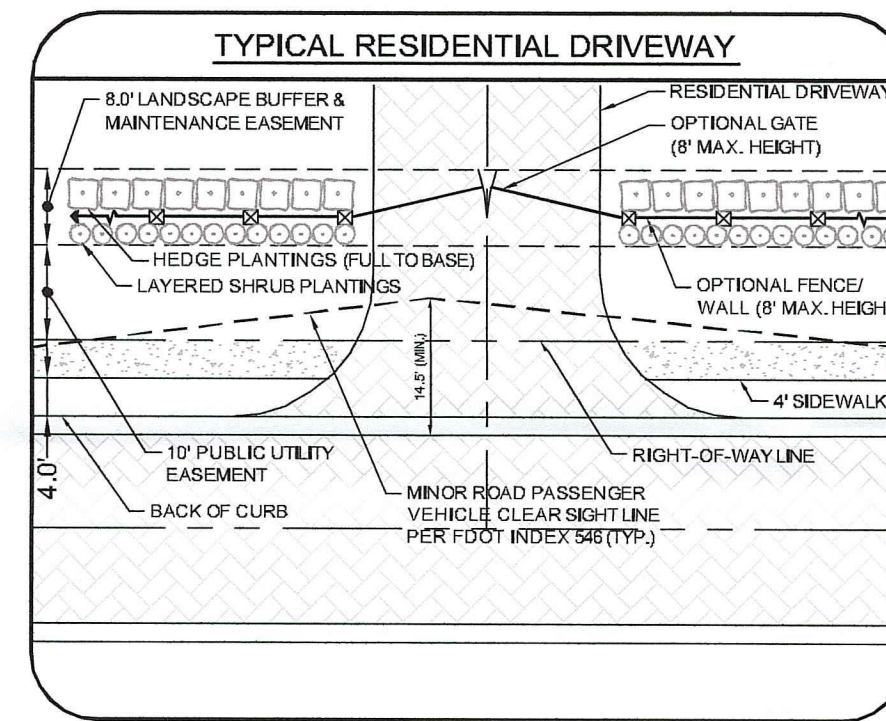
COVER SHEET



4:1 TYPICAL LAKE CROSS SECTION
(SEE PLANS WHERE APPLICABLE) NTS



LAKE CROSS SECTION WITH RIP-RAP
N.T.S.



COMPENSATORY LITTORAL AREA - *	
LENGTH OF BULKHEAD/RIPRAP - 1,447 LF	
Required	Provided
LF of LITTORAL SHELVE (min. 5' wide)	655 LF*
* LENGTH INCLUDES LITTORAL AREA ONLY. REMAINDER OF REQUIRED P.L.S. INCLUDED IN LITTORAL AREA'S.	

UNIT SUMMARY TABLE	
SINGLE FAMILY	37 D.U.
MULTI-FAMILY	48 D.U. (16 BUILDINGS)
TOTAL UNIT COUNT	85 D.U.

DEVIATIONS APPROVED PER RESOLUTION Z-12-004

DEVIATION (1) TO ALLOW MODEL HOMES THROUGH PROJECT BUILDOUT

DEVIATION (2) TO ALLOW MULTI-FAMILY MODEL UNITS THROUGH PROJECT BUILDOUT

DEVIATION (5) TO ALLOW ONE MEANS OF INGRESS AND EGRESS

DEVIATION (6) MINIMUM 35 FOOT RIGHT-OF-WAY WIDTH

DEVIATION (7) BRICK PAVERS TO REPLACE 1 1/2 INCH ASPHALTIC CONCRETE OF FOOT TYPE S-1 ON PRIVATE ROADWAYS

DEVIATION (9) TO ALLOW PRIVATELY MAINTAINED ACCESS WAY TO BE EXEMPT FROM MINIMUM ROADWAY WIDTHS

DEVIATION (14) TO ALLOW OPEN SPACE CALCULATION BASED UPON DEVELOPMENT AREA EXCLUDING EXISTING MINING LAKE

DEVIATION (16) REQUIRED INDIGENOUS VEGETATION TO BE PROVIDED IN CONSERVATION AREAS SHOWN ON G-20-02 MCP

DEVIATION (18) TO ALLOW SUBSTITUTION OF WETLAND TREES AND SHRUBS FOR UP TO 50 PERCENT OF THE TOTAL NUMBER OF HERBACEOUS PLANTS REQUIRED

DEVIATION (20) TO ALLOW FOR A ZERO-FOOT SETBACK AND RIP-RAP ALONG LAKE SHORELINES NOT TO EXCEED 20% OF THE TOTAL SHORELINE

DEVIATION (24B) TO ALLOW ALTERNATIVE MEANS OF SEPARATION BETWEEN INTERNAL RESIDENTIAL UNITS

DEVIATION (28) TO ALLOW FOR A MAXIMUM HEIGHT OF 5 STOREYS/65 FEET FOR MULTI-FAMILY BUILDINGS

REQUIRED DEVIATIONS

DEVIATION FROM LDC SEC. 10-32(a)(4) TO ALLOW LAKE MAINTENANCE EASEMENTS WITHIN THE LIMITS OF THE PLATTED SINGLE-FAMILY LOTS WITHIN THE SUBJECT TRACT.

DEVIATION FROM LDC SEC. 10-32(b)(4)(A) TO ALLOW LAKE BANKS TO BE SLOPED AT A 4:1 RATIO AND A 2:1 RATIO WHERE RIP-RAP IS PROVIDED

DEVIATION FROM LDC SEC. 34-174(b)(2)(A)(i) TO ALLOW FOR A MAXIMUM HEIGHT OF FOUR FEET FOR FENCES OR WALLS LOCATED TO THE STRAIGHT RIGHT-OF-WAY AND THE REQUIRED SETBACK LINE FOR LOTS 23-37

DEVIATION FROM LDC 10-144(b)(1) TO ALLOW RIP-RAP ADJACENT TO SINGLE FAMILY RESIDENTIAL USES

LAND USE SUMMARY		
CATEGORY	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
IMPERVIOUS	13.91	36.47%
SINGLE FAMILY LOT	8.68	22.76%
MULTI-FAMILY	3.59	9.40%
ROADWAY	1.64	4.30%
PERVIOUS	16.33	42.81%
SINGLE FAMILY LOT	8.10	21.24%
MULTI-FAMILY	6.00	15.73%
ROADWAY	0.67	1.75%
OPEN SPACE	1.56	4.09%
LAKE	7.91	20.72%
LAKE	7.91	20.72%
TOTAL PROJECT AREA	38.15	100.00%

MILWAUKEE PROPERTY DEVELOPMENT REGULATIONS PER RES. Z-12-004		
PROPOSED LAND USE	SINGLE FAMILY	MULTI FAMILY
NON-GARAGED FRONT SETBACK:	12 FT.	20 FT.
FRONT SETBACK:	20 FT.	20 FT.
SIDE SETBACK:	5 FT.	10 FT.
WATER BODY:	0/20 FT.	0/20 FT.
MINIMUM BUILDING SEPARATION:	10 FT.	10 FT.
MAXIMUM LOT COVERAGE:	55%	55%
MINIMUM LOT AREA:	5,500 S.F.	6,000 SQ. FT.
MINIMUM LOT WIDTH:	50 FT.	N/A
MINIMUM LOT DEPTH:	70 FT.	100 FT.
MAXIMUM BUILDING HEIGHT:	3 STORIES/ 45 FT.	5 STORIES/ 65 FT.

**WALDROP
ENGINEERING**

W E

CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTANTS

281.00 RIONTA GRANDE DRIVE SUITE 205 RIONTA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7859 EMAIL: info@waldropengineering.com

THE PENINSULA PHASE IV
AT MIROMAR LAKES
CLIENT: MIROMAR LAKES, L.L.C.

FINAL PLAN

[illegible]

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

PREPARED FOR:



SET NUMBER: 256-10-02

SHEET : 02

- LAKE 5 - RINKER
- LAKE 5 - W/O RIPRAP
- LAKE 5/VOLTERRA - RIPRAP
- LAKE 5/ANACAPRI - RIPRAP
- LAKE 5/CASTELLI - RIPRAP
- LAKE 5/MIOMAR LAKES PKWY EXT. - RIPRAP
- LAKE 5/EAST 100 Ac - RIPRAP
- LAKE 5
- LAKE 5/6 - DRAW DOWN POOL
- LAKE 6
- LAKE 6/COSTA AMALFI W/O RIPRAP
- LAKE 6/COSTA AMALFI - RIPRAP
- PENINSULA PHASE III - RIPRAP/SEAWALL
- LAKE 6 EXPANSION W/O RIPRAP
- PENINSULA PHASE IV - RIPRAP/SEAWALL

NOTE:
* SHORELINE WITH RIP-RAP
** SHORELINE NOT USED IN CALC.

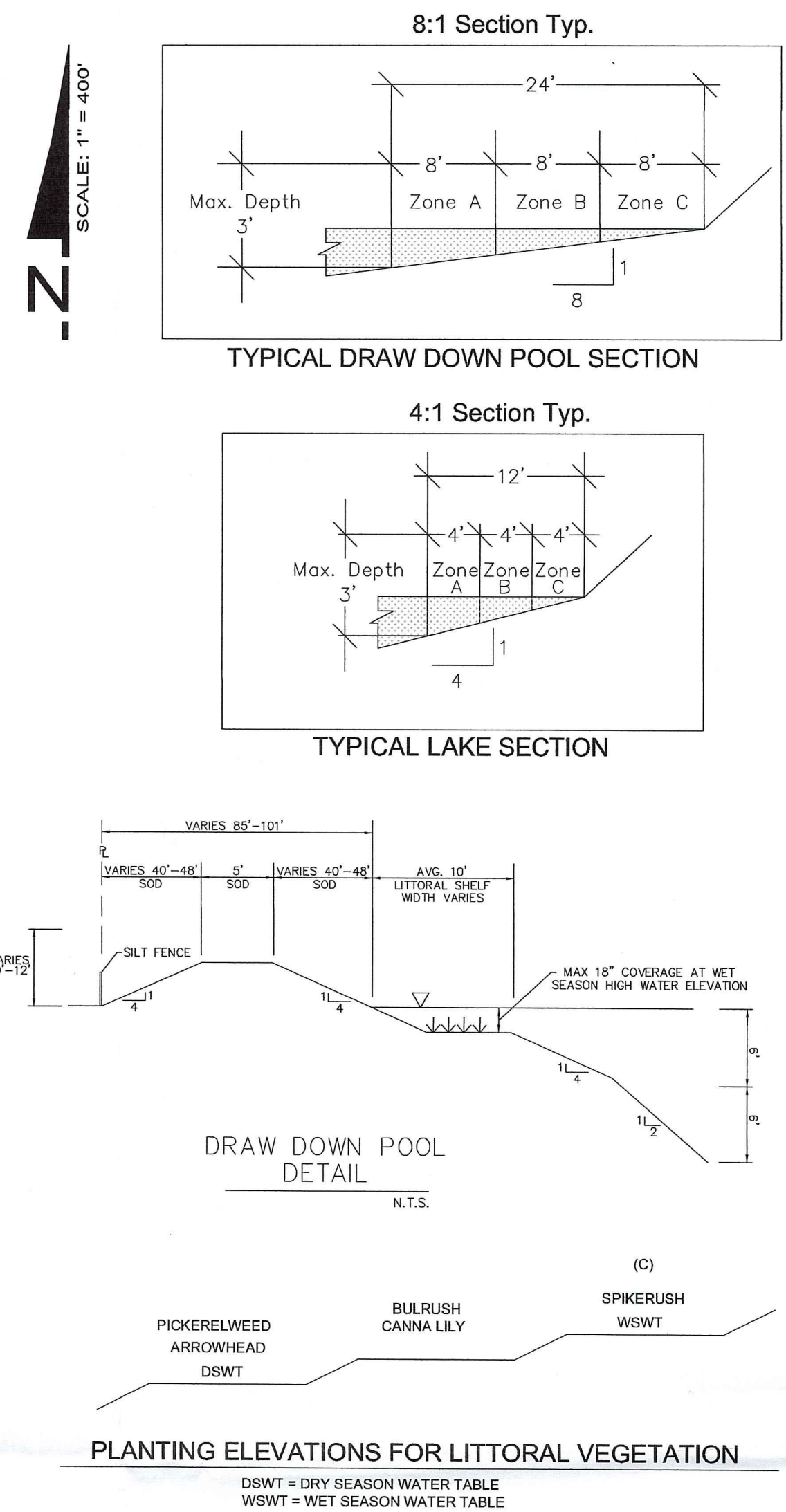
PLANT LIST
LITTORAL PLANTINGS

BOTANICAL NAME	COMMON NAME	SPECS	NATIVE
Iris hexagona var. Savannarum	Blue Flag	2-inch container	yes
Spartina bakeri	Sand Cordgrass	2-inch container	yes
Sagittaria lancifolia	Arrowhead	2-inch container	yes
Canna flaccida	Canna Lily	2-inch container	yes
Eleocharis cellulosa	Spikerush	2-inch container	yes
Pontederia cordata	Pickrel Weed	2-inch container	yes

RECOMMENDED PLANTING ELEVATIONS	
3' FLUCTUATION	
(A)	2.25'-1.5' BELOW WSWT
(B)	.75' BELOW WSWT - WSWT
(C)	1' BELOW - 5' ABOVE WSWT

LITTORAL SHELF PLANTING AREA SHALL BE INITIALLY PLANTED WITH AT LEAST THREE DIFFERENT SPECIES. NO SPECIES SHALL CONSTITUTE MORE THAN 50 PERCENT OF COVERAGE AND AT LEAST ONE SPECIES SHALL BE HERBACEOUS.

SHORELINE CALCULATIONS	
TOTAL EXISTING / PROPOSED LAKE 5/6 SHORELINE	±61,327 LF
ALLOWABLE RIP-RAP SHORELINE TO BE CONSTRUCTED	±12,285 LF (62,317 x 20%)
REMAINING RIP-RAP SHORELINE	±0 LF
TOTAL EXISTING / PROPOSED RIP-RAP SHORELINE	±12,285 LF



THE PENINSULA PHASE IV
AT MIOMAR LAKES

CLIENT: MIOMAR LAKES, L.L.C.
RIP-RAP EXHIBIT

WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

PLAN REVISIONS

FLORIDA CERTIFICATE OF AUTHORIZATION #8836

FILE NUMBER: 25604E0201

SHEET: 1