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**Request Narrative
Costa Amalfi Administrative Amendment**

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 Alico Road, and north of Estero Parkway 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.

The Costa Amalfi subdivision internal to the MPD is approved for a sixteen (16) single-family lots and associated infrastructure pursuant to ADD2008-00130 and DOS2008-00112. To date, thirteen (13) of the sixteen (16) lots are developed with single-family residences. The Applicant is requesting to reduce the front yard setback from twenty (20) feet to fifteen (15) feet on Lots 3 and 4 to allow for the development of an alternative product type to meet current market demand.

The request is for a reduction in front yard setbacks for Lots 3 and 4 only, and will not result in a reduction to building separation or other setbacks. Via Savona Ct. is a privately maintained right-of-way that services a minimal number of units. The frontage of Lots 3 and 4 contain a 10-foot wide public utility easement (PUE), a 5-foot wide Lee County Utility easement (LCUE), and an 8-foot grassed area. Additionally, there are no sidewalks on the street. When combined there is a minimum of 23 feet of clear space between the front of the residential structure and the back of curb, providing sufficient space to accommodate parking in the driveway. Additionally, Via Savona Court is a single-loaded street, which further mitigates the impact of the request. Please refer to the enclosed Setback Exhibit (Exhibit A), which demonstrates the proposed front yard setback in relation to the private right-of-way and easements.

The requested amendment will not increase height, density or intensity. This amendment will not result in the underutilization of public resources and public infrastructure committed to the support of this development. This amendment will not result in a reduction of total open space, buffering, landscaping or preservation areas. This amendment will not create adverse impacts to surrounding land uses. For these reasons, the Applicant respectfully requests Staff approval of this amendment.

Attachment "B"