

PARKING SPACE REQUIREMENTS				
	UNIT COUNT/ SQUARE FOOTAGE	PARKING REQUIREMENT ⁽¹⁾	REQUIRED PARKING SPACES	TOTAL PROVIDED PARKING SPACES
MULTI-FAMILY DWELLINGS	168 D.U.	2 SPACES PER UNIT +10% FOR VISITOR PARKING	370	887
RETAIL (SMALL COMMODITY)	45,000 SF	1 SPACE PER 350 SF	129	
RESTAURANT (FAST FOOD)	5,000 SF	13 SPACES PER 1,000 SF	65	
RESTAURANT (SIT-DOWN)	25,000 SF	12.5 SPACES PER 1,000 SF	313	
TOTAL			877	

(1) MINIMUM REQUIRED SPACES FOR MULTIPLE USE DEVELOPMENT

PROPERTY DEVELOPMENT REGULATIONS PER Z-13-020		
PROPOSED LAND USE	COMMERCIAL	MULTI-FAMILY
NON-GARAGED FRONT SETBACK:	N/A	20 FT
FRONT SET BACK:	15 FT	20 FT
SIDE SET BACK:	0 OR 15 FT	10 FT
WATER BODY:	20 FT	20 FT
MINIMUM BUILDING SEPARATION:	0 OR 1/2 BUILDING HEIGHT	10 FT
MAXIMUM LOT COVERAGE:	55%	55%
MINIMUM LOT AREA:	10,000 SQ FT	6,000 SQ FT
MINIMUM LOT WIDTH:	100 FT	N/A
MINIMUM LOT DEPTH:	100 FT	100 FT
MAXIMUM BUILDING HEIGHT:	65 FT ⁽¹⁾	65 FT ⁽¹⁾

(1) SEE DEVIATION 28 PER Z-13-020

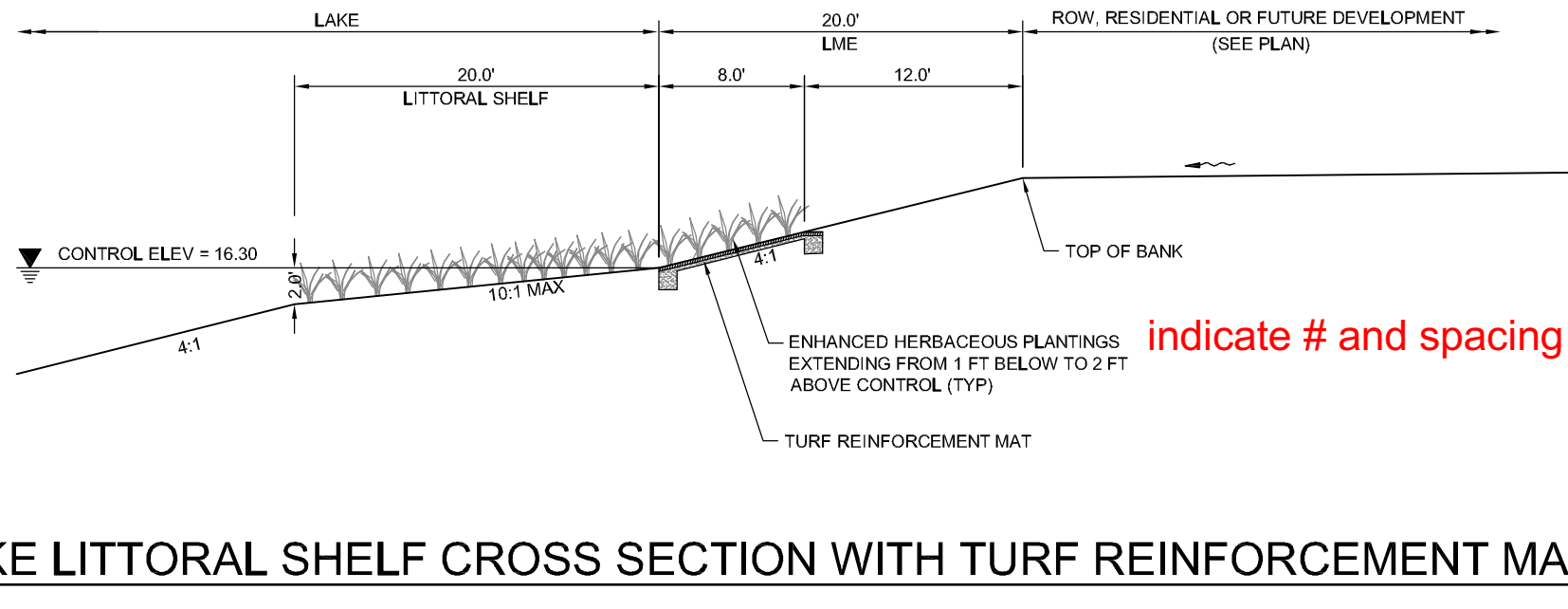
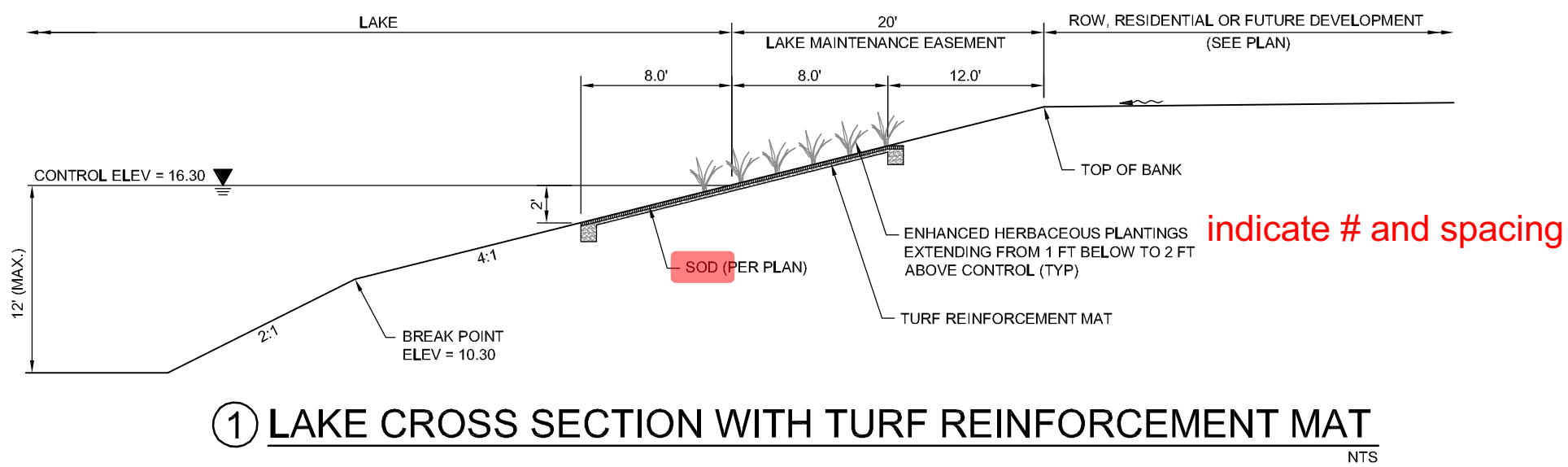
PHASE 1 LAND USE SUMMARY	
CATEGORY	ACREAGE
PERVIOUS	42.19
ROADWAY	0.94
LAKE	10.14
PRESERVE ⁽¹⁾	5.27
OPEN SPACE	25.84
IMPERVIOUS	18.20
ROADWAY (PAVEMENT/SIDEWALK)	2.62
RESIDENTIAL (BUILDING/SIDEWALK/PARKING)	9.22
COMMERCIAL (BUILDING/SIDEWALK/PARKING)	6.36
FGCU SOUTH BLVD	4.00
FUTURE DEVELOPMENT AREA	53.70
TOTAL PROJECT AREA	118.09

(1) THE DEVELOPER WILL PROVIDE THE REMAINING MINIMUM 153.43 (158.7-5.27) ACRES OF EXISTING INDIGENOUS RESTORED/ENHANCED PLANT COMMUNITIES WITHIN THE 534-ACRES PORTION OF THE MPO/DR TO THE SOUTH OF FGCU IN ACCORDANCE WITH Z-13-020 WITHIN FUTURE PHASES.

DEVELOPMENT SUMMARY	
RESIDENTIAL	168 D.U.
COMMERCIAL	75,000 SF

what is the open space required?

deviation #16



DEVIATIONS APPROVED PER RESOLUTION Z-13-020 need to key to locations on site plan or tables

DEVIATION (2) PERMIT MODEL MULTI-FAMILY HOME UNITS THROUGH PROJECT BUILDOUT

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

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

DEVIATION (13) 10-FOOT PUBLIC UTILITY EASEMENT ON ONE SIDE OF RIGHTS-OF-WAY

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

DEVIATION (16) REQUIRED INDIGENOUS VEGETATION TO BE PROVIDED IN CONSERVATION AREAS SHOWN ON Z-02-072 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 BULKHEAD ALONG LAKE SHORELINES NOT TO EXCEED 20% OF THE TOTAL SHORELINE

DEVIATION (24) TO ALLOW ALTERNATIVE MEANS OF SEPARATION THAT MAY INCLUDE NO BUFFERS, FENCING OR WALLS BETWEEN THE C-1, C-S AND MU AREAS AND THE ABUTTING R-2 TRACTS SOUTH OF FGCU

DEVIATION (28) TO ALLOW FOR MAXIMUM BUILDING HEIGHT OF 65 FEET

DEVIATION (30) TO ALLOW FOR TO ALLOW A BAR, COCKTAIL LOUNGE, OR PACKAGE STORE TO LOCATE WITHIN 500 FEET OF DWELLING UNITS ON A C-1 TRACT

REQUESTED DEVIATIONS

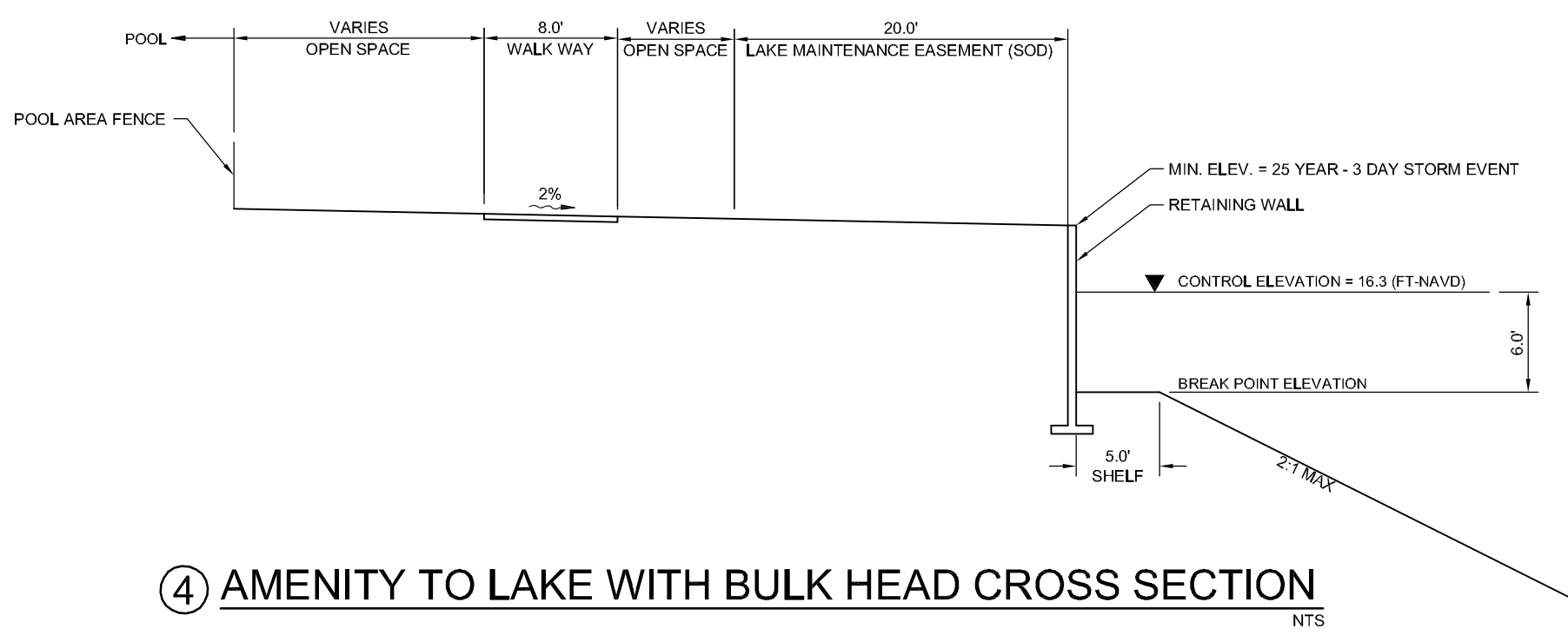
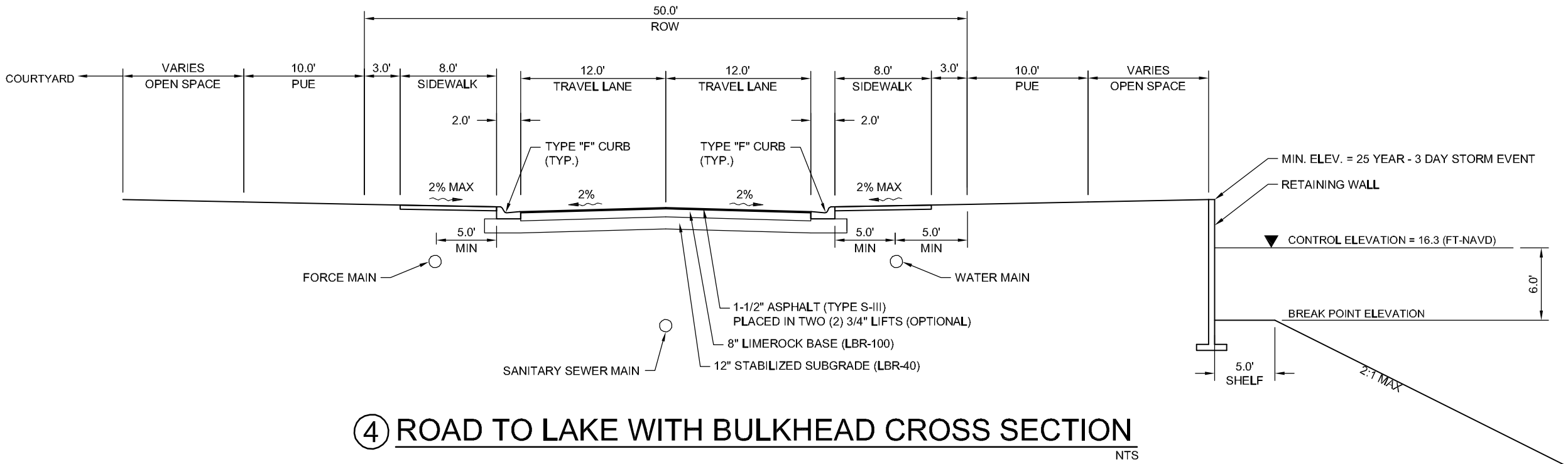
DEVIATION (1) FROM LDC SEC. 10-329(D)(4) TO ALLOW LAKE BANKS TO BE SLOPED AT A 4:1 RATIO AND A 2:1 RATIO WHERE BULKHEAD IS PROPOSED

DEVIATION (2) FROM LDC SEC. 34-2021(D) TO ALLOW FOR 7 CARS PER SERVICE LANE

DEVIATION (3) FROM LDC SEC. 10-416(D)(3) TO ALLOW 5 TREES PER 100 LINEAL FEET AND NO HEDGEROW WHERE THE PROPOSED DEVELOPMENT ABUTS THE FUTURE FGCU SOUTH BLVD RIGHT OF WAY

DEVIATION (4) FROM LDC SEC. 10-418(3)(9) TO ALLOW FOR 30 PERCENT HARDEN SHORELINE.

DEVIATION (5) FROM LDC SEC. 34-2192(a) TO ALLOW FOR 15' SETBACK FROM BEN HILL GRIFFIN



WALDROP
ENGINEERING

UNIVERSITY VILLAGE PHASE I
AT MIROMAR LAKES

CLIENT: MIROMAR LAKES, LLC

GENERAL NOTES, TABLES & CROSS SECTIONS

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REVISIONS	1/21/2014
PLAN REVISIONS	
SET NUMBER:	382-01-03
SHEET :	3