



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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March 31, 2015

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

**RE: Miromar Lakes MPD/DRI—University Village Phase 1
Final Plan Approval (ADD2014-00213)**

Dear Mr. Palermo:

Enclosed please find responses to Staff's insufficiency comments sent via email on March 11, 2015. 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 FPA Plan Set, Sheets 1-3 (24"X36"); and
3. One (1) copy of the revised Schedule of Deviations and Justifications, including Exhibit "A".

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

LC Environmental Sciences PD Application Checklist – Sufficiency Checklist

1. Please note the submitted development order plans do not depict a bulkhead between the amenity center and lake. Please revise FPA plan for consistency or clarify if want to request and development order plans are to be changed if approved.

RESPONSE: Please refer to Sheet 2 of the FPA plan set. The bulkhead has been removed from the amenity area. Proposed bulkhead comprises 420+/- lineal feet, or 10%, of the 4,440+/- lineal feet of lake shoreline. Therefore, the amount of proposed bulkhead complies with LDC Section 10-418(3)(a), which limits the hardened shoreline to a maximum of 20 percent of the lake shoreline.

2. Please revise PLS cross section to indicate 10:1 slope. Change noted on emailed plans thank you.

RESPONSE: Please refer to Sheet 3 of the FPA plan set. The planted littoral shelf cross section is shown at a 10:1 slope per the above comment.

3. Please note development order plans depict 66 shrubs/double hedge with pathway (sidewalk) accesses into development. Is deviation needed? Please revise for consistency or clarify development order plans are to be changed if approved.

RESPONSE: Please refer to Sheet 3 of the FPA plan set and the revised Deviation Narrative. The proposed landscape design complies with the LDC and the above referenced deviation has been removed.

4. Buffer Deviation requested along south property line--will discuss further at upcoming meeting.

RESPONSE: Please refer to Sheet 3 of the FPA plan set and the revised Deviation Narrative. The Applicant will install a 15-foot wide Type D buffer along the southern boundary per Z-13-020. If additional buffering is required pursuant to Condition 32 of the zoning resolution, the project will demonstrate compliance at the time of FPA and DO approval for this future development tract.

5. Perimeter Planting requirements and requested deviation. Need further clarification on uses that will occupy the buildings—will discuss further at upcoming meeting.

RESPONSE: It is understood based upon the meeting with staff on March 18th that the deviation for building perimeter planting placement is not required based upon the proposed design included in the 2nd submittal package. The above referenced deviation has been removed from the Deviation Narrative and Sheets 2 and 3 of FPA plan set.

6. Phase 1 Land Use Summary and Open Space Summary—changes noted on email plans thank you but still need to discuss further at upcoming meeting.

RESPONSE: Please refer to Sheet 3 of the FPA plan set. The Land Use Summary and Open Space Summary tables have been revised per the meeting with staff on March 18th. The total area shown for the FGCU South Blvd. right-of-way is 7.67 acres, which is consistent with the development order plans for the roadway (DOS2014-00088).

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 Development