

**WALDROP ENGINEERING****CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS****28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
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November 21, 2014

Ms. Pam Houck, Director
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Fort Myers, FL 33901

**RE: Miromar Lakes MPD/DRI – University Village Phase I
Application for Final Plan Approval**

Dear Ms. Houck:

Enclosed for your review is an Application for Final Plan Approval (FPA) for the 118+/-acres property known as University Village Phase 1 within the Miromar Lakes MPD/DRI. Miromar Lakes, LLC (“Applicant”) is requesting approval to develop the subject property with 168 multi-family units and a maximum of 75,000 square feet of commercial uses.

Additionally, the Applicant is seeking approval of five (5) deviations pertaining to lake bank slopes, quantity of hardened shoreline, drive-through vehicle stacking, required buffer plantings along the future FGCU South Blvd, and a reduced setback on Ben Hill Griffin Parkway. These deviations are requested to provide for continuity and consistency with the design standards previously approved and constructed within this master-planned community, to enhance design flexibility, and implement the pedestrian-oriented, mixed-use village concept. These deviations, and those applicable deviations approved per Z-13-020, are outlined in this application and demonstrated on the enclosed final plan.

Per the application checklists, the following items are enclosed for your review:

1. A check in the amount of \$1,000 for the FPA application fee;
2. One (1) copy of the Administrative Action application;
3. One (1) original Affidavit of Authorization Form;
4. One (1) original Disclosure of Interest Form;
5. One (1) original legal description and sketch prepared by Hole Montes, Inc.;
6. One (1) copy of the project narrative;
7. One (1) copy of the requested deviations and justifications;
8. One (1) copy of the 24”X36” proposed Final Plan; and
9. One (1) copy of the 11”X17” proposed Final Plan.

Thank you in advance for your consideration of this request. Should you require additional information, please contact me directly at (239) 405-7777 or alexis.crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.



Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosures

cc: Michael Elgin, Miromar Lakes, LLC