

**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Attachment "C"

Date: April 15, 2015

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Project: University Village

Case: ADD2014-00213

STRAP: 23-46-25-00-00001.0030 & others (see approved legal description)

The Division of Environmental Sciences (ES) staff has reviewed the University Village Final Plan Approval (FPA) with proposed Administrative Deviations and offer the following analysis and recommended conditions:

PARCEL HISTORY:

Miromar Lakes is an 1,800± acre parcel, zoned MPD (mixed use planned development), and is in a DRI (development of regional impact) located east of I-75, south of Allico Road and north of Corkscrew Road. The proposed University Village development, a 118.09 acre portion of the Miromar Lakes development, is located south of Florida Gulf Coast University between Ben Hill Griffin Parkway and the large central flowway conservation area.

FINAL PLAN APPROVAL:

Zoning Resolution Z-13-020 Section B. Conditions: 1.c. indicates that "the developer must obtain Final Plan Approval (FPA) when parcel development includes vertical (structural) development or when additional deviations are requested. If a FPA is required, then the developer must file an application prior to, or simultaneous with, a local development order that proposes vertical development. The purpose of this process is to ensure that vertical development is generally in compliance with the approved zoning resolution, MCP and DRI Development Order, while at the same time allowing flexibility in response to changing development practices".

In the case of University Village, the developer is requesting vertical construction of residential multi-family buildings and commercial retail buildings with associated parking, amenities and water management within 47.09 acres of the 118.09 acre area. Therefore, a final plan has been

provided for the 47.09 acre area and two new deviations have been requested to seek relief from current Land Development Code (LDC) requirements. The deviations are requesting relief from LDC Section 10-329(d)(4) lake bank slope requirements to go from 6:1 to 4:1 where turf reinforcement mats are provided; And LDC Section 34-2021(d) restaurant vehicle stacking lanes to allow for seven (7) cars.

Zoning Resolution Z-13-020 Section B. Conditions: 1.d. further identifies the requirements to be provided in the FPA application. Per the condition the applicant has provided the following relevant ES requirements: vii. buffers and landscape strips required or proposed; and viii. open space, including an ongoing tabulation of required open space; and ix. detailed drawing showing the location and application of deviations.

Buffers and Landscape Strips:

The final plan depicts the LDC required Type D buffers where the FPA Development Boundary abuts the (Future) South Village Blvd. to the north and Ben Hill Griffin Pkwy to the west. The zoning resolution and LDC do not require and the final plan does not depict any buffers to Florida Gulf Coast University or buffers internal to the mixed use development. In addition, the final plan does depict the vehicle use area and building perimeter planting areas as required by the LDC.

Open Space:

Zoning Resolution Z-13-020 B. Conditions: 15. Requires open space provided per Exhibit H which indicates residential uses must provide 40% common open space and commercial uses will provide 30% open space except to allow a minimum of 10% open space in each commercial tract with the remaining open space provided within the Miromar Lakes Development. The University Village Phase One Open Space Summary table indicates the open space requirement as required by the zoning condition and the table and final plan depicts the common open space to exceed the condition requirements.

Exhibit H also indicates that indigenous preservation (open space) must be provided in compliance with the areas delineated on the Master Concept Plan. The University Village Phase One Open Space Summary table indicates that 8.98 acre of indigenous preserve is required (based on LDC Section 10-415b1a.). The summary then indicates that 5.27 acres of Indigenous Preserve will be provided within Phase One including Note 3 stating the developer will provide the remaining minimum 153.43 (158.7-5.27) acres of Indigenous Restored/Enhanced Planted Communities within the 534-acres portion of the MPD/DRI to the south of FGCU in accordance with Deviation 16 of Z-13-020 with future phases. Given the location of the FPA Development Boundary area and that the conservation areas are located throughout the development, ES staff will agree to allow a minimum of 5.27 acres of indigenous preserve for this FPA phase with the condition that the next FPA (Phase 2) to be located within the 63.33 acres FPA Area (labeled future development) will include at minimum the 110.08 acre central Conservation Area.

ES staff recommends the following condition to ensure that open space as required by Z-13-020 is provided:

Open space must be provided in substantial compliance with the approved Phase 1 FPA Open Space Table Summary and the first FPA for any development within the 63.33 acres FPA Area (labeled future development) will include at minimum the 110.08 acre central Conservation Area.

Proposed New Deviations:

Deviation #1 requests to deviate from LDC Section 10-329(d)(4) requiring lake banks to be sloped at 6:1 ratio from the top of bank to a water depth of two feet below dry season water table: to allow for a minimum ratio of 4:1 where turf reinforcement mat is proposed.

The FPA depicts turf reinforcement mats proposed along the entire shoreline of the two lakes except where bulkhead is proposed for a total of 4,020± linear feet (4,440-420). The lake bank cross sections indicate that the enhanced littorals, used in combination with appropriate turf reinforcement mat as required by LDC Section 329(d)(4) and install a minimum 6,500 littorals at a minimum 2-feet below control to 2-feet above control for a total of 6,500 enhanced littorals. ES staff does not object to the deviation requests and defers to Development Services staff for final recommendation.

If the deviation moves forward with an approval ES staff recommends the following condition to ensure that enhanced littorals as proposed by the applicant are provided:

Development order landscape plans must depict a total of 6,500 enhanced littorals provided in combination with the turf reinforcement mats. These enhanced littoral plantings are required in addition to the code minimum littoral plantings and the increased littorals to offset the bulkhead shoreline.