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Project Narrative University Village Phase I

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 Corkscrew Road 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.

Per Condition 1.c. of Resolution Z-13-020, the Applicant is requesting Final Plan Approval (FPA) for University Village Phase I, which consists of 118.09+/- acres. The proposed development will include 168 multi-family units and 75,000 square feet of commercial uses.

The proposed FPA is consistent with the allowable uses, density and intensity approved per Z-13-020 and the Development of Regional Impact (DRI) Development Order, as amended. The enclosed Final Plan provides a tabulation of approved density/intensity and open space to demonstrate the project's compliance with the aforementioned approvals.

The development will provide for a walkable, mixed-use village to support the continued growth of Florida Gulf Coast University located immediately north of the project. The development will provide housing intended for students, as well as employment and entertainment opportunities for students, faculty and the general public.

The commercial parcels are located along the Ben Hill Griffin Parkway frontage, and the residential component is oriented towards the FGCU with direct access to the future FGCU South Boulevard. The site plan emphasizes walkability and multi-modal transportation opportunities via sidewalk connections between the residential, commercial and recreational components, as well as pedestrian connections to FGCU South Blvd. The residential and commercial areas provide for plaza/atrium space, in addition to active recreational amenities oriented toward the large, on-site stormwater management lake.

Outdoor seating areas with Consumption on Premises (COP) are requested in accordance with Conditions 20 and 21 of the MPD zoning resolution. The locations of outdoor seating areas are located on the enclosed plan. All outdoor seating areas with COP are proposed well in excess of 500 feet from the southern MPD boundary, which is the minimum required separation per Condition 21. One (1) outdoor seating area with consumption on premises (COP) is located 790+/- feet from the southern MPD boundary, thereby triggering the noise mitigation measures outlined in Condition 21.a. This application addresses noise mitigation via the following design measures:

- The orientation of the outdoor seating area towards Ben Hill Griffin Parkway to the west. The arterial roadway will serve to mitigate noise produced by the outdoor seating area via the relatively high levels of noise produced by associated traffic.
- Orientation of doors to the outdoor seating area toward the north and west.
- Plantings will be provided along the perimeter of the outdoor seating area to further mitigate noise, as well as provide an enhanced aesthetic appearance from the adjacent roadway and sidewalk.
- The location of the outdoor seating is located 790+/- feet away from the Miromar Lakes southern boundary, thereby providing substantial separation from the project perimeter.
- The hours of operation for the outdoor seating area will be 11:00 a.m. to 2:00 a.m., Monday through Sunday.

A deviation has been approved to allow for COP closer than 500 feet to dwelling units within the C-1 tract internal to the MPD, in direct support of the mixed-use concept.

Parking spaces are provided in accordance with the Land Development Code for multi-use developments, in addition to bicycle racks throughout both the residential and commercial components of the project.

Perimeter buffers are provided along the adjacent public rights-of-way, both future and planned. The MPD/DRI approval provides relief from the buffer requirements between commercial and residential uses internal to the project in order to facilitate an integrated development pattern and encourage connectivity and walkability. The Applicant is requesting a deviation from the hedgerow requirement where the property abuts FGCU South Blvd. to further support pedestrian access between the proposed development and FGCU.

As outlined in the Schedule of Deviations and Justifications the Applicant is seeking five (5) new deviations pertaining to lake bank slopes, drive-through vehicle stacking, required buffer plantings along the future FGCU South Blvd, quantity of hardened shoreline, and a reduced setback on Ben Hill Griffin Parkway. These deviations are requested to maintain consistency with the constructed portions of the MPD, and to enhance design flexibility within the project. Additionally, the deviation relating to lake bank slopes is vested through previous development approvals. Per Resolution Z-13-020 the Applicant is also requesting previously approved deviations #2, #6, #7, #13, #14, #16, #18 and #24, #28, and #30.

Based upon this application's compliance with Z-13-020, DRI #11-9798-142, the Lee Plan and applicable LDC regulations, the Applicant respectfully requests Staff approval of the proposed FPA.