

ADMINISTRATIVE AMENDMENT (FPA) ADD2015-00079

**ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA**

WHEREAS, Miromar Lakes Golf Club LLC - Mike Elgin filed an application for Final Plan Approval (FPA) for a Mixed Used Planned Development (MPD) on a project known as Tract M-M at Miromar Lakes for approval of 12 single-family lots, open space areas and an existing roadway and related infrastructure on +/- 5.04 acres of property; and Deviations approved per Zoning Resolution Z-13-020 including Deviations #6 and #7; and three new Deviation requests from Land Development Code (LDC) Section 10-418, Section 10-329(d)(4) and Section 10-418(3) all related to rip rap on shorelines adjacent to single-family uses on property located 18520 Miromar Lakes Blvd. West, Fort Myers, FL. described more particularly as:

LEGAL DESCRIPTION: In Section 14, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number Z-99-029 (with subsequent amendments in case number Z-02-072, Z-06-064, Z-10-019, Z-12-004 and Z-13-020; and

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, Resolution Z-13-020 requires, as a prerequisite to approval of any local Development Order, an approved Final Zoning Plan (FPA) that specifies the type, intensity and configuration of development for the particular site; and

WHEREAS, the Miromar Lakes Mixed Use Planned Development (MPD)/Development of Regional Impact (DRI) is a +/- 1,800-acre mixed use project approved for 250,000 square feet of retail uses, 340,000 square feet of office uses, 40,000 square feet of industrial/research and development uses, 450 hotel rooms, 650 boat slips, 2,600 residential units, recreational facilities and preserve areas; and

WHEREAS, Condition 1.c. of Z-13-020 requires Final Plan Approval prior to the issuance of a local development order for the parcel development that includes vertical (structural) development; and

WHEREAS, the application includes a total of 5.04 acres for Tract M-M at Miromar Lakes (Attachment "C"); and

WHEREAS, the applicant is seeking Final Plan Approval (FPA) for a 5.04-acre tract known as Tract M-M at Miromar Lakes including 12 single-family units and associated infrastructure including open space and an existing roadway approved under Development Order DOS2000-000254; and

WHEREAS, the proposal includes utilization of Deviations approved per Zoning Resolution Z-13-020 including Deviations #6 (minimum right of way width of 35 feet instead of 40 feet) and #7 (brick pavers on private roads within Miromar Lakes) and three new Deviation requests from Land Development Code (LDC) Section 10-418, Section 10-329(d)(4) and Section 10-418(3) all related to rip rap on shorelines adjacent to single-family uses (Attachment "B"); and

WHEREAS, the proposal includes a master site plan (Attachment A") and three additional deviation requests (Attachment "B") as follow:

Deviation 1 from LDC Sec.10-418 which prohibits the use of rip rap adjacent to single-family homes to allow the use of rip-rap adjacent to single-family homes;

Deviation 2 from LDC Sec. 10-329(d)(4) which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of 2 feet below the dry season water table, to allow for a minimum ratio of 2:1 where rip rap shoreline is proposed;

Deviation 3 from LDC Sec. 10-418(3) which limits the use of rip rap and other hardened shoreline treatment of 20% of an individual lake shoreline to allow up to 51% of the shoreline on the adjacent lake.

WHEREAS, the proposed Final Plan Approval and deviation requests have been reviewed by Lee County Department of Community Development's Environmental Sciences and Development Services staff (Attachment "D"); and

WHEREAS, the deviation requests – as conditioned by staff - enhance the objectives of the planned development, and preserves and promotes the general intent of the LDC to protect the public health, safety and welfare; and

WHEREAS, the subject application and plans have been reviewed for compliance with the MCP and all of the conditions approved by Resolution Z-13-020; and

WHEREAS, the subject plans and deviation requests are consistent with the approved zoning resolutions and Development of Regional Impact (DRI) as amended, and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed FPA does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Plan Approval (FPA) to the Mixed Use Planned Development (MPD) for Tract M-M at Miromar Lakes for approval of 12 single-family lots, open space areas and an existing roadway and related infrastructure on +/- 5.04 acres of property; and Deviations approved per Zoning Resolution Z-13-020 including Deviations #6 and #7; and three new Deviation requests from Land Development Code (LDC) Section 10-418, Section 10-329(d)(4) and Section 10-418(3) all related to rip rap on shorelines adjacent to single-family uses is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the 2-page Final Plan Approval: Miromar Lakes Tract M-M (Attachment "A").**
2. **Any development which is not consistent with the final site plan approved herein and attached hereto, will require an additional, amended final plan approval.**
3. **Deviation # 1, #2, and #3 above are approved subject to the following three conditions:**
 - A. Prior to a dock and shoreline (DSH) approval, a Development Order must be submitted and approved demonstrating the required littorals and compensatory littorals. Prior to the final CC approval, the DSH permit must pass its final inspection.**
 - B. As part of local development order approval, the development plants must demonstrate compensatory littorals in compliance with LDC 10-418(3). The littoral shelf must be planted with 100% coverage instead of the 50% that is currently required by the code.**
 - C. At time of Development Order, the plans will show that gutter/downspout discharges will be collected and discharged in the lake at an elevation below the Dry Season Water Table.**

5. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

DULY PASSED AND ADOPTED ON 7/14/2015

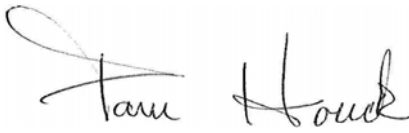
BY: 
Electronically Signed by
Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibit "A" - Approved Legal Description

Attachment "A" – Miromar Lakes Tract M-M - Final Plan Approval (2 pages)

Attachment "B" – June 16, 2015 Revised Deviation List

Attachment "C" – May 8, 2015 FPA Cover Letter

Attachment "D" - Environmental Sciences Staff Report

EXHIBIT A



APPROVED 950 Encore Way • Naples, Florida 34110 • Phone 239.254.2000 • Fax: 239.254.2099

ADD2015-00079

Chick Jakacki, Planner

Lee Co Division of Zoning

6/17/2015

HM PROJECT #2015014

5/14/2015

REF. DWG. #B-7152

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LEGAL DESCRIPTION, MIROMAR LAKES TRACT M-M

A PARCEL OF LAND LOCATED IN SECTION 14, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF MIROMAR LAKES - UNIT FOUR, RECORDED IN PLAT BOOK 70, PAGES 48 THROUGH 51 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 150' WIDE BEN HILL GRIFFIN PARKWAY, RUN S03°31'24"E FOR A DISTANCE OF 841.09 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN N71°33'34"W FOR A DISTANCE OF 68.17 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET, AT A BEARING OF N71°33'34"W THEREFROM, THROUGH A CENTRAL ANGLE OF 28°03'14" AND BEING SUBTENDED BY A CHORD OF 113.92 FEET AT A BEARING OF S32°28'03"W, FOR AN ARC LENGTH OF 115.06 FEET; THENCE RUN N52°06'58"W FOR A DISTANCE OF 35.47 FEET; THENCE RUN N76°47'59"W FOR A DISTANCE OF 50.75 FEET; THENCE RUN N24°22'50"E FOR A DISTANCE OF 5.14 FEET; THENCE RUN N45°42'42"W FOR A DISTANCE OF 37.05 FEET; THENCE RUN N35°26'49"W FOR A DISTANCE OF 31.75 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.02 FEET, AT A BEARING OF N57°41'18"E THEREFROM, THROUGH A CENTRAL ANGLE OF 31°49'18" AND BEING SUBTENDED BY A CHORD OF 32.91 FEET AT A BEARING OF N16°24'03"W, FOR AN ARC LENGTH OF 33.33 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 28°18'31" AND BEING SUBTENDED BY A CHORD OF 24.45 FEET AT A BEARING OF N13°39'51"E, FOR AN ARC LENGTH OF 24.70 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 28°18'31" AND BEING SUBTENDED BY A CHORD OF 36.68 FEET AT A BEARING OF N13°39'51"E, FOR AN ARC LENGTH OF 37.06 FEET; THENCE RUN N00°29'25"W FOR A DISTANCE OF 4.98 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 27°45'11" AND BEING SUBTENDED BY A CHORD OF 11.99 FEET AT A BEARING OF N13°23'11"E, FOR AN ARC LENGTH OF 12.11 FEET; THENCE RUN N27°15'46"E FOR A DISTANCE OF 1.90 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, THROUGH A CENTRAL ANGLE OF 27°34'16" AND BEING SUBTENDED BY A CHORD OF 59.57 FEET AT A BEARING OF N13°28'38"E, FOR AN ARC LENGTH OF 60.15 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, THROUGH A CENTRAL ANGLE OF 26°48'58" AND BEING SUBTENDED BY A CHORD OF 398.84 FEET AT A BEARING OF N13°42'59"W, FOR AN ARC LENGTH OF 402.50 FEET; THENCE RUN N27°07'27"W FOR A DISTANCE OF 122.79 FEET; THENCE RUN N35°37'28"W FOR A DISTANCE OF 102.92 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AT A BEARING OF S45°18'59"W THEREFROM, THROUGH A CENTRAL ANGLE OF 68°58'25" AND BEING SUBTENDED BY A CHORD OF 16.99 FEET AT A BEARING OF N79°10'13"W, FOR AN ARC LENGTH OF 18.06 FEET; THENCE RUN N50°50'38"E FOR A DISTANCE OF 74.29 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID TRACT "B", MIROMAR LAKES - UNIT FOUR, ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "B", THE FOLLOWING FOUR (4) DESCRIBED COURSES: 1) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, AT A BEARING OF N50°50'43"E THEREFROM, THROUGH A CENTRAL ANGLE OF 101°04'30" AND BEING SUBTENDED



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BY A CHORD OF 179.11 FEET AT A BEARING OF S89°41'32"E, FOR AN ARC LENGTH OF 204.63 FEET, TO A POINT OF REVERSE CURVATURE; 2) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 94.00 FEET, THROUGH A CENTRAL ANGLE OF 46°42'30" AND BEING SUBTENDED BY A CHORD OF 74.53 FEET AT A BEARING OF N63°07'21"E, FOR AN ARC LENGTH OF 76.63 FEET; 3) THENCE RUN N86°28'38"E FOR A DISTANCE OF 69.15 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; 4) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 34.00 FEET, THROUGH A CENTRAL ANGLE OF 49°52'51" AND BEING SUBTENDED BY A CHORD OF 28.67 FEET AT A BEARING OF S68°34'59"E, FOR AN ARC LENGTH OF 29.60 FEET, TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

CONTAINING 220,564 SQUARE FEET OR 5.1 ACRES, MORE OR LESS. BEARINGS REFER TO THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY, AS BEING S03°31'24"E.

HOLE MONTES, INC.

CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

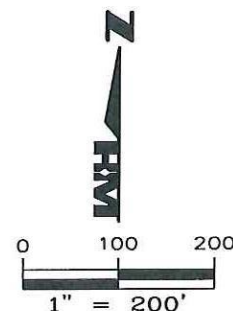
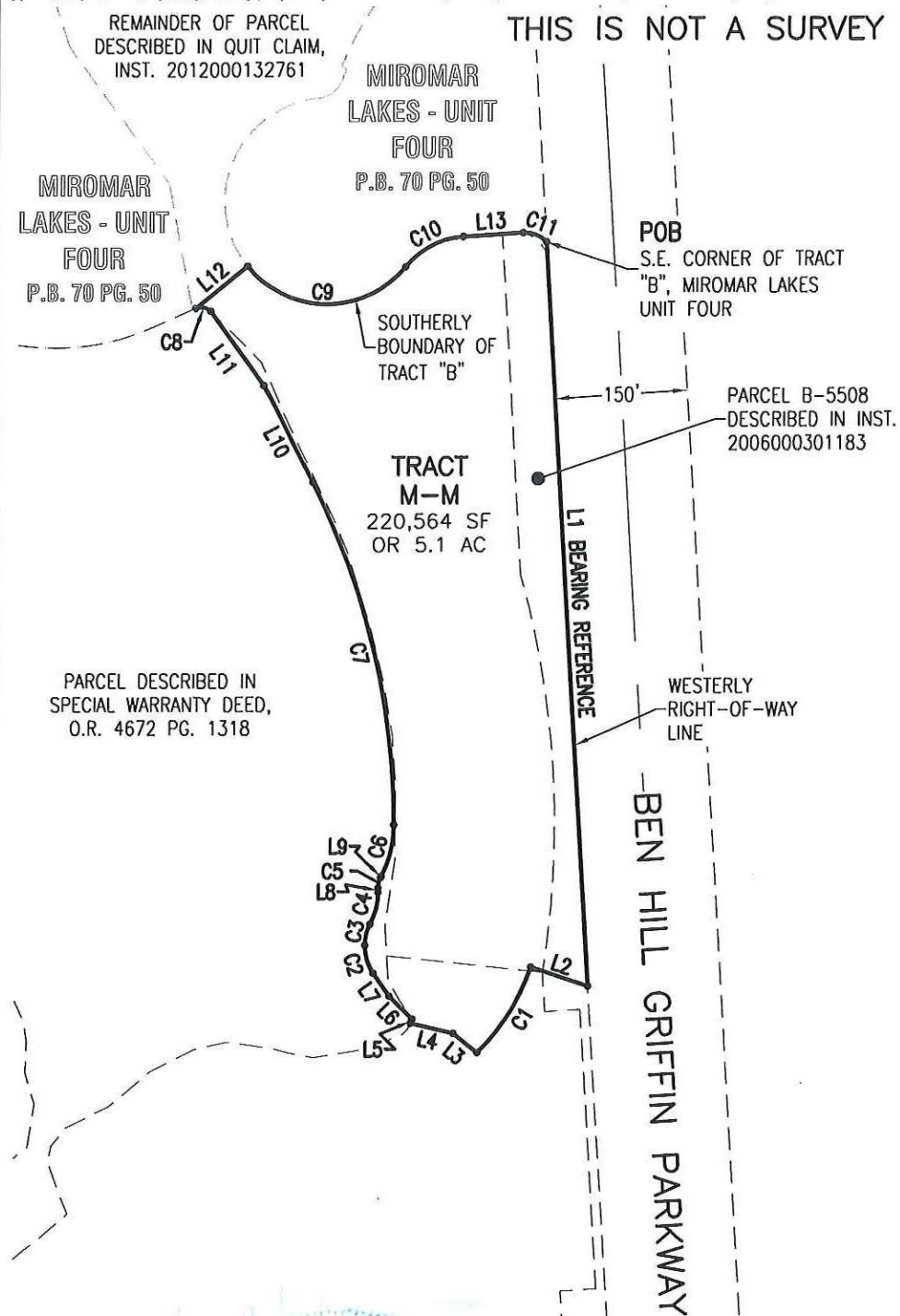
BY


THOMAS M. MURPHY

P.S.M. #5628

STATE OF FLORIDA

\\hm-data\HMDATA-SV\8200\S-Survey\Projects by Name of Location\Miromar\2015014 Tract M-M\Sketch and description\Tract M-M Sketch of Legal.dwg Tab: Layout1 May 14, 2015 - 1:43pm Plotted by: RickKorneff



LEGEND

INST. - INSTRUMENT NUMBER
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY

LINE	BEARING	DISTANCE
L1	S03°31'24"E	841.09
L2	N71°33'34"W	68.17
L3	N52°06'58"W	35.47
L4	N76°47'59"W	50.75
L5	N24°22'50"E	5.14
L6	N45°42'42"W	37.05
L7	N35°26'49"W	31.75
L8	N00°29'25"W	4.98
L9	N27°15'46"E	1.90
L10	N27°07'27"W	122.79
L11	N35°37'28"W	102.92
L12	N50°50'38"E	74.29
L13	N86°28'38"E	69.15

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	235.00	28°03'14"	113.92	S32°28'03"W	115.06
C2	60.02	31°49'18"	32.91	N16°24'03"W	33.33
C3	50.00	28°18'31"	24.45	N13°39'51"E	24.70
C4	75.00	28°18'31"	36.68	N13°39'51"E	37.06
C5	25.00	27°45'11"	11.99	N13°23'11"E	12.11
C6	125.00	27°34'16"	59.57	N13°28'38"E	60.15
C7	860.00	26°48'58"	398.84	N13°42'59"W	402.50
C8	15.00	68°58'25"	16.99	N79°10'13"W	18.06
C9	116.00	101°04'30"	179.11	S89°41'32"E	204.63
C10	94.00	46°42'30"	74.53	N63°07'21"E	76.63
C11	34.00	49°52'51"	28.67	S68°34'59"E	29.60

REMAINDER OF PARCEL
DESCRIBED IN QUIT CLAIM,
INST. 2012000132761

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY Thomas M. Murphy P.S.M. #5628
THOMAS M. MURPHY STATE OF FLORIDA

DRAWN BY: R.A.K.
CHECKED BY: T.M.M.
SEC-TWN-RGE: 14-46S-25E

DATE: 5/14/15
DATE: 5/14/15
SCALE: 1" = 200'

H.M.
HOLE MONTES
ENGINEERS PLANNERS SURVEYORS

950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH OF LEGAL DESCRIPTION
MIROMAR LAKES - TRACT M-M

DRAWING NO.
B-7152
PROJECT NO.
2015014
FILE NAME
Tract M-M Sketch of Legal.dwg

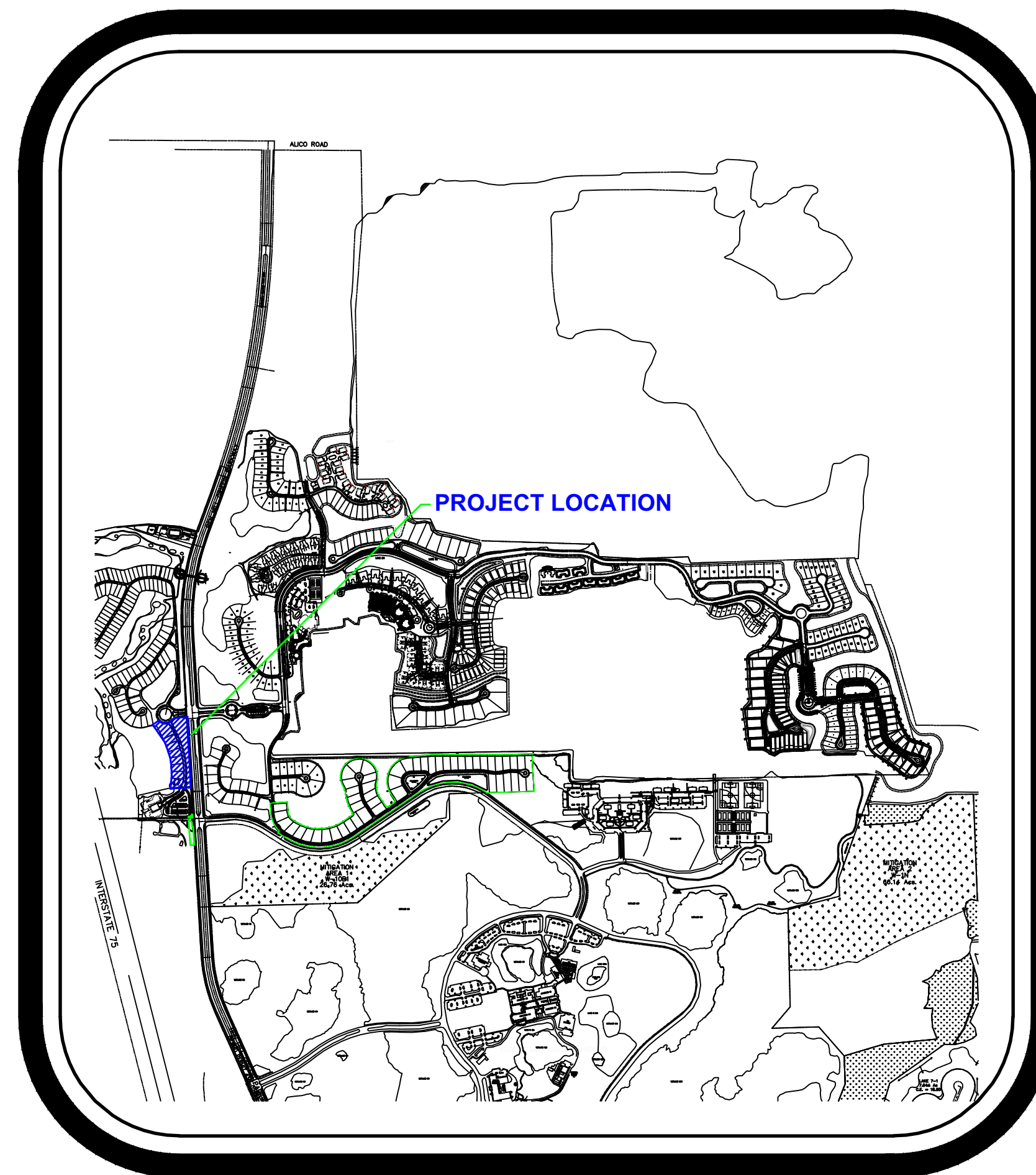
FINAL PLAN APPROVAL

MIROMAR LAKES

TRACT M-M

12-Single Family Lots

SECTION 14 TS 46 RE 25
LEE COUNTY, FLORIDA
DATE: APRIL, 2015



PROPERTY LOCATION MAP
N.T.S.
STRAP NUMBERS
14-46-25-00-00001.002B

PREPARED FOR :
MIROMAR LAKES GOLF CLUB LLC.

CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD STE. 305
ESTERO, FL. 33928
PH (239) 948-3666
FX (239) 948-3667

- 1.) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED JANUARY, 2004), AND AMENDMENTS THERETO.
- 2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2008, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

APPROVAL HISTORY				
LEE COUNTY NUMBER	TRACT	DATE	TYPE	QUANTITY
Z-99-029	MIROMAR LAKES	9/29/1999	RESOLUTION	N/A
ADD2000-00110	PHASE 1	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE 1	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE 2	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.	12/19/2000	COMMERCIAL	7500 S.F.
ADD2000-00191	TEMP CLUBHOUSE	1/8/2001	COMMERCIAL	6,500 S.F.
ADD2001-00018	VALENCIA	5/24/2001	MULTI. FAMILY	80 UNITS
ADD2001-00085	TRACT M & N	9/17/2001	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	4/1/2002	RECREATION	4.77 ACRES
ADD2001-00125	TIVOLI	10/16/2001	SINGLE FAMILY	113 UNITS
ADD2001-00142	SALES CENTER	12/20/2001	COMMERCIAL	4,147 S.F.
ADD2002-00045	BELLAVISTA	6/28/2002	MULTI-FAMILY	60 UNITS
ADD2002-00077	MED. VILLAGE	8/5/2002	SINGLE FAMILY	33 UNITS
ADD2002-00168	CAPRINI GREENS	12/17/2002	SINGLE FAMILY	27 UNITS
ADD2003-00028	VAVALDI	4/4/2003	MULTI-FAMILY	60 UNITS
ADD2003-00047	GOLF CLUBHOUSE	5/14/2003	RECREATION	5.45 ACRES
Z-02-072	MIROMAR LAKES	12/15/2003	RESOLUTION	N/A
ADD2003-00151	CAPRINI GREENS MOD	12/18/2003	ADMEND. TO ADD2002-00168	
ADD2004-00033	SAN MARINO	7/21/2004	MULTI-FAMILY	160 UNITS
ADD2004-00042	MIRASOL ACCESS	4/2/2004	ACCESS	5.07 ACRES
ADD2004-00045	C1/C2 ACCESS	4/2/2004	ACCESS	1.02 ACRES
ADD2004-00054	PORTO ROMANO	5/11/2004	SINGLE FAMILY	55 UNITS
ADD2004-00070	MIRASOL RESIDENTIAL	7/27/2004	MULTI-FAMILY	120 UNITS
ADD2004-00074	CAPRINI GREENS MOD	4/21/2004	ADMEND. TO ADD2002-00168	
ADD2004-00176	MIRASOL ACCESS MOD	11/17/2004	ADMEND. TO ADD2004-00042	
ADD2004-00177	CASTELLI & ANACAPRI	12/3/2004	SINGLE FAMILY	18 UNITS
ADD2004-00223	MONTEBELLO	01/10/2005	MULTI-FAMILY	120 UNITS
ADD2004-00253	VOLTERRA & BELLINI	4/25/2005	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD2005-00134	MIRASOL PHASE 2	8/2/2005	MULTI-FAMILY	120 UNITS
ADD2005-00190	RAVENNA	3/31/2006	MULTI-FAMILY	60 UNITS
ADD2006-00004	BEACH CLUB PH. 2	3/13/2006	RECREATION	7.67 ACRES
ADD2006-00002	MIROMAR LAKES PKWY EXTENSION	3/13/2006	ACCESS	133.08 ACRES
ADD2006-00009	EAST 100 Ac.	4/10/2006	SINGLE FAMILY	51 UNITS
Z-06-064	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2008-00130	BEACH COTTAGES	12/5/2008	SINGLE FAMILY	16 UNITS
ADD2008-00144	SORRENTO LME MOD.	4/1/2009	ADMEND. TO ADD2006-00009	
ADD2009-00026	COSA AMALFI MOD.	4/16/2009	ADMEND. TO ADD2008-00130	
ADD2009-00026	COSA AMALFI MOD	3/8/2010	ADMEND. TO ADD2009-00026	
Z-10-019	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
Z-12-004	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2012-00110	PENINSULA PHASE III	5/16/2012	SINGLE FAMILY	28 UNITS
ADD2014-00102	PENINSULA PHASE IV	8/15/2014	SF / MF	28/48 UNITS
ADD2014-00175	COSTA AMALFI MOD.	10/27/2014	ADMEND. TO ADD2008-00130	
ADD2014-00213	UNIVERSITY VILLAGE PH. 1	PENDING	MIXED USE	168 M.F. UNITS 75,000 S.F.
ADD2015-00070	LAKE SHORELINE STABILIZATION	PENDING	RECREATIONAL	RIP RAP TO 65%

OPEN SPACE	
OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.96
PHASE I	61.72
PHASE II	13.10
GOLF MAINTENANCE	0.92
VALENCIA	8.08
TRACT M & N	4.77
BEACH CLUB	2.34
TIVOLI	0
BELLAVISTA	3.55
MEDITERRANEAN VILLAGE	6.71
CAPRINI GREENS	1.19
VAVALDI	0
GOLF CLUBHOUSE	2.51
SAN MARINO	13.40
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	0
CASTELLI & ANACAPRI	0.92
VOLTERRA & BELLINI	5.89
RAVENNA	3.17
BEACH CLUB PH.2	2.73
MIROMAR LAKES PKWY. EXTENSION	0
EAST 100 Ac.	0
BEACH COTTAGES	3.31
PENINSULA PHASE III	6.16
PENINSULA PHASE IV	16.33
UNIVERSITY VILLAGE PH I	24.74
LAKE SHORE STABILIZATION	0
TRACT M-M	1.90
TOTAL	407.00

BOAT DOCK HISTORY

SINGLE FAMILY SUBDIVISIONS	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
VERONA LAGO	55	0
CAPRINI GREENS/BELLAMARE	18	0
ISOLA BELLA	13	0
CASTELLI & ANACAPRI	17	0
VOLTERRA	12	0
COSTA AMALFI (BEACH COTTAGES)	9	0
SORENTO (EAST 100 AC.)	11	0
PORTOFINO (EAST 100 AC.)	20	0
MURANO (EAST 100 AC.)	19	0
NAVONA (PENINSULA PH III)	18	0
SALERNO (PENINSULA PH III)	10	0
SALERNO (PENINSULA PH IV)	22	0
ESTATE LOTS (PENINSULA PH IV)	0	0
VILLA LOTS (PENINSULA PH IV)	0	0
TRACT M-M	0	0
TOTAL	235	0
ANCILLARY (250 MAXIMUM)	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
BEACH CLUB PH I	13	0
BEACH CLUB PH II	13	0
BEACH CLUB PH III	13	0
VIVALDI	18	0
MIRASOL BEACH PH 1&2	18	0
BELLINI	18	0
RAVENNA	60	0
THE PENINSULA PH IV	16	0
	169	0

TOTAL PROPOSED & APPROVED ANCILLARY SLIPS
TOTAL REMAINING ANCILLARY SLIPS

EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOT DOCKS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS.

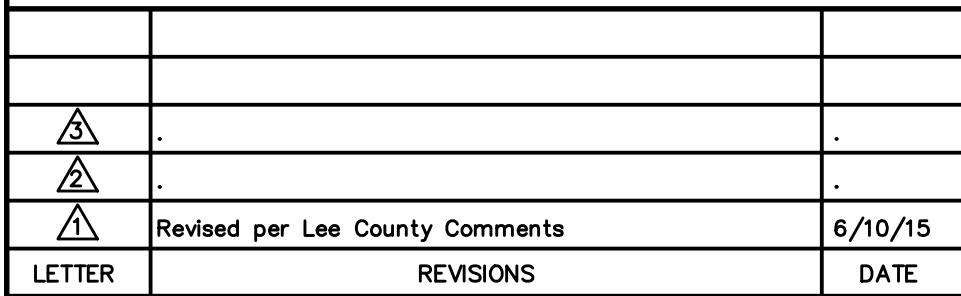
AN ADDITIONAL 250 (MAXIMUM) ANCILLARY SLIPS FOR WET BOAT STORAGE ARE ALLOWED ON THE LAKE.

PREPARED BY :
HM
HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS

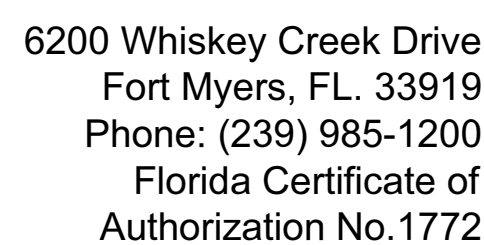
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	REFERENCE NO. 1373-01 CS	DRAWING NO. 1373-01
	PROJECT NO. 2015.014	SHEET NO. 1 OF 2
CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56655 DATE _____		

Attachment "A"



DESIGNED BY C.L.K.	DATE 04/10/15
DRAWN BY C.L.K.	DATE 04/10/15
CHECKED BY C.L.K.	DATE 04/10/15
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 40'



THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW : CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE _____	CAD FILE NAME: 1373-02 MCP	DRAWING NO.: 1373-02
	PROJECT NO.: 2015.014	SHEET NO.: 2 OF 2



6200 Whiskey Creek Drive • Fort Myers, Florida 33919 • Phone 239.985.1200 • Fax: 239.985.1260

June 16, 2015

Mr. Anthony Palermo, AICP
Senior Planner
Lee County Department of Community Development
Zoning Division
P.O. Box 398
Ft. Myers, Florida 33901

Attachment "B"

**RE: *Miromar Lakes*
 Tract M-M Final Plan Approval
 ADD2015-00079
 *HM Project No. 2015.014***

Dear Mr. Palermo:

Please find this revised list of deviation request for the above final plan approval application.

The following deviations area requested as part of this development.

- Deviation #6 Z-12-004 – Minimum R.O.W. width of 35 ft.
- Deviation #7 Z-12-004 – Brick Pavers to replace 1.5 inches of S-1 on Private Roads.
- Deviation from LDC Sec. 10-418 which prohibits the use of rip-rap adjacent to single family uses; to allow for the placement of rip-rap adjacent to single family homes.
- Deviation from LDC Sec. 10-329(d)(4) which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table; to allow for a minimum ratio of 2:1 where rip-rap shoreline is proposed.
- Deviation from LDC Sec. 10-418(3) which limits the use of rip-rap and other hardened shoreline treatment to 20% of an individual lake shoreline; to allow up to 51% of the shoreline on the adjacent lake to use rip rap.

Very truly yours,

HOLE MONTES, INC.

Charles L. Krebs, P.E.
Senior Project Manager/Associate

Dbm/clk

Enclosures

cc: Mike Elgin



6200 Whiskey Creek Drive • Fort Myers, Florida 33919 • Phone 239.985.1200 • Fax: 239.985.1260

May 8, 2015

Mr. Ben Dickson
Acting Director
Lee County Department of Community Development
Development Services Division
1500 Monroe Street, 2nd Floor
Ft. Myers, Florida 33901

Attachment "C"

**RE: *Miromar Lakes*
 Tract M-M
 Final Plan Approval
 *HM Project No. 2015.014***

Dear Mr. Dickson:

Hole Montes, Inc. is pleased to submit this application for Final Plan Approval for Tract M – M at Miromar Lakes as required by Resolution Z-12-004. This request is for the approval of a 5.04 ac. parcel of land that is to be developed into 12 single family lots, open space areas and an existing roadway which has utility and drainage improvements approved under DOS2000-00254.

The following deviations are requested as part of this development.

- Deviation #6 Z-12-004 – Minimum R.O.W. width of 35 ft.
- Deviation #7 Z-12-004 – Brick Pavers to replace 1.5 inches of S-1 on Private Roads.
- Deviation from LDC Sec. 10-418 which prohibits the use of rip-rap adjacent to single family uses; to allow for the placement of rip-rap adjacent to single family homes.
- Deviation from LDC Sec. 10-329(d)(4) which requires lake banks to be sloped at a 6:1 ratio from the top of bank to a water depth of two feet below the dry season water table; to allow for a minimum ratio of 2:1 where rip-rap shoreline is proposed.

The filing fee of \$1000.00 is included with this submittal. If you have any questions, or require additional information, please contact me.

Very truly yours,

HOLE MONTES, INC.

Charles L. Krebs, P.E.
Senior Project Manager/Associate

Dbm/clk

Attachment "D"

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

Date: July 10, 2015

To: Tony Palermo, Senior Planner
From: Aaron Martin, Environmental Planner
Phone: (239) 533-8522
E-mail: amartin@leegov.com

Project: Tract M-M Miromar Lakes
Case: ADD2015-00079
STRAP: 14-46-25-00-00001.002B

The Division of Environmental Sciences (ES) staff has reviewed the proposed Tract M-M Miromar Lakes administrative amendment and final plan approval request and offer the following analysis and recommendation.

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 Alico Road and north of Corkscrew Road. The proposed Tract M-M development, a 5.04 acre portion of the Miromar Lakes development, is located on the west side of Ben Hill Griffin Pkwy north of the existing club house.

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 Tract M-M, the developer is requesting construction of 12 residential single family lots. Therefore, a final plan has been provided for the 5.04 acre area and three 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 2:1 with rip rap; LDC Section 10-418 to allow for rip rap adjacent to single family homes; and LDC Section 10-418(3) to allow for 51% hardened shoreline around the adjacent lake.

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: viii. open space, including an ongoing tabulation of required open space; and ix. detailed drawing showing the location and application of deviations.

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 unless the lots sizes are 6500 SF and maximum 45% lot coverage. The Tract M-M FPA plan indicates lots to be a minimum 6500 SF with 45% max lot coverage so they are exempt from the open space requirements.

NEW DEVIATIONS:

The first is a request to deviate from LDC 10-329(d)(4) which requires 6:1 lake bank slopes to allow 2:1 slopes with the use of hardened rip rap. Per LDC 10-418(3) hardened shorelines must provide a five foot planted compensatory littoral shelf. Per cross section A-A shown on the FPA plans the applicant is demonstrating the compensatory shelf. ES staff is recommending that additional littoral plantings be provided within the compensatory shelf to provide additional wildlife areas as well as filtration and erosion control. Currently, the LDC requires the shelf to be planted with 50% coverage. ES staff is recommending that the shelf be planted with 100% coverage. At time of local development order approval the applicant will demonstrate compliance with LDC 10-418(3) for the hardened rip rap shoreline with the increased coverage. ES staff defers to development services with regards to approval of the 2:1 slopes and the use of rip rap.

The second is a request to deviate from LDC 10-418 which prohibits the use of rip rap adjacent to single family homes to allow rip rap adjacent to single family homes. The third deviation request is from LDC 10-418(3) which limits the use of rip rap and other hardened shoreline treatments to 20% of an individual lake shoreline to allow up to 51% of the shoreline on the adjacent lake. The lake is an existing mine pit and currently contains rip rap adjacent to the existing clubhouse which exceeds the 20% allowance. The lake serves as a storm water pond for the Miromar development. Permits will include obtaining a development order and a dock and shoreline permit prior to any work. The compensatory and DO littoral planting requirements along with the proposed shoreline stabilization technique will be identified on the proposed DO plans.

The following Lee County Comprehensive Plan (Lee Plan) Goals, Objectives and Policies support ES staff analysis and recommended conditions:

Goal 61: Protection of Water Resources. To protect the county's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.

Policy 61.3.8. The banks of wet retention and detention areas must be sloped to promote growth of vegetation and safeguard against accidents.

Policy 61.3.13. Installation of erosion control devices for development activities adjacent to waterbodies, water courses, and wetlands will be required. Such control devices must be maintained to ensure operational effectiveness.

ES staff recommends the following condition should the deviations be approved:

Prior to a dock and shoreline (DSH) approval, a Development Order must be submitted and approved demonstrating the required littorals and compensatory littorals. Prior to the final CC approval, the DSH permit must pass its final inspection.

As part of local development order approval, the development plants must demonstrate compensatory littorals in compliance with LDC 10-418(3). The littoral shelf must be planted with 100% coverage instead of the 50% that is currently required by the code.