

ADMINISTRATIVE AMENDMENT (PD) ADD2015-00131

**ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA**

WHEREAS, Miromar Development Corp. filed an application for an administrative amendment to a Mixed Use Planned Development on a project known as Costa Amalfi at Miromar Lakes Lot 5 & 6 to reduce the front setback requirement per Zoning Resolution Z-13-020 Residential Property Development Regulations for Zero Lot Line, Single-Family Attached from 12 feet to 0 feet for both front and side loading garages for Lots 5 and 6 on property located 11771 and 11777 Via Savona Court, Fort Myers, FL. described more particularly as:

LEGAL DESCRIPTION: In Section 13, 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 Miromar Lakes Mixed Use Planned Development (MPD) and Development of Regional Impact (DRI) is +/- 1,800 acres in unincorporated Lee County; and

WHEREAS, the MPD and DRI were approved for 250,000 square feet of retail uses, 340,000 square feet of commercial office, 40,000 square feet of research and development uses, 450 hotel rooms, 650 boat slips, recreation facilities, preserve areas, and 2,600 residential dwelling units; and

WHEREAS, Condition 1.c. of Zoning Resolution Z-13-020 requires Final Plan Approval for all development within the Miromar Lakes MPD; and

WHEREAS, the applicant received Final Plan Approval December 5, 2008 for 16 single-family residential lots within a portion of the project know as Miromar Lakes Tract F-F-Beach Cottages, per ADD2008-00130 Attachment "C" and per Development Order DOS2008-00112; and

WHEREAS, the majority of the lots are developed within the Costa Amalfi subdivision with single-family residential development and associated infrastructure; and

WHEREAS, per Attachment "E" "Property Development Regulations", the minimum setback for single-family attached units is 12 feet in the front as measured from the back of the curb at the right of way or street easement; and

WHEREAS, the Property Development Regulations per Z-13-020 include zero-lot line single-family attached development with 0-foot side setbacks on the sides; and

WHEREAS, the applicant submitted an application for an additional deviation from the front setback requirements for Lots 5 and 6 within Miromar Lakes Tract F-F- Beach Cottages, per Attachment “B”; and

WHEREAS, this application amends ADD2008-00130, and includes a request to approve an updated site plan including this new deviation per Attachment “A”; and

WHEREAS, the 0-foot reduced front setback is necessary for single-family development on these two lots per Attachment “F”; and

WHEREAS, Lots 5 and 6 are at the end of Via Savona Court adjacent to Lake Como to the east; and

WHEREAS, Lot 5 is +/- 7,488 square feet and Lot 6 is +/- 7,527 square in size; and

WHEREAS, Lot 5 and 6 both front on a 35-foot private drive (Via Savona Court) with two 12-foot lanes; and

WHEREAS, Via Savona Court is a privately maintained right of way with no sidewalk; and

WHEREAS, the applicant proposes two homes with front garages 0 feet from the road easement (Attachments “H” and “I”); and

WHEREAS, the garages have side entries accessed from the driveway, not the street; and

WHEREAS, according to the applicant homes on Lots 5 and 6 were intended to be built up to the easement line; and

WHEREAS, the easement area – specifically for Lots 5 and 6 – was anticipated to function more like a drive-way for the two homes than a road easement; and

WHEREAS, the existing home on Lot 5 was approved by Lee County with a setback of 0 feet from the easement; and

WHEREAS, the applicant makes a case that this amendment will allow for both lots to be developed with single-family homes and for the issue of the front setbacks to be resolved; and

WHEREAS, the requests for reduced setbacks to accommodate these single-family development on Lots 5 and 6 were approved by the Miromar Lakes Master Association per Attachment “G”; and

WHEREAS, the location of the lots and reduced setback will not create any health, safety or welfare issues; and

WHEREAS, the reduced setbacks on Lots 5 and 6 will allow these remaining lots to be developed in a manner consistent with the existing homes in Costa Amalfi; and

WHEREAS, otherwise the single-family development on these lots will be consistent with the Lee County Land Development Code and conditions per Zoning Resolution Z-13-020; 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, per Attachment "D" the request raises no issues relating to environmental or natural resources; and

WHEREAS, it is found that the proposed amendment 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 administrative approval for an amendment to a Mixed Use Planned Development (MPD) to reduce the front setback requirement per Zoning Resolution Z-13-020 Residential Property Development Regulations for Zero Lot Line, Single-Family Attached from 12 feet to 0 feet for both front and side loading garages for Lots 5 and 6 is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the amended Final Plan Approval Master Site Plan – Tract F-F Beach Cottages Miromar Lakes, Attachment "A".**
2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

3. 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 8/25/2015

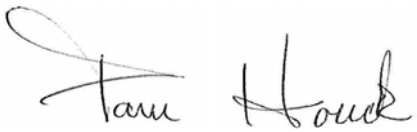
BY: 
Electronically Signed by
Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibit "A" – Approved Legal Description

Attachment "A" – Final Plan Approval – Master Site Plan

Attachment "B" – Applicant's Cover Letter

Attachment "C" – ADD2008-00130

Attachment "D" – Environmental Sciences Comments

Attachment "E" – Property Development Regulations Per Z-13-020

Attachment "F" – Applicant's Narrative

Attachment "G" – Master Association Approval Letter

Attachment "H" – Site Plan, Lots 5

Attachment "I" – Site Plan, Lot 6

EXHIBIT A

LEGAL DESCRIPTION

LOTS 5 AND 6, UNIT XIII-COSTA AMALFI, MIROMAR LAKES, A SUBDIVISION,
LOCATED IN SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, ACCORDING TO
THE PLAT THEREOF ON FILE AND RECORDED IN INSTRUMENT NUMBER
2008000338718 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

APPROVED
ADD2015-00131
Chick Jakacki, Planner
Lee Co Division of Zoning
7/30/2015

STRAP NUMBER

13-46-25-03-00000.0050

13-46-25-03-00000.0060

FINAL PLAN APPROVAL

MIROMAR LAKES COSTA AMALFI

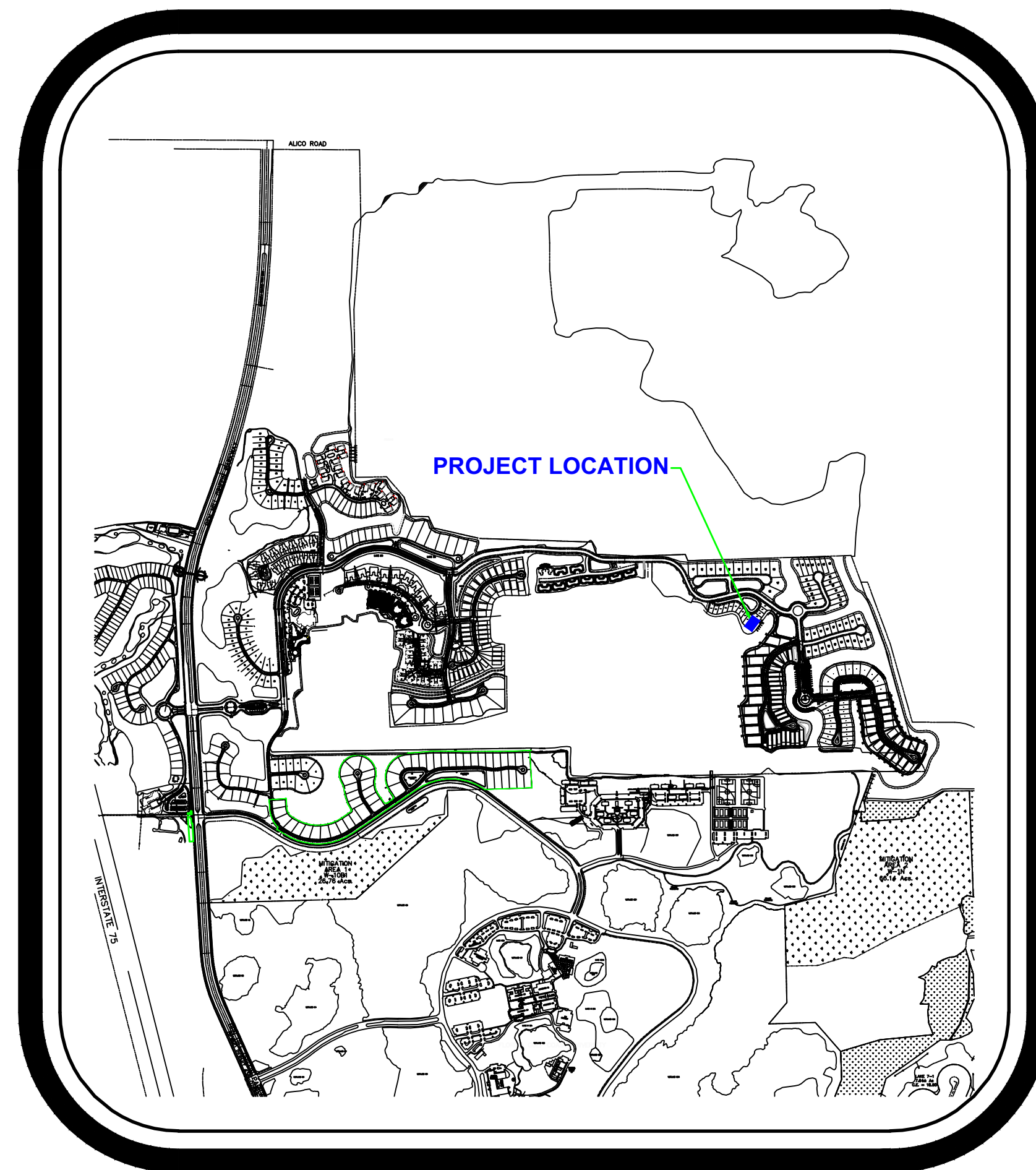
MODIFICATION FOR LOTS #5 & #6

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 85%
ADD2015-00079	TRACT M-M	07/14/15	SINGLE FAMILY	12 UNITS

1.) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE COVERED 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.

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



PROPERTY LOCATION MAP
N.T.S.
STRAP NUMBERS

13-46-25-03-00000.0050
13-46-25-03-00000.0060

Attachment "A"

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

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	3.10
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

169
81

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 :		REVISED PER LC COMMENTS	8/18/15
CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56655 DATE	REFERENCE NO.	DRAWING NO.	
	1373-01 CS	1373-01	
	PROJECT NO.	SHEET NO.	
	2015.014	1 OF 2	





6200 Whiskey Creek Drive, Fort Myers, Florida 33919 Phone: 239.985.1200 Fax: 239.985.1259

July 29, 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 "B"

**RE: *Miromar Lakes*
 TRACT F-F – Costa Amalfi
 Final Plan Approval
 *HM Project No. 2008.051-X***

Dear Mr. Dickson:

Hole Montes, Inc. is pleased to submit this application for Final Plan Approval for Tract F – F, Costa Amalfi at Miromar Lakes as required by Resolution Z-13-020. This request for an additional deviation for lots 5 and 6 only. This project was approved under ADD2008-00130 and Development Order DOS2008-00112.

The following deviation is requested for lots #5 and #6 only;

- Deviation from Resolution Z-13-020 Residential Property Development Regulations table for front setbacks for Zero Lot Line, Single Family Attached Land Use; to allow for a 0 ft front setback for both front and side loading garages for Lots 5 and 6 only.

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

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

Dbm/clk
Enclosures
cc: Mike Elgin

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION

RECEIVED
NOV 07 2008
HOLE MONTES, INC.

DATE: November 6, 2008

TO: WHOM IT MAY CONCERN

FROM: Debbie Carpenter
Administrative Assistant

Attachment "C"

RE: ADMINISTRATIVE AMENDMENT

<u>Case Number</u>	<u>Case Name</u>
ADD2008-00130	Miromar Lakes - Tract F.F. Beach Cottages

cc: Miromar Development Corp., Applicant (c/o Hole Montes, attn: Charles Krebs, Agent)
Julie Dalton, Property Appraiser Office
Matt Noble, Planning
Chick Jakacki, Zoning
Bob Stewart, Building Official
File

ADMINISTRATIVE AMENDMENT (FPA) ADD2008-00130

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Miromar Development Corporation filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development on a project known as Miromar Lakes - Tract F-F, Beach Cottages for Final Plan Approval of 16 single-family residential lots and the addition of a deviation from LDC Sec. 10-291 to allow access to three lots from a private drive on property located at Miromar Lakes, described more particularly as:

LEGAL DESCRIPTION: In Section 13, Township 45 South, Range 25 East, Lee County, Florida:

SEE ATTACHED THREE-PAGE "EXHIBIT A"

WHEREAS, the property was originally rezoned in case number Z-95-094, with subsequent amendments in resolution number Z-99-029, Z-02-072, ADD2000-00110, ADD2000-00111, ADD2000-00117, ADD2000-00161, ADD2001-00018, ADD2001-00085, ADD2001-00113A, ADD2001-00125, ADD2002-00045, ADD2002-00077, ADD2002-00168, ADD2003-00028, ADD2003-00046, ADD2003-00151; 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, Condition 1.c. of resolution Z-02-072 requires Final Plan Approval for all development within the Miromar Lakes MPD; and

WHEREAS, the applicant has requested Final Plan Approval for 16 single-family residential lots in a portion of the project known as Miromar Lakes - Tract F-F, Beach Cottages; and

WHEREAS, the applicant's proposed final plan, attached hereto as "Exhibit B," indicates that all 16 lots will comply with the minimum required lot area and dimensional requirements of Resolution Z-02-072; and

WHEREAS, the applicant has requested a deviation from LDC Sec. 10-291 to allow lots 5, 6 and 7 to be accessed by a private drive with no cul-de-sac, because they do not have frontage on the proposed Via Savona Court; and

WHEREAS, Lee County Plan Review Fire Inspector Dan Notte has reviewed the plans and found that the 3 lots are well within normal requirements for access to a fire hydrant, and determined that there will be no issues with respect to emergency responders access to Lots 5, 6 and 7; and

WHEREAS, the Lee County Solid Waste Division has reviewed the plans and found that there will be no problems accessing lots 5, 6, and 7 for curb-side trash service; and

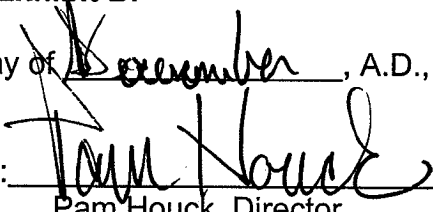
WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment 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 Zoning Plan Approval for approval of a private recreational facility known as Miromar Lakes - Tract F-F, Beach Cottages for the Miromar Lakes Mixed Use Planned Development is **APPROVED with the following conditions:**

1. The Development must be in substantial compliance with the two page Final Zoning Plan entitled Miromar Lakes Tract F-F Beach Cottages, prepared by Hole Montes, stamped received by Community Development on October 31, 2008.
2. The Proposed 16 slip boat dock shown on the above-referenced Final Zoning Plan has not been reviewed as part of this request and is not approved as part of this Final Plan Approval. This will be approved at time of Local Development Order and through the dock and shoreline permitting process.
3. The development of the subject property must comply with all terms and conditions of Resolution Z-02-072.
4. Final Zoning Plan ADD2008-00130 is hereby APPROVED and adopted. A reduced copy is attached hereto as "Exhibit B."

DULY SIGNED this 5th day of November, A.D., 2008.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibits:

- A - 3-page legal description
- B - 2-page final zoning plan

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF TRACT 'R-C', MIROMAR LAKES UNIT XII, PENINSULA, PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2006000463425 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MIROMAR LAKES PARKWAY, TRACT 'R', MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.76°27'33"W., ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' FOR A DISTANCE OF 177.26 FEET; THENCE RUN S.13°32'27"E., FOR A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' AND TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.76°27'33"E., ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' FOR A DISTANCE OF 357.26 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 232.50 FEET, THROUGH A CENTRAL ANGLE OF 49°44'04", SUBTENDED BY A CHORD OF 195.54 FEET AT A BEARING OF S.78°40'25"E., FOR A DISTANCE OF 201.82 FEET TO THE END OF SAID CURVE; THENCE RUN S.53°48'23"E., ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' FOR A DISTANCE OF 228.60 FEET; THENCE RUN S.36°11'37"W., FOR A DISTANCE OF 73.95 FEET; TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; WHOSE RADIUS POINT BEARS S.05°43'00"E., THEREFROM; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 48°05'23", SUBTENDED BY A CHORD OF 28.52 FEET AT A BEARING OF S.60°14'18"W., FOR A DISTANCE OF 29.38 FEET TO THE END OF SAID CURVE; THENCE RUN S.36°11'37"W., FOR A DISTANCE OF 261.84 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 88.75 FEET, THROUGH A CENTRAL ANGLE OF 128°58'04", SUBTENDED BY A CHORD OF 160.19 FEET AT A BEARING OF N.79°19'21"W., FOR A DISTANCE OF 199.77 FEET TO THE END OF SAID CURVE; THENCE RUN N.14°50'20"W., FOR A DISTANCE OF 23.57 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 15°36'05", SUBTENDED BY A CHORD OF 40.72 FEET AT A BEARING OF N.22°38'22"W., FOR A DISTANCE OF 40.84 FEET TO A POINT OF REVERSE CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 171.51 FEET, THROUGH A CENTRAL ANGLE OF 20°15'30", SUBTENDED BY A CHORD OF 60.33 FEET AT A BEARING OF N.20°18'39"W., FOR A DISTANCE OF 60.64 FEET TO A POINT OF REVERSE CURVE

Applicant's Legal Checked

by Cef9-24-08

Ann

2008-00130

RECEIVED

SEP 19 2008

p4142

COMMUNITY DEVELOPMENT

CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 81.50 FEET, THROUGH A CENTRAL ANGLE OF $93^{\circ}21'33''$, SUBTENDED BY A CHORD OF 118.59 FEET AT A BEARING OF $N.56^{\circ}51'40''W.$, FOR A DISTANCE OF 132.80 FEET TO THE END OF SAID CURVE; THENCE RUN $S.76^{\circ}27'33''W.$, FOR A DISTANCE OF 131.31 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 179.00 FEET, THROUGH A CENTRAL ANGLE OF $53^{\circ}57'20''$, SUBTENDED BY A CHORD OF 162.40 FEET AT A BEARING OF $N.76^{\circ}33'47''W.$, FOR A DISTANCE OF 168.56 FEET TO THE END OF SAID CURVE; THENCE RUN $N.15^{\circ}40'27''E.$, FOR A DISTANCE OF 132.61 FEET; THENCE RUN $N.02^{\circ}46'11''W.$, FOR A DISTANCE OF 21.68 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' AND A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS $N.02^{\circ}46'11''W.$, THEREFROM; THENCE RUN EASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID MIROMAR LAKES PARKWAY, TRACT 'R' AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 267.50 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}46'16''$, SUBTENDED BY A CHORD OF 50.21 FEET AT A BEARING OF $N.81^{\circ}50'41''E.$, FOR A DISTANCE OF 50.29 FEET TO THE POINT OF BEGINNING; CONTAINING 4.993 ACRES MORE OR LESS.

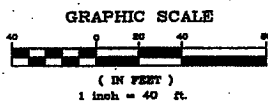
RECEIVED

SEP 19 2008

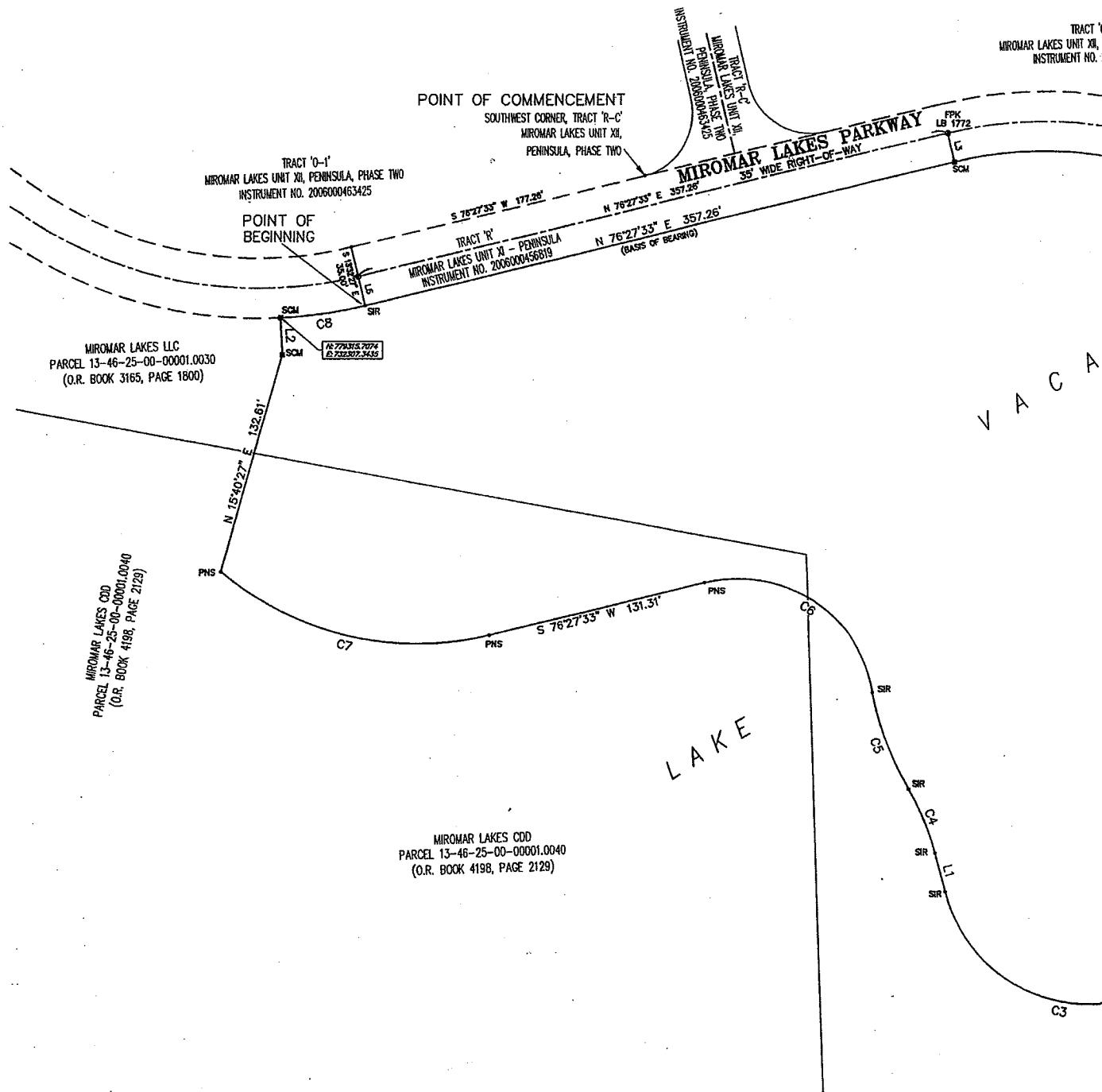
COMMUNITY DEVELOPMENT

ADD 2008-00130

Pg 242



H:\2001\Survey\Projects by Name of Location\Honor\200805\108181\108181.dwg Tabl Model Sep 11, 2008 - 12:10pm Plotted by BenHawell



LEGEND

SCM SET CONCRETE MONUMENT
SIR SET IRON ROD WITH CAP LB 1772
PNS POINT NOT SET
FPK FOUND PK NAIL AND WASHER LB 1772

FIELD BOOK 993/65

LETTER	REVISIONS	DATE	REV BY

TRACT 'F-F'

NOT VALID WITHOUT
THE SIGNATURE AND
THE ORIGINAL RAISED
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER.

PARTY CHIEF:	AT	DATE:	9/10/0
DRAWN BY:	AM/BEN	DATE:	9/08
CHECKED BY:	TMM	DATE:	9/08
SEC-TWN-RGE	13-46-25	HORIZONTAL SCALE:	1"=40'

EXHIBIT H-4.D. FIN

MIROMA

TRAC

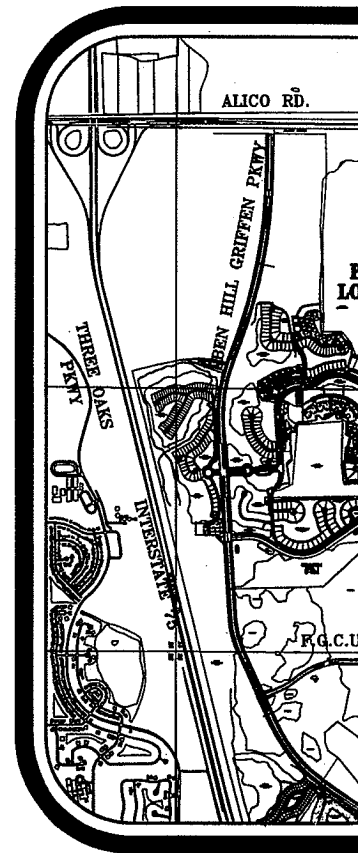
BEACH C

SECTION 13

LEE COUN

DATE: SEPT

APPROVAL HISTORY				
LEE COUNTY NUMBER	TRACT	DATE	TYPE	QUANTITY
ADD 2001-0018	GOLF MAINT.	APPROVED	COMMERCIAL	7500 S.F.
ADD 2000-00110	PHASE ONE	07/27/00	SINGLE FAMILY	11 UNITS
ADD 2000-00111	PHASE ONE	07/27/00	SINGLE FAMILY	30 UNITS
ADD 2000-00117	PHASE TWO	07/31/00	SINGLE FAMILY	81 UNITS
ADD 2000-00161	VALENCIA	APPROVED	MULTI FAMILY	80 UNITS
ADD 2001-00085	TRACT M & N	APPROVED	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	APPROVED	RECREATION	4.77 ACRES
ADD 2001-00125	TIVOLI	APPROVED	SINGLE FAMILY	113 UNITS
ADD 2002-00045	BELLAVISTA	APPROVED	MULTI-FAMILY	60 UNITS
ADD 2002-00077	MED. VILLAGE	APPROVED	SINGLE FAMILY	33 UNITS
ADD 2002-00168	CAPRIN GREENS	APPROVED	SINGLE FAMILY	27 UNITS
ADD 2003-00028	VAVALDI	APPROVED	MULTI-FAMILY	80 UNITS
ADD 2003-00047	GOLF CLUBHOUSE	APPROVED	RECREATION	5.45 ACRES
ADD 2003-00191	CAPRIN GREENS MOD	APPROVED	AMEND ADD 2002-00168	
ADD 2004-00033	SAN MARINO	APPROVED	MULTI-FAMILY	160 UNITS
ADD 2004-00042	MIRASOL ACCESS	APPROVED	ACCESS	5.07 ACRES
ADD 2004-00045	C1/C2 ACCESS	APPROVED	ACCESS	1.02 ACRES
ADD 2004-00054	PORTO ROMANO	APPROVED	SINGLE FAMILY	55 UNITS
ADD 2004-00070	MIRASOL RESIDENTIAL	APPROVED	MULTI-FAMILY	120 UNITS
ADD 2004-00177	CASTELLI & ANACAPRI	APPROVED	SINGLE FAMILY	15 UNITS
ADD 2004-00253	VOLTERRA & BELLINI	APPROVED	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD 2005-00190	RAVENNA	APPROVED	MULTI-FAMILY	80 UNITS
ADD 2006-00004	BEACH CLUB PH. 2	APPROVED	RECREATION	7.67 ACRES
ADD 2006-00002	MIROMAR LAKES PKWY EXTENSION	APPROVED	ACCESS	133.06 ACRES
ADD 2006-00005	EAST 100 A.	APPROVED	SINGLE FAMILY	51 UNITS
PENDING	BEACH COTTAGES	PENDING	SINGLE FAMILY	16 UNITS



BOAT DOCK HISTORY

SINGLE FAMILY SUBDIVISIONS
VERONA LAKE
CAPRIN GREENS/BELLAMARE
ISOLA BELLA
CASTELLI & ANACAPRI
VOLTERRA
BEACH COTTAGES
TOTAL

BOAT SLIPS APPROVED
55
18
12
18
12
0
118

BOAT SLIPS PROPOSED
0
0
0
0
0
18
0

ANCILLARY (250 MAXIMUM)

BEACHCLUB PH 1

VIVALDI

MIRASOL BEACH PH 1&2

MONTEBELLO

BELLINI

RAVENNA

EAST 100 ACRES

TOTAL ANCILLARY

TOTAL REMAINING ANCILLARY

BOAT SLIPS APPROVED

13

18

18

18

18

60

51

BOAT SLIPS PROPOSED

0

0

0

0

0

0

0

188

54

*PER ZONING RESOLUTION Z-02-072
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. A MAXIMUM 400 SLIPS FOR DRY BOAT STORAGE ARE ALLOWED IN CONJUNCTION WITH THE BOAT
CLUB.

PREPARED FOR :

MIROMAR DEVELOPMENT CORP.

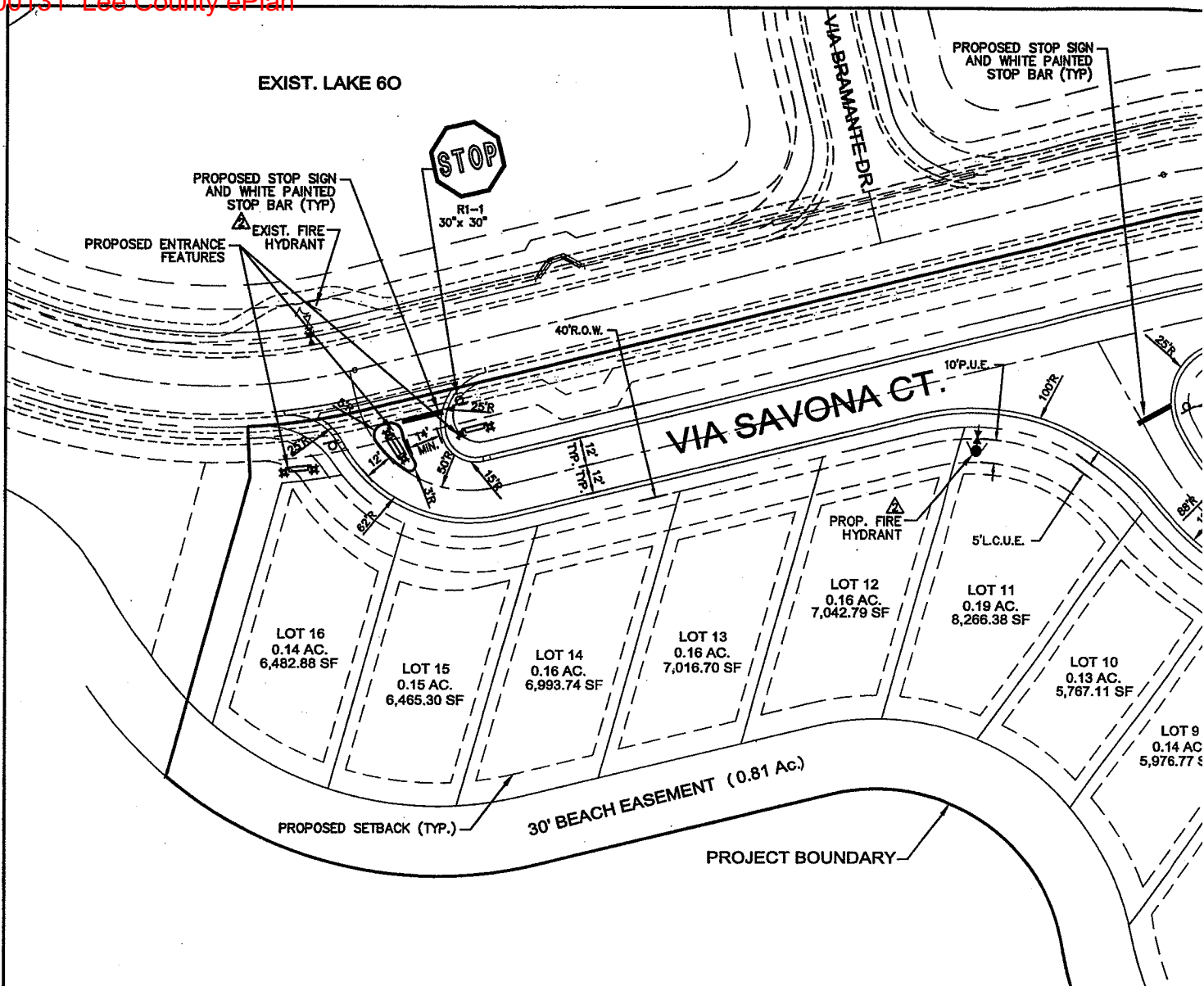
CONTACT PERSON: MIKE ELGIN
18881 CORKSCREW ROAD STE. 305
ESTERO, FL 33928
PH (239) 948-3666
FX (239) 948-3667

PROPERTY L
N.

STRAP NOS. 13-4

APP

Final
for Mixed Use
Subject to C
Date



GENERAL NOTES

1. ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
3. EXTREME CAUTION IS TO BE USED WHEN EXCAVATING, AS THE NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
4. THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (I.E. SOD, BUSHES, TREES, ETC.), SPRINKLER PIPE, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
6. ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
7. IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
8. ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
9. ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
10. 10" HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER MAIN AND SEWAGE FORCE MAIN/SANITARY SEWAGE GRAVITY MAIN JOINTS TO BE EQUIDISTANT AT CROSSING.
11. CONSTRUCTION OF SANITARY SEWERS SHALL BE STARTED AT THE WET WELL OF EACH SEWAGE PUMPING STATION AND BE INSTALLED IN AN UPSTREAM DIRECTION THEREFROM. SEWER CONSTRUCTION SHALL BE CONTINUED ONLY FROM A DOWNSTREAM PIPE OR COMPLETED SEWER AT ALL TIMES WITHOUT FLOW GAPS.
12. ALL WATER MAINS AND SEWAGE FORCE MAINS ON THIS PROJECT ARE TO BE 8-200 CLASS 150 PVC PIPE, EXCEPT UNDER PAVEMENT WHERE DUCTILE IRON PIPE SHALL BE USED, AND IS TO EXTEND AT LEAST 5' PAST THE PAVED AREAS.
13. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS. FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JOINT DEFLECTION.

EXISTING LAKE COMO

213± Ac

LEGEND:

D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
	PROPOSED BRICK PAVERS (DEVIATION #7)

PROJECT DATA:

PROP. ONSITE IMPROVEMENTS			
BUILDING	44,800 SF	= 1.03 AC.	= 20.6%
PAVEMENT/WALKS	28,602 SF	= 0.65 AC.	= 13.2%
GREEN AREA	144,073 SF	= 3.31 AC.	= 66.2%
TOTAL	217,475 SF	= 4.99 AC.	= 100.0%

LETTER	REVISIONS	DATE
	REVISED PER LEE COUNTY COMMENTS	10/21/08
	REVISED PER LEE COUNTY COMMENTS	10/21/08
	REVISED PER LEE COUNTY COMMENTS	10/09/08

MIROMAR LAKES

TRACT F-F

BEACH COTTAGES

DESIGNED BY	C.L.K.	DATE	07/25/08
DRAWN BY	E.R.T.	DATE	07/25/08
CHECKED BY	C.L.K.	DATE	07/28/08
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 60'

HV
HOLE MONT
ENGINEERS - PLANNERS - SURV
LANDSCAPE ARCHITECTS

Derheimer, Suzanne

From: Derheimer, Suzanne
Sent: Wednesday, August 19, 2015 8:37 AM
To: Palermo, Anthony
Subject: ADD2015-00131 Costa Amalfi at Miromar Lakes

Environmental Staff has no substantive conditions for the above referenced case as long as previous approved conditions remain in force full and effect.

Susie Derheimer

Environmental Planner
Lee County Department of Community Development
Division of Zoning
P.O. Box 398
Fort Myers, FL 33902-0398
Phone: 239-533-8158
Fax: 239-485-8344
sderheimer@leegov.com
<http://www.leegov.com/dcd/es>
Join our online public forum at www.leecountytownhall.com



Think Green & please print this e-mail only if necessary.

Attachment "D"

Property Development Regulations

RESIDENTIAL PROPERTY DEVELOPMENT REGULATIONS:

LAND USES	Minimum Lot or Tract			Minimum Building Setbacks (ft)					Max # of Habitable Floors/Max Building Height ^(3 & 8)	Min. Bldg Separation (ft)	Max. Lot Cover
	Area (sq ft)	Depth (ft)	Width ¹ (ft)	Side Incl. Corner	Rear abut Lots	Rear abut CO/Golf	Front ²	Water Body ^{5&6}			
SINGLE-FAMILY RESIDENTIAL USES											
Single-Family Detached	5,500	70	50	5	20	10	12 ⁴ or 20	0 ^{5&6} or 20	45	10	55%
Patio/Cluster Homes	3,500	70	35	5	10	10	12 ⁴ or 20	0 ^{5&6} or 20	45	10	55%
Zero Lot Line, Single-Family Attached or Townhouse	2,800	70	25	0 or 5	10	10	12 ⁴ or 20	0 ^{5&6} or 20	45	10	55%
Overwater Residential Uses ⁶	3,500	70	35	0 ⁶ or 5	0 ⁶ or 10	n/a	12 ⁴ or 20	0 ^{5&6} or 20	45	0 or 10	55%
MULTIPLE-FAMILY RESIDENTIAL USES											
Multiple-Family	6,000	100	n/a	10	20	10	20	0 ^{5&6} or 20	45/65	10	55%
Overwater Residential Uses ⁵	6,000	100	n/a	0 ⁵ or 10	0 ⁵ or 20	n/a	20	0 ^{5&6} or 20	45/65	20	55%
Assisted Living Facility	10,000	100	100	12½	20	10	20	20	45/65	25	55%
OTHER USES											
Clubhouse and Dry Boat Storage	n/a	n/a	n/a	5	20	10	n/a	0 ^{5&6} or 20	45	10	n/a
Accessory Structures	n/a	n/a	n/a	5	10	10	n/a	0 ^{5&6} or 20	45	n/a	n/a

Notes:

¹ Pie-shaped lots and flag lots are not required to meet minimum lot widths.

² Measured from back of curb where the back of curb is at the ROW or street easement.

³ Maximum building height of 65 feet where allowed by Deviation 28. See Deviation 28 and Exhibit B-7 for the location of the buildings with heights greater than 45 feet.

⁴ The 12' setback applies only to the non-garaged part of a house or for units with a side entry garage.

⁵ A maximum of 1,500 linear feet of lake frontage will have a 0' setback for buildings and accessory uses.

⁶ Structures, including residential and commercial buildings, may extend on pilings over the man-made lakes within Miromar Lakes so long as they do not extend past than the platted property lines.

⁷ Conversion of uses restricted as set out in Section II.D.7 of the DRI Development Order.

⁸ See Conditions 32 and 33 of the Zoning Resolution for locations of maximum heights less than 45 feet.

Attachment "E"

COMMERCIAL PROPERTY DEVELOPMENT REGULATIONS

LAND USES	Minimum Lot or Tract			Minimum Building Setbacks (ft)					Max Building Height ^(3 & 8)	Min. Bldg Separation (ft)	Max. Lot Cover
	Area (sq ft)	Depth (ft)	Width ¹ (ft)	Side Incl. Corner	Rear abut Lots	Rear abut CO/Golf	Front ²	Water Body ^{5&6}			
CONVENTIONAL DEVELOPMENT TRACTS											
Commercial Use	10,000	100	100	0 or 15	20	10	15	0 ^{5&6} or 20	45/65	0 or ½ bldg. height	55%
Hotel and Office Use	10,000	100	100	0 or 15	20	10	15	0 ^{5&6} or 20	45/65	0 or ½ bldg. height	55%
Overwater Uses ⁶	10,000	100	100	0 ⁵ or 15	0 ⁵ or 20	n/a	15	0 ^{5&6} or 20	45/65	0 or ½ bldg. height	55%
LOTS WITHIN DEVELOPMENT TRACTS											
All Uses	1,300	65	20	0 or 5	0 or 20	10	15	0 ^{5&6}	45/65	0 or ½ bldg. height	100%
OTHER USES											
Accessory Structures	n/a	n/a	n/a	5	10	10	n/a	0 ^{5&6}	n/a	n/a	n/a

Notes:

¹ Pie-shaped lots and flag lots are not required to meet minimum lot widths.

² Measured from back of curb where the back of curb is at the ROW or street easement.

³ Maximum building height of 65 feet where allowed by Deviation 28. See Deviation 28 and Exhibit B-7 for the location of the buildings with heights greater than 45 feet.

⁴ The 12' setback applies only to the non-garaged part of a house or for units with a side entry garage.

⁵ A maximum of 1,500 linear feet of lake frontage will have a 0' setback for buildings and accessory uses.

⁶ Structures, including residential and commercial buildings, may extend on pilings over the man-made lakes within Miromar Lakes so long as they do not extend past than the platted property lines.

⁷ Conversion of uses restricted as set out in Section II.D.7 of the DRI Development Order.

⁸ See Conditions 32 and 33 of the Zoning Resolution for locations of maximum heights less than 45 ft.



6200 Whiskey Creek Drive, Fort Myers, Florida 33919 Phone: 239.985.1200 Fax: 239.985.1259

August 24, 2015

Tony Palermo, AICP
Senior Planner
Lee County Community Development Department
Zoning Division
PO Box 398
Fort Myers, FL 33902-0398

Attachment "F"

RE: Costa Amalfi
ADD2015-00131
HM Job Number 2008.051-X

Dear Mr. Palermo,

Please accept this letter as justification for the setback reduction request for the above Final Plan Approval application for Costa Amalfi at Miromar Lakes.

Costa Amalfi lots 5, 6 and 7 were designed around a common access driveway. The driveway has governed by a separate access easement so the maintenance of the driveway is the responsibility of all three lots. It was not the intention at the time of the original application that the homes for lots 5, 6 and 7 would be governed by a 20 ft set back from the shared access easement. The easement area was considered a driveway and it was anticipated that the homes could build up to the easement line. The existing home on lot 7 is set back 20 ft from the easement, so no resolution is required. The existing home on lot #5 was approved by Lee County staff and is set back 0 ft from the easement. The proposed building plan for lot #6 was denied by Lee County staff and is set back 10 ft from the easement.

The application for Lot #5 measured the front setback from the front property line, across the access easement. The application for Lot #6 measured the setback from the access easement.

This FPA application is a request to resolve the setback conflict for the proposed home on lot 6 and the existing home on lot #5.

Please let me know if you have any questions.

Sincerely,

Hole Montes, Inc.

Charles L. Krebs

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

Clk/dmb

MIROMAR LAKES

MASTER ASSOCIATION

August 24, 2015

Attachment "G"

Dear Mr. Palermo,

Please find the below approval and justification from the Miromar Lakes Master Association regarding the requested clarification / variance for the setback regarding the Costa Amalfi Lots #5, #6 and #7.

Costa Amalfi Lots #5, #6 and #7 were designed and approved by DOS 2008-00112 to be accessed by a common access driveway. The driveway is governed by a separate access easement. The maintenance of the driveway is the responsibility of all three lots as defined and recorded in Miromar Lakes Unit XIII – Costa Amalfi Plat, Instrument #2008000338718.

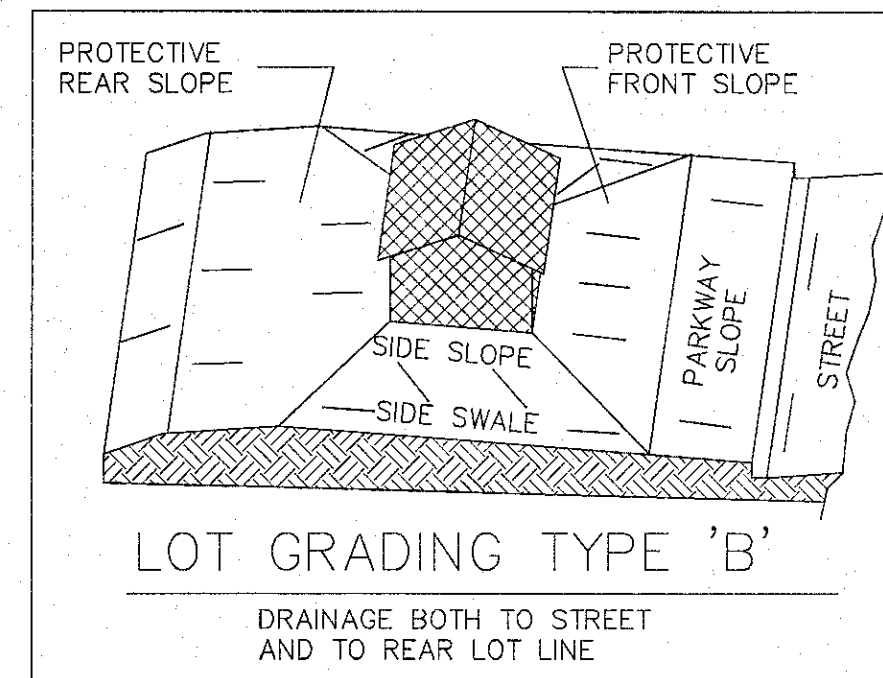
It was not the intention at the time of the original approval that the homes for Lots #5, #6 and #7 would be governed by a 20 ft set back from the shared access easement. The easement area was considered a driveway and it was anticipated that the homes could build up to the easement line. The existing home on Lot #7 is set back 20 ft from the easement, so no resolution is required. The Master Association approves the existing home on Lot #5 that was previously approved by Lee County Building Department and is set back 0 ft from the Joint Access Easement and the proposed building plan for Lot #6 to be setback 10 ft from the easement.

Should you have any further questions, please do not hesitate to contact me at (239) 390-5105

Sincerely,



Michael B. Elgin
Vice President, Miromar Lakes Master Association

[illegible]