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Attachment "B"

Project Narrative

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 Peninsula Phase IV at Miromar Lakes, which consists of 38+/- acres. The proposed development will consist of 56 single-family detached units. The subject property was approved for 37 single-family and 48 multi-family units and associated deviations pursuant to ADD2014-00102. The purpose of this request is to convert the project to solely single-family detached residential uses based upon changes to market demand since the original FPA approval. The result is a net decrease to the overall density of the development tract.

The proposed FPA is consistent with the allowable uses and density 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.

As outlined in the Schedule of Deviations and Justifications the Applicant is seeking five (5) new deviations (four of which were approved per ADD2014-00102) to allow for: 4:1 lake bank slopes; to locate lake maintenance easements within platted single-family lots; to allow for fences/walls within the street setback up to a maximum height of eight feet (8'); to allow for rip-rap adjacent to single-family residential uses; and to allow for a dead-end street at the southern terminus of Via Lugano Court. These deviations are requested to maintain consistency with the constructed portions of the community, and to enhance the privacy and visual appeal of this residential enclave. Additionally, the deviations relating to lake bank slope and the location of lake maintenance easements are vested through previous development approvals.

Per Resolution Z-13-020, the Applicant is also requesting previously approved deviations #1, #5, #6, #7, #14, #16, #18 and #20.

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.