



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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July 28, 2015

Ms. Pam Houck, Director
Lee County Zoning Division
1500 Monroe Street, 2nd Floor
Fort Myers, FL 33901

**RE: Peninsula Phase IV at Miromar Lakes
Application for Final Plan Approval**

Dear Ms. Houck:

Enclosed for your review is an Application for Final Plan Approval (FPA) for the 38-acre property known as Peninsula Phase IV at Miromar Lakes. Miromar Lakes, LLC ("Applicant") is requesting approval to develop the subject property with 56-single-family detached units.

Additionally, the Applicant is seeking approval of five (5) deviations pertaining to 4:1 lake bank slopes, lake maintenance easements within platted single-family lots, fences/walls within the street setback up to a maximum height of eight feet (8'), rip-rap adjacent to single-family residential uses, and a dead-end street at the southern terminus of Via Lugano Court. These new deviation requests, and those deviations approved per Zoning Resolution Z-13-020, are outlined in this application and demonstrated on the final plan.

Per the application checklists, the following items are enclosed for your review:

1. A check in the amount of \$1,000 for the FPA application fee;
2. Administrative Action application;
3. Executed Affidavit of Authorization Form;
5. Executed Disclosure of Interest Form;
6. Legal description and boundary survey prepared by Rhodes & Rhodes Land Surveying, Inc.
7. List of zoning actions (Exhibit A);
8. List of development order approvals (Exhibit B);
9. Project narrative;
10. Requested deviations and justifications; and
11. Proposed Final Plan (24"x36" 11"x17").

Thank you in advance for your consideration of this request. Should you require additional information, or have any questions please contact me directly at (239) 405-7777, ext. 207, or alexis.crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.



Alexis V. Crespo, AICP, LEED AP
Director of Planning

Enclosures

cc: Michael Elgin, Miromar Lakes, LLC