

**MEMORANDUM
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION**

Attachment "D"

Date: October 1, 2015

To: Tony Palermo, Senior Planner

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Project: The Peninsula Phase IV at Miromar Lakes

Case: ADD2015-00132

STRAP: 13-46-25-00-00001.0030



The Division of Zoning Environmental staff has reviewed the proposed Final Plan Approval (FPA) for 56 single family detached units within The Peninsula Phase IV at Miromar Lakes and offer the following analysis and comments:

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 Peninsula Phase IV is a 38.15 acre portion of the Miromar Lakes development located in the northeast corner of the site abutting the large Lake #6.

FINAL PLAN APPROVAL:

Zoning Resolution Z-13-020 Section B. Conditions: 1.c. indicates that “the developer must obtain Final Plan Approval 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 The Peninsula Phase IV, the developer is requesting vertical construction of 56 residential single family lots with associated water management and shoreline structures. Therefore, a final plan has been provided for the 38.15 acre area and new deviations have been requested to seek relief from current Land Development Code (LDC) requirements.

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 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. Exhibit H indicates that required open space for Miromar Lakes will be met within Miromar Lakes and that required open space will be calculated on the development area excluding the existing mining lakes. In addition, required open space for residential users must provide 40% common open space for tracts requiring open space. The exemptions from the open space requirements include single family lots with minimum lot size of 6,500 square feet and a maximum 45% lot coverage, duplex lot with minimum lot size of 7,500 square feet and a maximum 45% lot coverage, or two family attached lot minimum lot size of 3,750 square feet and a maximum 45% lot coverage.

The FPA approved zoning resolution allows minimum lot sizes of 5,500 square feet (s.f.) with maximum lot coverage of 55%. Although the proposed FPA depicts lots sizes ranging from 10,900± s.f. to 41,000± s.f. the plans continue to request the allowed maximum 55% lot coverage; therefore, 40% open space is required. The FPA depicts the minimum 40% open space is to be provided through on-site lake #3 (excluding the existing mining lake #6), general open space and single family lots which meets zoning resolution requirements.

Additional Deviations:

ADD2015-00070 FPA is being reviewed concurrently to address deviation requests to increase limits of allowable harden shoreline on the recreation lake, harden shoreline adjacent to single family residential uses, and the reduction in lake bank slopes where turf reinforcement mat and rip rap is used within the entire Miromar Lakes development. These deviation requests are all applicable to this project's shoreline as depicted on the Miromar Peninsula FPA.

ADD2015-00070 requests to deviate from LDC Section 10-418(3) which requires hardened shoreline structures may comprise up to 20 percent of an individual lake shoreline; to allow up to 65% of the shoreline on the developed portions of the north and south recreational lakes within the Miromar Lakes community at the time of this application to address the continued erosion of the shoreline. The Peninsula Miromar Phase IV plan depicts rip rap linear footage and location and required compensatory littoral areas B & C square footage and location consistent with ADD2015-00070 plans. The applicant would like to maintain the option to utilize turf reinforcement mats (non-harden shoreline) on a portion of the shoreline but has requested the worst case scenario as part of the deviation. Environmental staff recommends regardless of whether turf reinforcement mat or rip rap is proposed compensatory littoral areas are to be installed and planted per ADD2015-00070 approvals.

ADD2015-00070 requests to deviate from LDC Section 10-418(3) which prohibits the use of harden shoreline adjacent to single family uses; to allow for the placement of rip rap adjacent to single family lots. The Peninsula Miromar Phase IV plan depicts proposed rip rap adjacent to single family lots 1- 22 and 34-56.

ADD2015-00070 requests to deviate from LDC Section 10-329(d)(4) which requires lake banks to be sloped at a 6:1 ratio from the tip of bank to a water depth of two feet below the dry season water table; to allow 4:1 slopes where turf reinforcement mats are used or 2:1 slopes where rip rap is used. The Peninsula Miromar Phase IV provides typical cross sections to illustrate slopes if turf mats or rip rap is proposed. Environmental staff recommends that at the time of local development order if rip rap is proposed it must be consistent with the more detailed design specifications of ADD2015-00070. If turf reinforcement mats are proposed then the turf reinforced lake bank cross sections must depict at minimum 1-gallon littorals installed at a minimum 2-feet on centers, from a minimum 2-feet below control to 4-feet above control as enhancements required by LDC Section 329(d)(4).

If the ADD2015-00070 deviations move forward with an approval Environmental staff recommends the following conditions to ensure the Miromar Peninsula Phase IV shoreline is consistent with the Miromar Lakes overall lake shoreline plan:

Development order plans must depict compensatory littoral areas are to be installed and planted per ADD2015-00070 approvals regardless of whether turf reinforcement mat or rip rap is proposed.

Development order landscape plans must depict any proposed rip rap shoreline to be consistent with the more detailed design specifications of ADD2015-00070. If turf reinforcement mats are proposed then the turf reinforced lake bank cross sections must depict at minimum 1-gallon littorals installed at a minimum 2-feet on centers, from a minimum 2-feet below control to 4-feet above control.