

ADMINISTRATIVE AMENDMENT (PD) ADD2015-00070

**ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA**

WHEREAS, Miromar Lakes LLC - Mike Elgin filed an application for an administrative approval to a Mixed Use Planned Development (MPD) on a project known as Miromar Lakes Recreational Lake Shoreline Stabilization to deviate from the hardened shoreline limitations finished slope requirements and amend the approved Master Concept Plan on property located within the Miromar Lakes to allow:

1. Approval for the Miromar Lakes Recreational Lake Shoreline Stabilization Plan; and
2. Deviation #1 from LDC Sec. 10-418(3) which limited the use of rip-rap and other hardened shoreline treatment to 20% of an individual lake shoreline to allow 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 continued erosion of the shoreline; and
3. Deviation #2 from LDC Sec. 10-418 which prohibits the use of rip rap adjacent to single-family uses, to allow the placement of rip-rap for lake shoreline restoration adjacent to single-family homes; and
4. Deviation #3 from LDC Sec. 10-329(d)(4) which requires lake banks to be sloped at a 6:1 ration 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 4:1 where turf reinforcement mat is proposed, and a minimum ratio of 2:1 where rip rap shoreline is proposed; and
5. Deviation #4 from LDC Sec. 26-75(d)2 which requires the uses of filter fabric when rip rap shoreline stabilization is used, to allow the existing rip rap designated to Phase I to remain without the use of filter fabric, until such time as the existing rip rap needs to be repaired or replaced.

LEGAL DESCRIPTION: In Sections 12, 13 & 14, Township 46 South, Range 25 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the property was rezoned in case number Z-99-029 with subsequent amendments per zoning resolutions 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)/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, the Miromar Lakes MPD community has experienced erosion around the lakes located within the community and adjacent residential properties; and

WHEREAS, the lakes serve the dual function of control of surface water management as well as enhancement of the property's aesthetics; and

WHEREAS, lake bank erosion has progressed to the point where a steep vertical escarpment has been created above the waterline, leading to public health, safety and welfare concerns; and

WHEREAS, the Miromar Lakes Community wished to repair, reinforce and hardened the affected shorelines in the development (Attachment "B"); and

WHEREAS, additional littoral plantings will be provided where hardened shoreline is proposed for repair, to comply with the planted compensatory littoral shelf requirements; and

WHEREAS, the applicant has submitted a comprehensive set of plans in support of the deviation requests above (Attachment "A"); 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, including deviations from the Land Development Code; 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, the applicant's engineering firm has considered alternatives to the placement of hardened shoreline and based upon sound engineering practices, subsurface topography, accessibility constraints, aesthetics and product life expectancy, determined that the hardened shoreline repair as proposed/where proposed, represents the best available solution for the specific erosion problem encountered at this site; and

WHEREAS, Administrative Amendment ADD2015-00132 is being reviewed concurrently by staff to grant Final Plan Approval for single-family development for a portion of Miromar Lakes known as the Peninsula Phase IV, which also includes deviation requests regarding lakes, rip rap and lake shorelines; and

WHEREAS, conditions of approval for ADD2015-00132 include references to this amendment and deviation requests; and

WHEREAS, the subject applications and plans have been reviewed by Lee County Development Services staff who have provided their recommendations and analysis (Attachment "C" and "D"); and

WHEREAS, Development Services review staff support the deviation requests and have recommended inclusion of conditions to ensure that all required littoral plantings and lake management and maintenance criteria are compliant with the Land Development Code; and

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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development with deviation requests above is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with the Miromar Lakes Recreational Lake Shoreline Stabilization plans per Attachment "A".**
2. **New Development Orders will require the preparation of a Lake Maintenance Plan addressing the components of LDC Sec. 10-329(d)(5)(a-e).**
3. **New Development Orders will include a requirement that roof drains be routed to either drain away from the lake or be collected in a header network of pipes and discharged to the lake below the DSWT.**
4. **Prior to any installation of hardened shoreline, a Dock and Shoreline permit must be obtained.**
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, adopted, and electronically signed on 10/6/2015 by

Pam Houck, Zoning Manager
Department of Community Development

Exhibit “A” – Approved Legal, Sketch & Survey.

Attachment “A” – Miromar Lakes Recreational Lake Shoreline Stabilization plans

Attachment “B” – Request Narrative

Attachment “C” – Development Services Staff Report (Tom Sawtell)

Attachment “D” – Development Services/Environmental Staff Report (Abby Henderson)

EXHIBIT A PART 1

APPROVED
ADD2015-00070
Chick Jakacki, Planner
Lee Co. Division of Zoning
7/1/2015

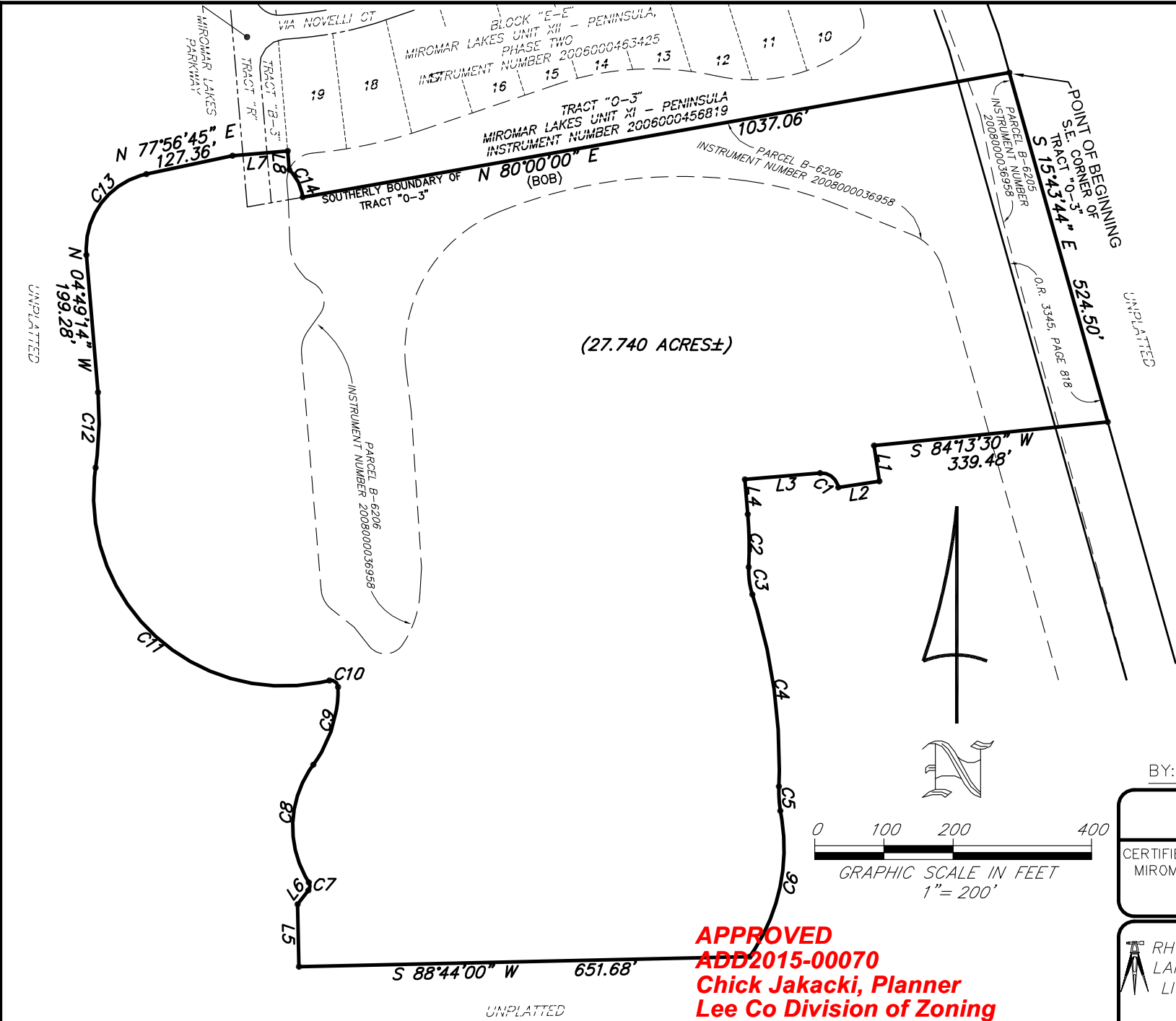
LEGAL DESCRIPTION

BEING A PORTION OF TRACTS "R", "B-3" AND "O-3", MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF TRACT "O-3", MIROMAR LAKES UNIT XI - PENINSULA, ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2006000456819 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2008000036958 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 15°43'44" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 524.50 FEET; THENCE DEPARTING FROM THE BOUNDARY OF LAST SAID LANDS, SOUTH 84°13'30" WEST, A DISTANCE OF 339.48 FEET; THENCE SOUTH 08°32'29" EAST, A DISTANCE OF 52.14 FEET; THENCE SOUTH 81°26'59" WEST, A DISTANCE OF 60.13 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHWESTERLY, 34.36 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 24.50 FEET, THROUGH A CENTRAL ANGLE OF 80°22'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 54°38'24" WEST, 31.61 FEET; THENCE SOUTH 85°10'44" WEST, A DISTANCE OF 109.62 FEET; THENCE SOUTH 05°09'01" EAST, A DISTANCE OF 44.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, 79.70 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 570.00 FEET, THROUGH A CENTRAL ANGLE OF 08°00'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°08'40" EAST, 79.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 40.10 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 20°53'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°34'56" EAST, 39.88 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 281.57 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 795.00 FEET, THROUGH A CENTRAL ANGLE OF 20°17'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 07°52'45" EAST, 280.10 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 35.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 11°13'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°20'55" EAST, 35.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 160.59 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 345.00 FEET, THROUGH A CENTRAL ANGLE OF 26°40'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 04°22'13" WEST, 159.14 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 19.23 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 170.00 FEET, THROUGH A CENTRAL ANGLE OF 06°28'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°56'42" WEST, 19.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, 25.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 48°02'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 00°09'57" WEST, 24.42 FEET; THENCE SOUTH 23°51'13" EAST, A DISTANCE OF 3.70 FEET; THENCE SOUTH 66°08'47" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°53'34" WEST, A DISTANCE OF 659.97 FEET; THENCE NORTH 01°16'00" WEST, A DISTANCE OF 90.21 FEET; THENCE NORTH 37°51'55" EAST, A DISTANCE OF 25.46 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY,

12.26 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 70°13'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°45'02" EAST, 11.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 181.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 69°08'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 02°12'18" EAST, 170.22 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 120.02 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 38°12'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 17°40'21" EAST, 117.81 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY, 17.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 102°28'07" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 52°39'46" WEST, 15.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, 539.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 112°22'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 47°42'21" WEST, 457.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, 109.15 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 470.00 FEET, THROUGH A CENTRAL ANGLE OF 13°18'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°49'57" EAST, 108.91 FEET; THENCE NORTH 04°49'14" WEST, A DISTANCE OF 199.28 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 158.90 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 110.00 FEET, THROUGH A CENTRAL ANGLE OF 82°45'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 36°33'46" EAST, 145.44 FEET; THENCE NORTH 77°56'45" EAST, A DISTANCE OF 127.36 FEET; THENCE NORTH 85°08'35" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT "B-3", SAID PLAT OF MIROMAR LAKES UNIT XI - PENINSULA; THENCE SOUTH 04°49'14" EAST, ALONG SAID EASTERLY BOUNDARY AND ITS SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 26.44 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE DEPARTING FROM SAID SOUTHERLY PROLONGATION, SOUTHEASTERLY, 45.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 64.00 FEET, THROUGH A CENTRAL ANGLE OF 41°09'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°19'19" EAST, 45.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF AFORESAID TRACT "O-3"; THENCE NORTH 80°00'00" EAST, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1,036.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,209,749 SQUARE FEET OR 27.772 ACRES, MORE OR LESS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	52.14'	S 08°32'29" E
L2	60.00'	S 81°26'59" W
L3	109.19'	S 85°10'44" W
L4	50.51'	S 04°49'16" E
L5	90.21'	N 01°16'00" W
L6	25.46'	N 37°51'55" E
L7	80.00'	N 85°08'35" E
L8	27.19'	S 04°49'14" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	24.50'	86°13'34"	36.87'	33.49'	N 51°42'29" W
C2	570.00'	7°40'58"	76.43'	76.37'	S 00°58'48" E
C3	110.00'	20°53'13"	40.10'	39.88'	S 07°34'56" E
C4	795.00'	20°17'33"	281.57'	280.10'	S 07°52'45" E
C5	180.00'	11°13'53"	35.28'	35.23'	S 03°20'55" E
C6	271.68'	46°43'14"	221.53'	215.45'	S 11°50'10" W
C7	10.00'	70°13'45"	12.26'	11.50'	N 02°45'02" E
C8	150.00'	69°08'16"	181.00'	170.22'	N 02°12'18" E
C9	180.00'	38°12'09"	120.02'	117.81'	N 17°40'21" E
C10	10.00'	102°28'07"	17.88'	15.59'	N 52°39'46" W
C11	275.00'	112°22'58"	539.40'	457.00'	N 47°42'21" W
C12	470.00'	13°18'22"	109.15'	108.91'	N 01°49'57" E
C13	110.00'	82°45'59"	158.90'	145.44'	N 36°33'46" E
C14	63.50'	40°41'34"	45.10'	44.16'	S 26°03'14" E

- NOTES
1. BEARINGS ARE BASED ON THE SOUTHERLY BOUNDARY OF TRACT "0-3", MIROMAR LAKES UNIT XI - PENINSULA, INSTRUMENT NUMBER 2006000486819, AS BEING N 80°00'00" E. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
 2. SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
 3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY: _____ JOHN SCOTT RHODES, PSM #5739

SKETCH OF DESCRIPTION

CERTIFIED TO:
MIROMAR LAKES, LLC

design:
drawn:
checked:
acad #:
view:
project #:
sheet #:
file #:

RWC
JSR
2012-1052
PLOT
2012-1052
3 of 3
2012-1052
SKETCH

RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

bk:	pg:	date:
		OCT. 29, 2012
		scale:
		1" = 200'
		cogo #:

28100 BONITA GRANDR DRIVE, #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 (239) 405-8163 FAX

ABBREVIATIONS
BOB = BASIS OF BEARING
POB = POINT OF BEGINNING
PSM = PROFESSIONAL SURVEYOR
AND MAPPER
O.R. = OFFICIAL RECORDS

APPROVED
ADD2015-00070
Chick Jakacki, Planner
Lee Co Division of Zoning
7/1/2015

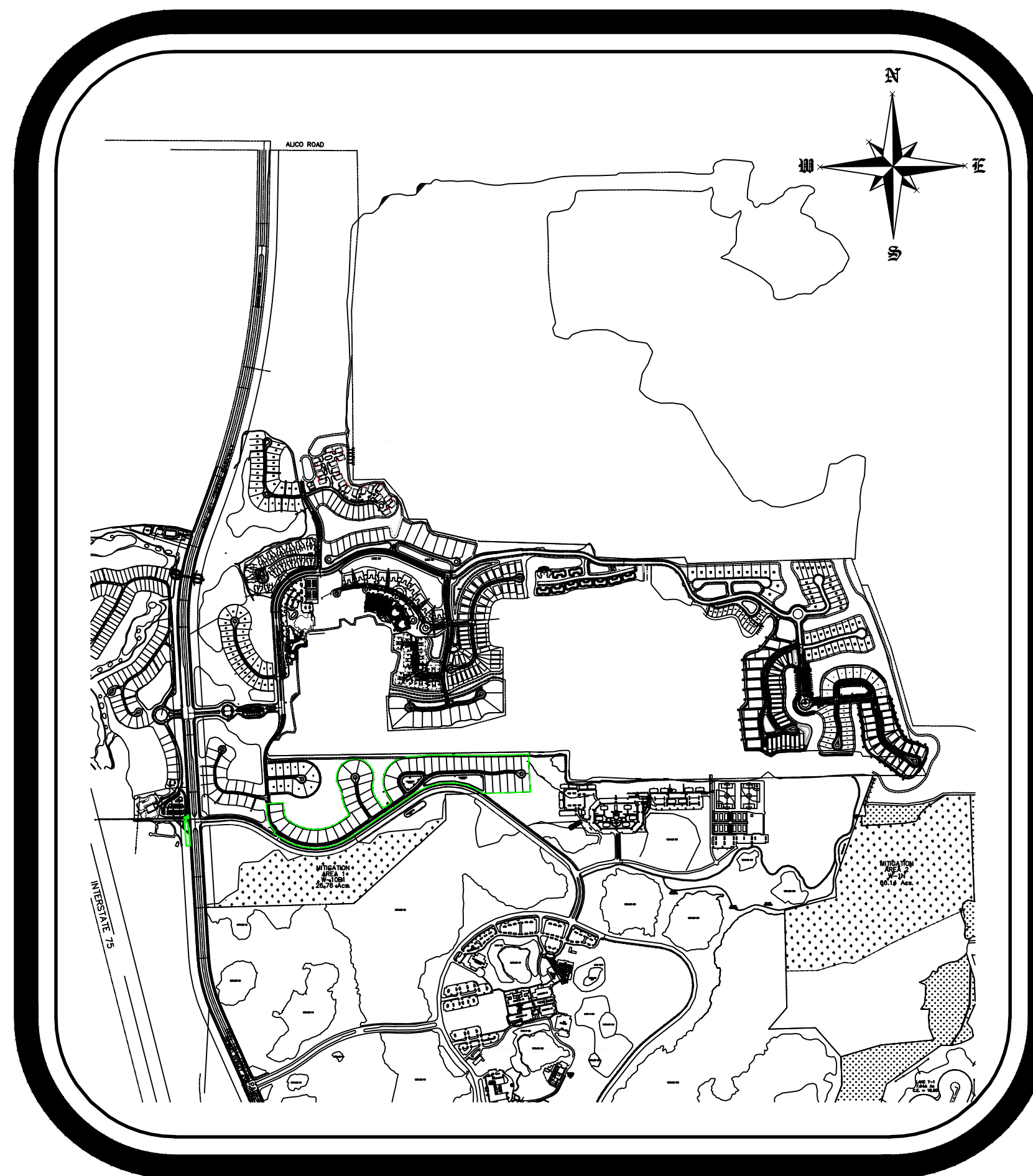
NOT A SURVEY

Attachment "A"

FINAL PLAN APPROVAL
MIROMAR LAKES
RECREATIONAL LAKE
SHORELINE STABILILIATION

SECTION 11, 12, 13 TS 46 RE 25
LEE COUNTY, FLORIDA

DATE: FEBRUARY, 2015



PROPERTY LOCATION MAP
N.T.S.
STRAP NUMBERS

11-46-25-00-00001.0040 12-46-25-00-00001.0030 12-46-25-01-00001.00CE
12-46-25-17-0000.00CE 13-46-25-00-00001.0020 13-46-25-00-00001.0030
13-46-25-00-00001.0040 13-46-25-00-00001.0080 13-46-25-00-00001.0100
13-46-25-01-00002.0000 13-46-25-01-00002.0010 13-46-25-01-00003.0010
13-46-25-01-00003.0030 13-46-25-06-00002.0000 13-46-25-06-00003.00CE
14-46-25-00-00001.0000 14-46-25-00-00001.00CE 14-45-25-00-00001.0020
14-46-25-01-000L1.0000 14-46-25-08-00001.0000

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
TOTAL	405.10

BOAT DOCK HISTORY		
SINGLE FAMILY SUBDIVISIONS		
VERONA LAGO	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
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
ESTATE LOTS (PENINSULA PH IV)	0	22 (ADD2014-00102)
VILLA LOTS (PENINSULA PH IV)	0	6 (ADD2014-00102)
TOTAL	202	33
ANCILLARY (250 MAXIMUM)		
BEACH CLUB PH I	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
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	0	16 (ADD2014-00102)
TOTAL PROPOSED & APPROVED ANCILLARY SLIPS	153	168
TOTAL REMAINING ANCILLARY SLIPS		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.		

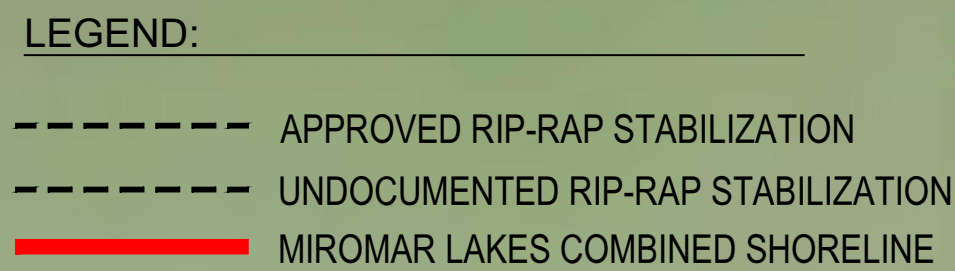
PREPARED BY :
HM
HOLE MONTES
ENGINEERS • PLANNERS • SURVEYORS

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

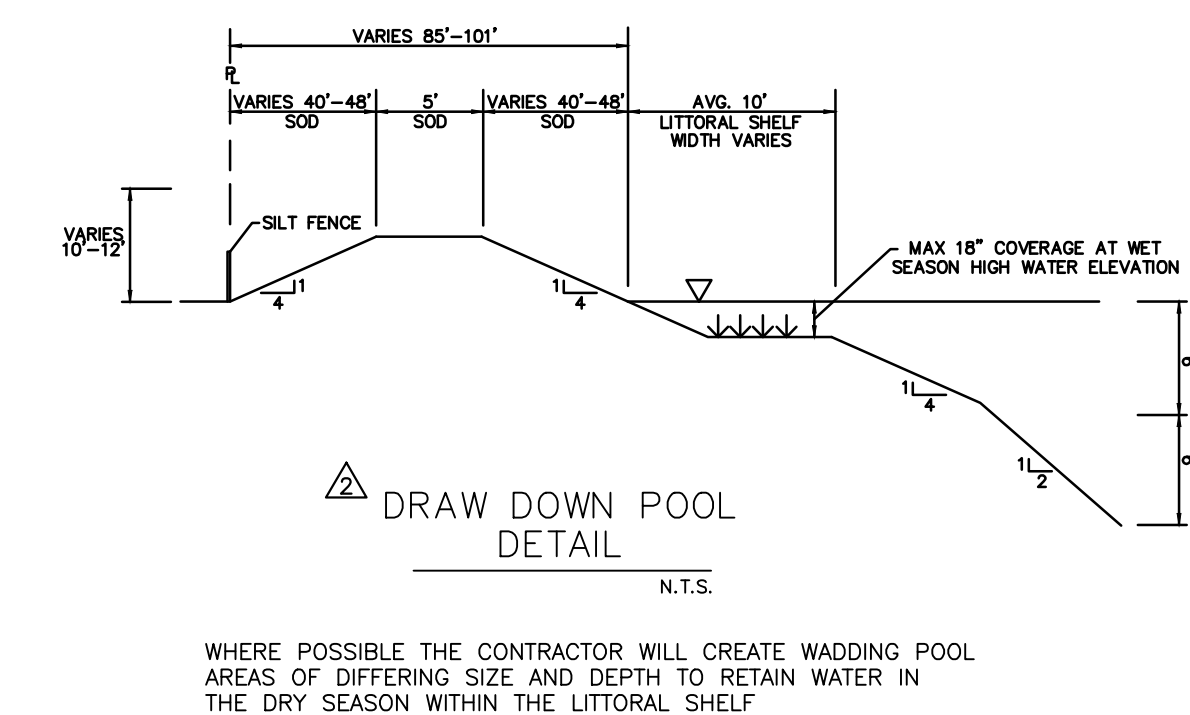
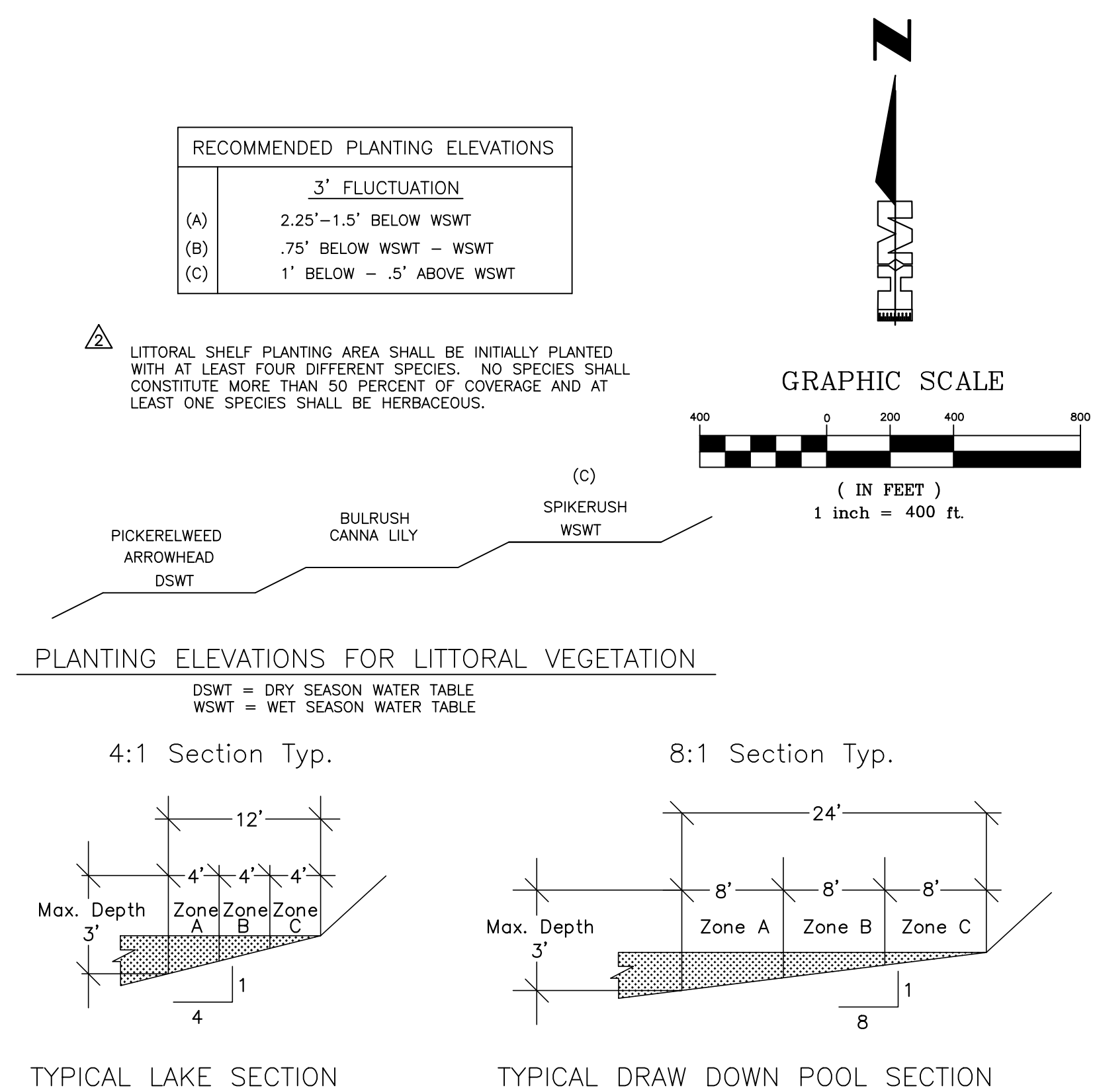
PREPARED FOR :
MIROMAR LAKES LLC.

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

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :		REFERENCE NO.	DRAWING NO.
CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #58655 DATE		01-FPA CS	1375-01
REVISED PER LEE CO COMMENTS		PROJECT NO.	SHEET NO.
		2014.031	1 OF 9



		Exist D.O. Req'd Littorals
Project Name	Development Order	for the Recreational Lake
Miomar Lakes Phase 1	DOS2000-00089	4,576
Miomar Lakes Phase 2	DOS2000-00146	2,139
Beach Club Phase 1	DOS2001-00132	0
Miomar Med. Village Phase 1	DOS2002-00153	1,110
Miomar Med. Village Phase 2	DOS2002-00153	0
Miomar Med. Village Phase 3	DOS2002-00153	0
Vivaldi	DOS2003-00060	0
Mirosal Residences	DOS2004-00039	0
Anacapri and Castelli	DOS2004-00233	3,200
Volterra and Bellini	DOS2004-00336	1,200
Ravenna	DOS2005-00296	1,620
Beach Club Phase 2	DOS2005-00315	0
East 100 Ac	DOS2006-00005	13,436
Tract F-F	DOS2008-00112	0
Peninsula III	DOS2012-00040	5,701
Peninsula IV	DOS2014-00048	13,379
Total		46,361



<u>EXIST / PROPOSED LAKE 5 & 6 SHORELINE:</u>	
TOTAL SHORELINE	74,574 L.F.
• MIOMAR	57,442 L.F.
•	
EXISTING RIP-RAP	
• MIOMAR	21,389 L.F.
APPROVED	10,677 L.F.
UNDOCUMENTED	10,712 L.F.
•	
ALLOWABLE RIP-RAP AT 20%	
• 20% X 57,442 L.F. =	11,488 L.F. ALLOWED
•	10,677 L.F. APPROVED
•	10,712 L.F. UNDOCUMENTED
	<u>9,901 L.F. OVER ALLOWABLE</u>

5		
4		
3	REVISED PER LEE CO COMMENTS	8/11/15
2	REVISED PER LEE CO COMMENTS	5/27/15
1	ADDED UNDOCUMENTED VS. APPROVED RIP-RAP AREAS	9/17/14
LETTER	REVISIONS	DATE

DESIGNED BY: CLK	DATE: 11/14
DRAWN BY: JJH	DATE: 11/14
CHECKED BY: CLK	DATE: 01/15
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 400'



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

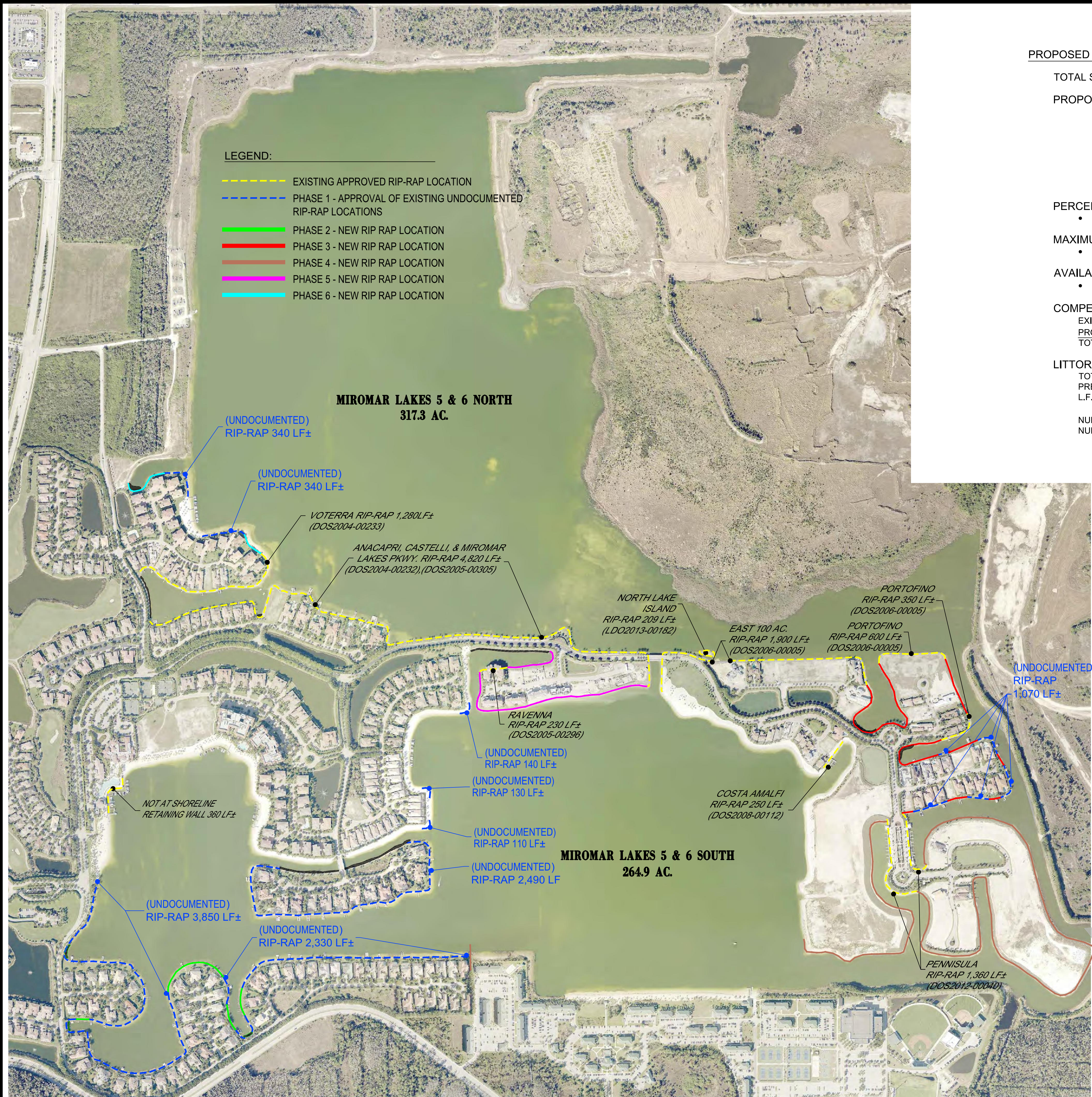
EXISTING CONDITIONS

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835

DATE _____

REFERENCE NO. 14031EXC	DRAWING NO. 1375-02
PROJECT NO. 2014.031	SHEET NO. 2 OF 9



LEGEND:

- EXISTING APPROVED RIP-RAP LOCATION
- PHASE 1 - APPROVAL OF EXISTING UNDOCUMENTED RIP-RAP LOCATIONS
- PHASE 2 - NEW RIP RAP LOCATION
- PHASE 3 - NEW RIP RAP LOCATION
- PHASE 4 - NEW RIP RAP LOCATION
- PHASE 5 - NEW RIP RAP LOCATION
- PHASE 6 - NEW RIP RAP LOCATION

PROPOSED LAKE 5 & 6 SHORELINE:

TOTAL SHORELINE	57,442 L.F.
PROPOSED RIP RAP	
APPROVED	11,130 L.F.
PHASE 1	10,750 L.F.
PHASE 2	1,140 L.F.
PHASE 3	2,910 L.F.
PHASE 4	7,640 L.F.
PHASE 5	2,100 L.F.
PHASE 6	600 L.F.
TOTAL	36,270 L.F.

PERCENTAGE TO COVER PROPOSED SHORELINE TREATMENT

- $36,270 \text{ L.F.} / 57,442 \text{ L.F.} \times 100 = 63.14\%$

MAXIMUM HARDENED SHORELINE TREATMENT (65%)

- $57,442 \text{ L.F.} \times 65.0\% = 37,337 \text{ L.F.}$

AVAILABLE SHORELINE TREATMENT FOR STABILIZATION

- $37,337 \text{ L.F.} - 36,270 \text{ L.F.} = 1,067 \text{ L.F.}$

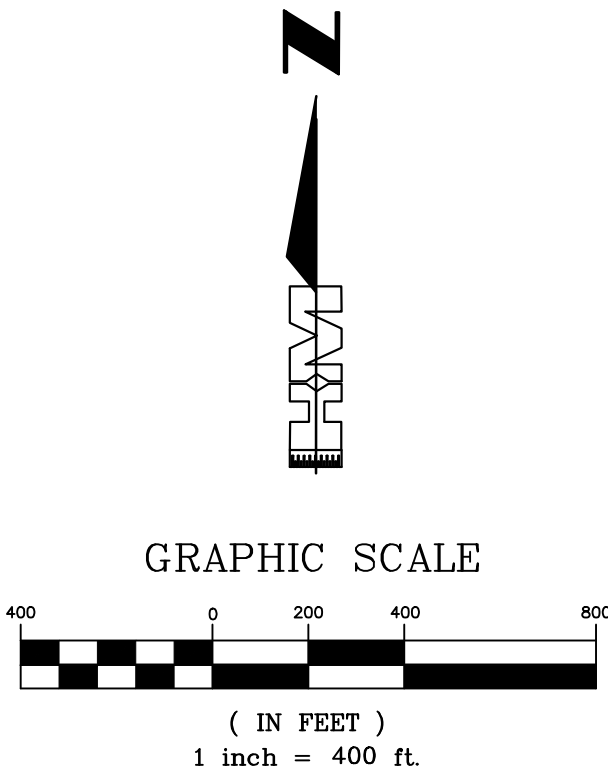
COMPENSATORY LITTORAL PLANTINGS

EXISTING LITTORAL COMPENSATORY AREA = 30,100± S.F.
PROPOSED LITTORAL COMPENSATORY AREA = 90,700± S.F.
TOTAL LITTORAL COMPENSATORY AREA = 120,800± S.F.

LITTORAL PLANTS TO BE PLANTED 2.5 PLANTS PER LF. OF TREATED SHORELINE

TOTAL HARDENED SHORE LINE PROPOSED = 38,087 L.F.
PREVIOUSLY APPROVED HARDENED SHORELINE = 11,130 L.F.
L.F. OF SHORELINE TO MITIGATE WITH LITTORALS = 26,957 L.F.

NUMBER OF REQUIRED LITTORALS (2.5 * 26,957) = 67,393 Littoral Plants
NUMBER OF LITTORAL PLANTS PROVIDED = 67,400 Littoral Plants



MIROMAR LAKES
RES #Z-12-004

(DRI #11-9798-142)

REQUESTED DEVIATIONS

- 1) REQUESTED DEVIATION: from Section 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 65% of the shoreline on the developed portions of north and south recreational lakes within the Miromar Lakes community at the time of this application.
- 2) REQUESTED DEVIATION: from Section 10-481.(3), which prohibits the use of rip rap adjacent to single family residential uses; to allow the use of rip rap adjacent to single family uses.
- 3) REQUESTED DEVIATION: from Section 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 4:1 where turf reinforcement mat is proposed, and a minimum ratio of 2:1 where rip rap shoreline is proposed.
- 4) REQUESTED DEVIATION: from Section 26-75(d).2, which requires the use of filter fabric when rip rap shoreline stabilization is used; to allow the existing rip rap designated in Phase 1 to remain without use filter fabric until such time as the existing rip rap needs to be repaired or replaced.

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
2. 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.
3. THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
4. 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.
5. ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

GENERAL DEVELOPMENT NOTE:

- 1) BASED ON THE SFWMD GENERAL PERMIT #36-03568-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA. IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS, SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.

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△	REVISED PER LEE COUNTY COMMENTS	5/28/15
LETTER	REVISIONS	DATE

MIROMAR LAKES LLC
RECREATIONAL LAKE SHORELINE
STABILIZATION
LEE COUNTY, FLORIDA

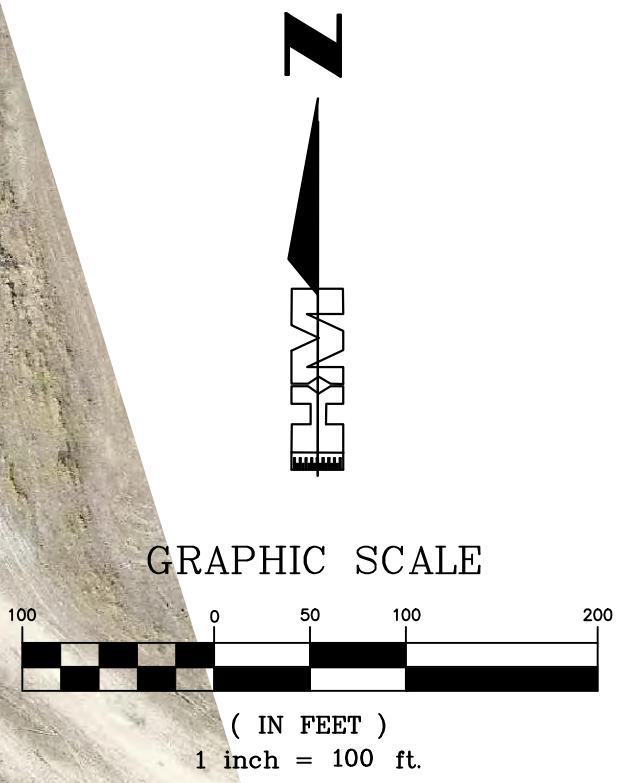
DESIGNED BY: CLK	DATE: 11/14
DRAWN BY: JJH	DATE: 11/14
CHECKED BY: CLK	DATE: 01/14
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 400'



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

MASTER STABILIZATION PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	REFERENCE NO. 14031MSP	DRAWING NO. 1375-03
CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	PROJECT NO. 2014.031	SHEET NO. 3 OF 9



Typical Cross Section 2:1 Slope

Proposed riprap 6" - 18" in diameter (25% between 6" and 12", 50% between 12" and 18" and 25% minimum 18") for slopes placed along the toe on A-1 maximum slope. Smaller riprap to check larger riprap to minimize voids. Top of riprap on less than 2" above control elevation. Riprap to be installed on woven geotextile fabric with minimum 3' overlap between sections.

Existing grade and soil to remain

Riprap treatment to consist of placement of a 6" to 24" dia. stone, crushed, with larger boulders at the toe, in the fabric over them, compacted fill

Woven Geotextile Fabric

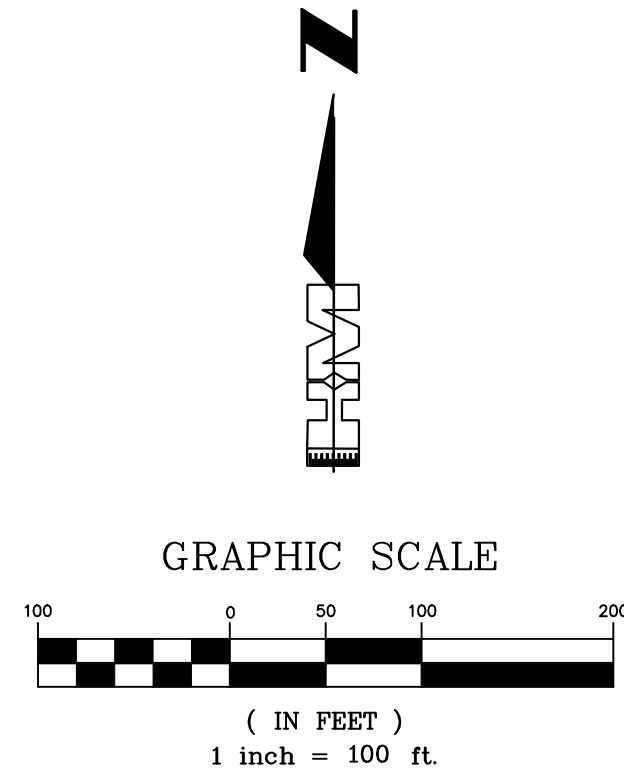
Design by GWS

Slope 2:1 Max.

Notes: Design based on minimum wind speed wave loads @ 30mph. Field adjustment @ lengths may be required during construction.

0 25 50
SCALE FEET

REFERENCE NO. 14031RP1	DRAWING NO. 1375-04
PROJECT NO. 2014.031	SHEET NO. 4 OF 9

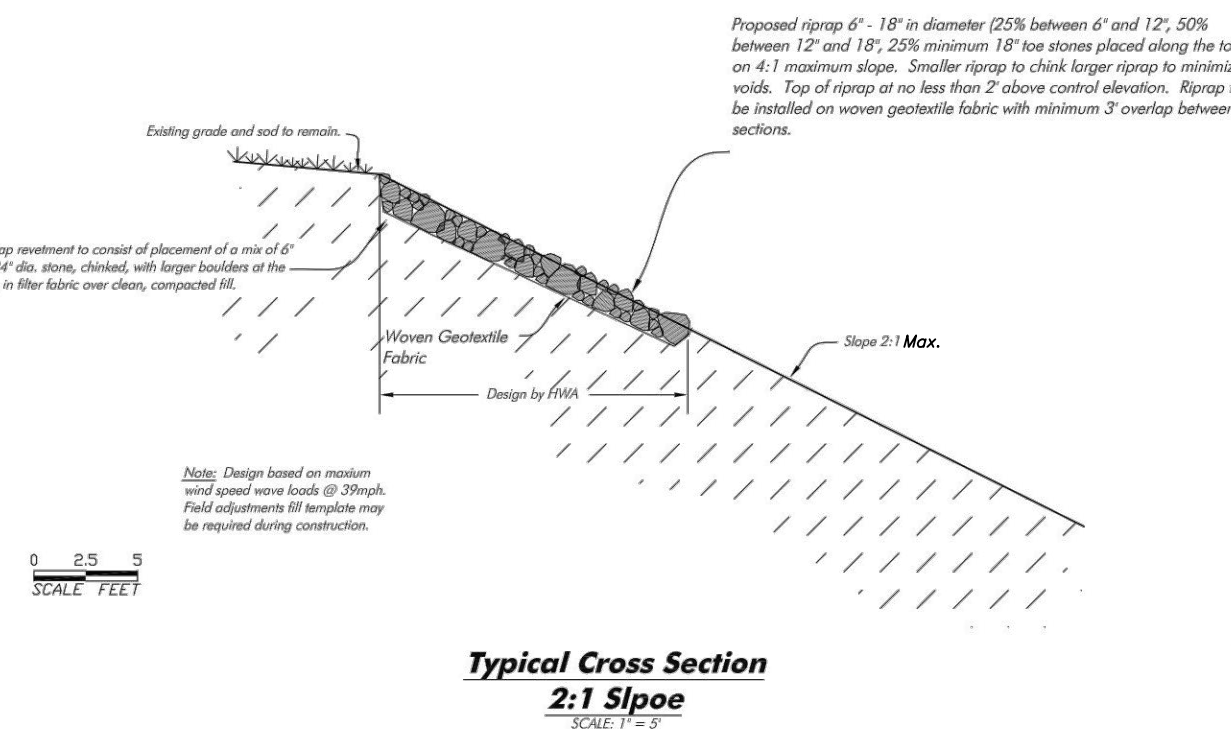


PROPOSED LAKE 5 & 6 SHORELINE:

PROPOSED RIP RAP	
APPROVED	1,560 L.F.
PHASE 4	7,640 L.F.
TOTAL	9,200 L.F.
EXISTING LITTORAL COMPENSATORY AREA	
TOTAL	22,300 S.F.
PROPOSED LITTORAL COMPENSATORY AREA	
TOTAL	3,500 S.F. (2,600 Plants)

LEGEND:

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- PHASE 3 - NEW RIP RAP LOCATION
- PHASE 4 - NEW RIP RAP LOCATION
- PHASE 5 - NEW RIP RAP LOCATION
- PHASE 6 - NEW RIP RAP LOCATION



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REVIS	REVISIONS	DATE
1	REVISED PER LEE COUNTY COMMENTS	8/11/15
2	REVISED PER LEE COUNTY COMMENTS	5/28/15

MIROMAR LAKES LLC
RECREATIONAL LAKE SHORELINE
STABILIZATION
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	11/14
DRAWN BY:	JJH	DATE:	11/14
CHECKED BY:	CLK	DATE:	01/15
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 100'



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RIP RAP PHASE PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :
CHARLES L. KREBS
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

REFERENCE NO.	DRAWING NO.
14031RP2	1375-05
PROJECT NO.	SHEET NO.
2014.031	5 OF 9

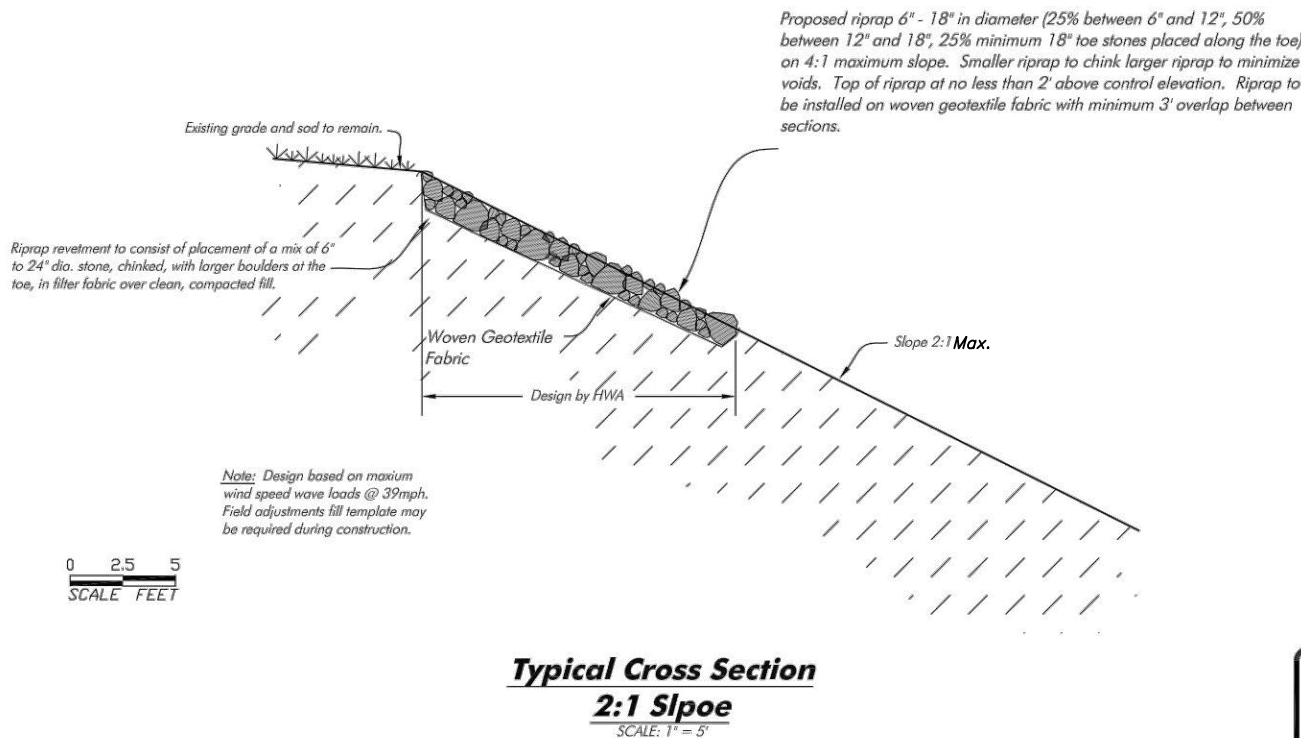


LEGEND:

- EXISTING APPROVED RIP-RAP LOCATION
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- PHASE 3 - NEW RIP RAP LOCATION
- PHASE 4 - NEW RIP RAP LOCATION
- PHASE 5 - NEW RIP RAP LOCATION
- PHASE 6 - NEW RIP RAP LOCATION

PROPOSED LAKE 5 & 6 SHORELINE:

PROPOSED RIP RAP	
PHASE 1	6,190 L.F.
PHASE 2	1,140 L.F.
TOTAL	7,330 L.F.
EXISTING LITTORAL COMPENSATORY AREA	
TOTAL	0 S.F.
PROPOSED LITTORAL COMPENSATORY AREA	
TOTAL	9,800 S.F. (7,250 Plants)



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REVISIONS	DATE
REVISED PER LEE COUNTY COMMENTS	05/28/15
LETTER	DATE

MIROMAR LAKES LLC
RECREATIONAL LAKE SHORELINE
STABILIZATION
LEE COUNTY, FLORIDA

DESIGNED BY: CLK	DATE: 11/14
DRAWN BY: JJH	DATE: 11/14
CHECKED BY: CLK	DATE: 01/15
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1" = 100'



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RIP RAP PHASE PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	REFERENCE NO.	DRAWING NO.
CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	14031RP3	1375-06
	PROJECT NO.	SHEET NO.
	2014.031	6 OF 9



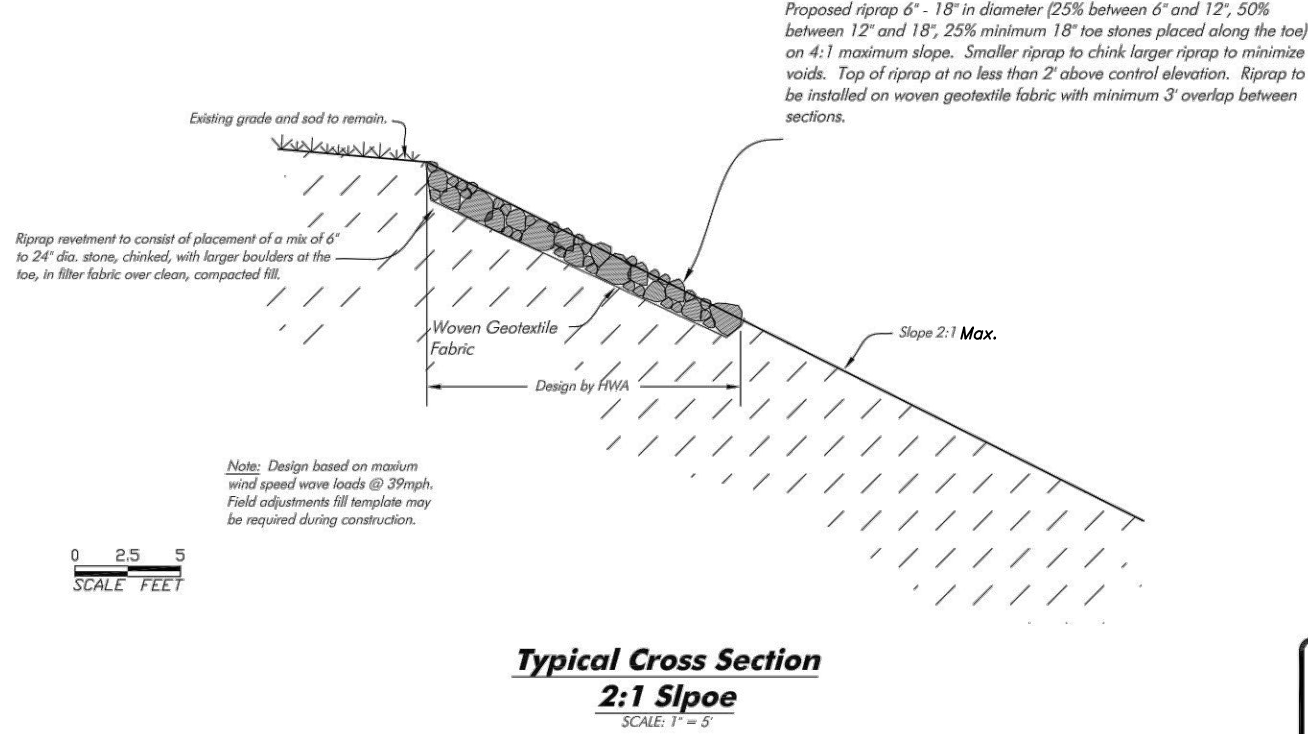
MIROMAR LAKES 5 & 6 SOUTH
264.9 AC.

LEGEND:

- EXISTING APPROVED RIP-RAP LOCATION
- PHASE 1 - APPROVAL OF EXISTING UNDOCUMENTED RIP-RAP LOCATIONS
- PHASE 2 - NEW RIP RAP LOCATION
- PHASE 3 - NEW RIP RAP LOCATION
- PHASE 4 - NEW RIP RAP LOCATION
- PHASE 5 - NEW RIP RAP LOCATION
- PHASE 6 - NEW RIP RAP LOCATION

PROPOSED LAKE 5 & 6 SHORELINE:

PROPOSED RIP RAP	
PHASE 1	2,740 L.F.
TOTAL	2,740 L.F.
EXISTING LITTORAL COMPENSATORY AREA	
TOTAL	0 S.F.
PROPOSED LITTORAL COMPENSATORY AREA	
TOTAL	14,800 S.F. (11,100 Plants)



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LETTER	REVISIONS	DATE

MIROMAR LAKES LLC
RECREATIONAL LAKE SHORELINE
STABILIZATION
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	11/14
DRAWN BY:	JJH	DATE:	11/14
CHECKED BY:	CLK	DATE:	01/15
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 100'

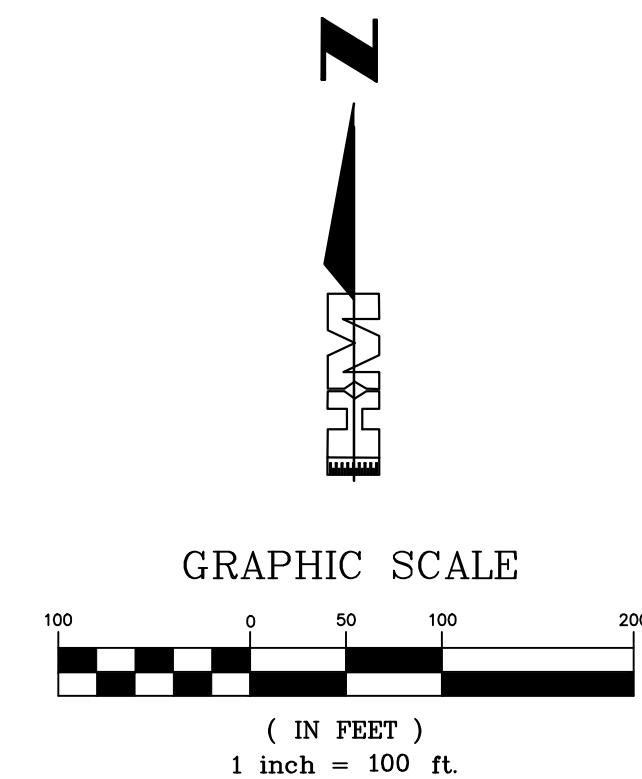


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RIP RAP PHASE PLAN

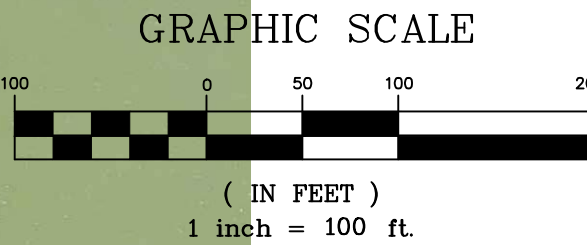
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CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835
DATE

REFERENCE NO.	DRAWING NO.
14031RP4	1375-07
PROJECT NO.	SHEET NO.
2014.031	7 OF 9



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1	REVISED PER LEE COUNTY COMMENTS	5/28/15
LETTER	REVISIONS	DATE

REFERENCE NO. 14031RP5	DRAWING NO. 1375-08
PROJECT NO. 2014.031	SHEET NO. 8 OF 9



REFERENCE NO. 14031RP6	DRAWING NO. 1375-09
PROJECT NO. 2014.031	SHEET NO. 9 OF 9

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: 4/29/2015

TO: Tony Palermo

FROM: Tom Sawtell

RE: ADD2015-00070

Miramar Lakes Deviation request

Attachment "C"

Description:

The applicant has submitted a comprehensive set of plans in support of his deviation requests. In essence, the applicant wishes to legitimize previously unapproved shoreline stabilization installations and set the stage for future installations as dictated at the time of development. The applicant has represented that due to existing and proposed boat traffic combined with the sheer size of the lake(s), lake slope stabilization is not feasible with a typical 6:1 side slope. Lake shoreline armoring must be accomplished to protect development interests from erosion and loss of land and property.

Staff supports the request but recommends inclusion of the following conditions:

1. New Development Orders will require the preparation of a Lake Maintenance Plan addressing the components of 10-329(d)(5)(a-e).
2. New Development Orders will include a requirement that roof drains to be routed to either drain away from the lake or be collected in a header network of pipes and discharged to the lake below the DSWT.

Attachment "D"

Palermo, Anthony

From: Henderson, Abby
Sent: Monday, October 05, 2015 3:35 PM
To: Palermo, Anthony
Subject: Miromar ADD2015-00070

Conditions:

Prior to any the installation of hardened shoreline, a Dock and Shoreline permit must be obtained.

Abby Henderson

Environmental Planner

Lee County Division of Development Services

AHENDERSON@leegov.com

(239) 533-8305

(239) 485-8344 FAX



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

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.