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Attachment "B"

Administrative Amendment Request Narrative

The Miromar Lakes Mixed Use Planned Development (MPD)/Development of Regional Impact (DRI) is an 1,800+/- acre mixed-use project located east of I-75, south of Alico Road, and north of Estero Parkway 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.

The Murano subdivision is located in The Peninsula Phase II in the Miromar Lakes MPD, and is approved for nineteen (19) single-family lots and associated infrastructure pursuant to DOS2006-00005. To date, fifteen (15) of the nineteen (19) lots are developed with single-family detached dwelling units.

The Applicant submitted a building permit pursuant to RES2015-06498 to allow for construction of a single-family detached dwelling unit and received notice that the 2nd story wall/roof overhang encroaches into the 5-foot side yard setback on the western side of the lot by a total of 4 feet and 6 inches. The encroachment does not extend beyond the property line and is limited to the 2nd story wall and roof overhang. The encroachment is not the result of the first floor of the building encroaching into the side yard.

This amendment request is limited to only Lot 19 in the Murano subdivision. The subject property is a corner lot and abuts an open space tract (Tract "B-3") to the west. There are no houses to the west of this lot within the subdivision. Therefore, the encroachment will not impact building separation for other structures within the development. Please refer to the enclosed Encroachment Exhibit (Exhibit A), which demonstrates the proposed side yard setback encroachment in relation to Lot 19, as well as the plat depicting the location of this corner lot at the entrance to the subdivision.

Minor roof overhang encroachments have been approved in the Miromar Lakes MPD upon issuance of a letter of no objection from the master association (please refer to ADD2010-00021). Accordingly, an approval letter executed by the Miromar Lakes Master Association is enclosed in this submittal.

In accordance with LDC §34-380, this amendment request does not propose an increase to height, density or intensity within the development. Similarly, the amendment will not result in the substantial underutilization of public resources and infrastructure committed to the support of the development, will not reduce total open space, buffering, landscaping and preservation areas, and will not adversely impact surrounding land uses. For these reasons the Applicant respectfully requests approval of this administrative amendment.