

**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Attachment "C"

Date: January 8, 2016

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Project: Positano at Miromar Lakes
Case: ADD2015-00209
STRAP: 12-46-25-00-00001.0010 & 13-46-25-00-00001.0020

The Division of Development Services (DS) staff has reviewed the Final Plan Approval as it pertains to buffering, landscape strips, and open space. DS staff offers the following analysis:

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 development is for a 3.58 acre portion of the Miromar Lakes development located in Tract N-N of the approved Master Concept Plan (MCP). Per zoning resolution Z-13-020 condition 1c, "the developer must obtain Final Plan Approval (FPA) when parcel development includes vertical (structural) development or when further deviations are requested. If 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 Positano at Miromar Lakes, the developer is requesting vertical construction so a FPA is required and one deviation to request to use brick pavers to replace 1.5 inches of S-1 on Private Roads. Condition 1d (vii and viii) requires that the FPA must include the open space, buffers, and landscape strips when vertical construction is proposed.

FINAL PLAN APPROVAL:

Per condition 1d of the Z-13-020, the applicant has provided the required 40% open space on the MCP. There are no buffer or landscape strip requirements for this phase. The Limited Development Order must provide the required landscaping per Chapter 10-416 of the LDC.

Therefore, the Peninsula Phase III at Miromar Lakes meets all the specific parameters required per the Z-13-020.

