

ADMINISTRATIVE AMENDMENT (FPA) ADD2016-00025

**ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA**

WHEREAS, Miromar Lakes LLC – Mike Elgin filed an application for Final Zoning Plan Approval to a Mixed Use Planned Development (MPD) on a project known as Boat Storage Facility at Miromar Lakes for a temporary storage area for boats, trailers, RVs and other vehicles on a 3.0 acre parcel of land for the use of Miromar Lakes residents only on property located at Miromar Lakes, Fort Myers, FL. described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 46 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT “A”.

WHEREAS, the subject property is located in the University Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned in case number Z-99-029 (with subsequent amendments in case number Z-02-072, Z-06-064, Z-10-019, Z-12-004 and Z-13-020; 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; and

WHEREAS, Resolution Z-13-020 (Attachment “D”) requires, as a prerequisite to approval of any local Development Order, an approved Final Zoning Plan (FPA) that specifies the type, intensity and configuration of development for the particular site; 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, Condition 1.c. of Z-13-020 requires Final Plan Approval prior to the issuance of a local development order for the parcel development that includes vertical (structural) development; and

WHEREAS, the applicant is seeking Final Plan Approval (FPA) for a 3-acre tract for temporary storage of vehicles including boats, trailers, RVs, fences, dry detention, entrance gates, and an existing boat dock, and existing boat ramp and related infrastructure (Attachment “A”); and

WHEREAS, the applicant has provided the required 30% open space (0.92 acres) for this proposed development; and

WHEREAS, the applicant has provided for adequate buffering, landscaping, plantings and other improvements (Attachment "B") generally consistent with the Land Development Code and Zoning Resolution Z-13-020; and

WHEREAS, the subject property was developed and previously utilized for temporary storage of boats and other vehicles for residents of Miromar Lakes; and

WHEREAS, the property is in receipt of two violations (VIO2016-01271 and VIO2016001371) for a fence, ramp, and dock constructed without permits; and

WHEREAS, Development Order DOS2016-00015 for construction of a temporary fenced storage facility to be used for the purpose of residents of Miromar Lakes to store boats and other vehicles on this site was applied for February 4, 2016; and

WHEREAS the subject property is within the Residential "R" portion of Miromar Lakes per the approved Master Concept Plan per Zoning Resolution Z-13-020; and

WHEREAS, to the east of the subject property is a private road within Miromar Lakes accessing Ben Hill Griffin Parkway; and

WHEREAS, to the west of the subject property is a large lake with the Compact Community Planned Development (CCPD) zoning designation (Centerplace); and

WHEREAS, there is vacant land to the north and south of the subject property within one of the "R" portions of Miromar Lakes; and

WHEREAS, the Property Development Regulations per Z-13-020 permit Accessory Uses and Structures including private boat docks, Clubs (including accessory uses including boat docks, boat ramps, fishing piers, Entrance Gates, Fences, Walls, Recreational Facilities, personal and private including fishing piers, boat docks, boat ramps, and temporary uses; and

WHEREAS, the Property Development Regulations per Z-13-020 says, "Any activity comparable in nature with the foregoing uses and which the Director of the Lee County Community Development determines to be compatible in "R" district"; and

WHEREAS, this proposed activity is an accessory use and activity consistent with the permitted uses within the "R" portions of Miromar Lakes; and

WHEREAS, the applicant proposes a development to be used by the residents of Miromar Lakes to store boats, trailers, RVs and other vehicles in a secure area; and

WHEREAS, this is a limited access storage facility with a boat ramp to allow the users a safe and controlled access to the adjacent lake; and

WHEREAS, the applicant proposes the users must be accompanied by Miromar Lakes Property Management staff to utilize this area; and

WHEREAS, due to the unique, temporary and accessory nature of the proposed use the applicant requests two additional deviations from the Land Development Code; and

WHEREAS, *Deviation 1* requests relief from LDC Sec. 10-261(a) requiring all new construction to provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers to allow for no requirement for such containers or receptacles; and

WHEREAS, Condition 28 of Zoning Resolution Z-13-020 says, "As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC Sec. 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of these facilities will be reviewed at time of local development order application"; and

WHEREAS, the proposed storage activity requires no vertical construction with the exception of the fences, gates, and docks; and

WHEREAS, the applicant proposes a system where Miromar Lakes residents have limited access to the property accompanied by Miromar Lakes staff; and

WHEREAS, there will be no need, as proposed, to have any garbage or recycling facilities on site; and

WHEREAS, *Deviation 2* requests relief from LDC Sec. 34-2020(b) requiring marinas and other water-oriented uses to provide for parking spaces to allow for no parking for the proposed facility; and

WHEREAS, the applicant proposes residents using this area for storage and boat ramp will not be permitted to park their vehicles in the facility; and

WHEREAS, the proposed Final Plan Approval and deviation requests have been reviewed by Lee County Department of Community Development's Development Services and environmental staff (Attachment "D"); and

WHEREAS, the deviations requested – as conditioned - enhance the objectives of the planned development, and preserve and promote the general intent of the LDC to protect the public health, safety and welfare; and

WHEREAS, the subject application and plans have been reviewed for compliance with the MCP and all of the conditions approved by Resolution Z-13-020; and

WHEREAS, the subject plans and deviation requests are consistent with the approved zoning resolutions and Development of Regional Impact (DRI) as amended, 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; 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, it is found that the proposed FPA does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Plan Approval (FPA) to the Mixed Use Planned Development (MPD) for approval a temporary storage area for boats, trailers, RVs and other vehicles on a 3.0 acre parcel of land for the use of Miromar Lakes residents only is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the Final Plan Approval: Site Plan per Attachment "A" and Landscape Plan per Attachment "B".**
2. **Any development which is not consistent with the final site plan approved herein and attached hereto, will require an additional, amended final plan approval.**
3. ***Deviations 1 and 2* as proposed are approved per the conditions of this amendment only.**
4. **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 Zoning Manager 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.**
5. **Within 180 days from the Final Plan Approval (ADD2016-00025), the dock and boat launch which have been constructed without permits must be either removed or a dock and shoreline permit issued and final inspection signed off by the Department of Community Development.**

6. **Development must include the two entrance gates consistent with Attachment “A”.**
7. **Use of this property is limited to the temporary storage of boats, trailers, RVs, and other vehicles (not including heavy machinery, dump trucks, or similar vehicles) for residents of Miromar Lakes only.**
8. **Temporary storage of RVs is limited to 5 at any one time.**
9. **Use of this property for commercial storage of any kind is prohibited.**
10. **Use of this property for boat launching, docking, or boat or vehicle storage by non-residents or non-employees of Miromar Lakes is prohibited.**
11. **Individual boats or vehicles may not be stored on site in excess of one calendar year.**
12. **This temporary use is limited to no more than two calendar years from the date this amendment (ADD2016-00025) is signed. Continued use after this point may only be permitted by a subsequent Final Plan Approval extending the date of approval or through amendment of the MPD through the public hearing process.**
13. **If garbage accumulates on this site for a week or longer, the developer must comply with LDC Sec. 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables.**

Duly passed, adopted, and electronically signed on 7/7/2016 by

Pam Houck, Zoning Manager
Department of Community Development

Exhibit “A” – Approved Legal Description

Attachment “A” –Site Plan Boat Storage Facility (FPA)

Attachment “B” – Landscape Plan

Attachment “C” – Applicant’s Deviation Requests

Attachment “D” – Environmental Staff Report

EXHIBIT A

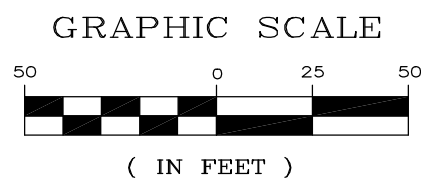
APPROVED
ADD2016-00025
Chick Jakacki, Planner
Lee Co Division of Zoning
7/6/2016

HM PROJECT # 2001038
12/11/01
REF DWG # A-2684-1
1 OF 1

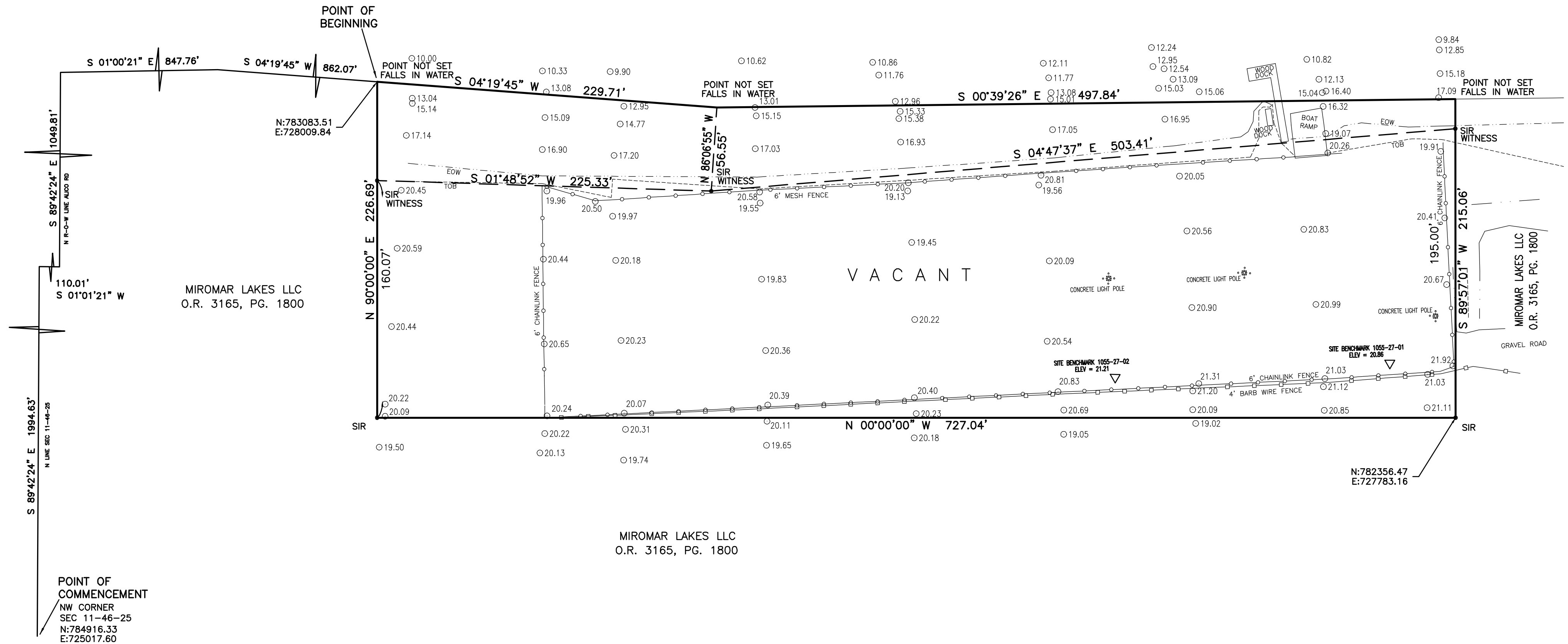
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S89°42'24"E ALONG THE NORTH LINE OF SAID SECTION FOR 1994.63 FEET; THENCE S01°01'21"W FOR 110.01 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF BEN HILL GRIFFIN PARKWAY (150' WIDE) AND THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD; THENCE S89°42'24"E ALONG SAID SOUTH RIGHT-OF-WAY OF ALICO ROAD FOR 1049.81 FEET; THENCE RUN S01°00'21"E FOR A DISTANCE OF 847.76 FEET; THENCE RUN S04°19'45"W FOR A DISTANCE OF 862.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S04°19'45"W FOR A DISTANCE OF 229.71 FEET; THENCE RUN S00°39'26"E FOR A DISTANCE OF 497.84 FEET; THENCE RUN S89°57'01"W FOR A DISTANCE OF 215.06 FEET; THENCE RUN N00°00'00"W FOR A DISTANCE OF 727.04 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 226.69 FEET, TO THE POINT OF BEGINNING. CONTAINING 3.6 ACRES, MORE OR LESS.



ALICO WEST FUND LLC
INSTR. NO. 2012000163077



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S89°42'24"E ALONG THE NORTH LINE OF SAID SECTION FOR 1994.63 FEET; THENCE S01°01'21"W FOR 110.01 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF BEN HILL GRIFFIN PARKWAY (150' WIDE) AND THE SOUTH RIGHT OF WAY LINE OF ALICO ROAD; THENCE S89°42'24"E ALONG SAID SOUTH RIGHT-OF-WAY OF ALICO ROAD FOR 1049.81 FEET; THENCE RUN S01°00'21"E FOR A DISTANCE OF 847.76 FEET; THENCE RUN S04°19'45"W FOR A DISTANCE OF 862.07 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S04°19'45"W FOR A DISTANCE OF 229.71 FEET; THENCE RUN S00°39'26"E FOR A DISTANCE OF 497.84 FEET; THENCE RUN S89°57'01"W FOR A DISTANCE OF 215.06 FEET; THENCE RUN N00°00'00"W FOR A DISTANCE OF 727.04 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 226.69 FEET, TO THE POINT OF BEGINNING. CONTAINING 3.6 ACRES, MORE OR LESS.

RESERVATIONS AND EASEMENTS LISTED IN THE TITLE CERTIFICATION PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING A FILE NO. 16011619, CERTIFIED UP TO MAY 3, 2016 AT 8:00 PM HAVE BEEN REVIEWED AS FOLLOWS:

1. THIS PROPERTY FALLS WITHIN O.R. BOOK 3343, PG. 294, O.R. BOOK 3550, PG. 1164, O.R. BOOK 3858, PG. 3339, O.R. BOOK 4553, PG. 4015, INSTR. NO. 2005000181262, INSTR. NO. 2009000218161, INSTR. NO. 2011000027341, INSTR. NO. 2011000027342, INSTR. NO. 2012000150743, INSTR. NO. 2013000013274 & INSTR. NO. 2014000139879.
2. THIS PROPERTY FALLS WITHIN O.R. BOOK 3165, PG. 1800 & O.R. BOOK 3188, PG. 4387.
3. THIS PROPERTY FALLS WITHIN O.R. BOOK 2497, PG. 1569.
4. THIS PROPERTY FALLS WITHIN O.R. BOOK 3342, PG. 665.
5. THIS PROPERTY FALLS WITHIN O.R. BOOK 3506, PG. 4776.
6. THIS PROPERTY IS BENEFITED BY INSTR. NO. 2011000059193.

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 83, 1999 ADJUSTMENT.

BEARINGS SHOWN HEREON REFER TO NORTH LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S.89°42'24"W.

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

SITE BENCHMARK: BM 1055-27-01, SET IRON WITH CAP LB 1772, ELEV 20.86
BM 1055-27-02, SET IRON WITH CAP LB 1772, ELEV 21.21

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO: MIROMAR LAKES LLC

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 2/10/2016. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.050-052, F.A.C.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY P.S.M. #5628
THOMAS M. MURPHY STATE OF FLORIDA

LEGEND

SIR SET IRON ROD 5/8" WITH CAP, LB 1772
EOW EDGE OF WATER
TOB TOP OF BANK

FIELD BOOK 1055/30-33				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PARTY CHIEF: BH		DATE: 2/10/2016		 HOLE MONTES ENGINEERS · PLANNERS · SURVEYORS	950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No. 1772	MIROMAR NORTH BOAT RAMP BOUNDARY SURVEY	DRAWING NO. A-2684-1	
					DRAWN BY: BEN		DATE: 2/16					PROJECT NO. 15.085	
					CHECKED BY: TMM		DATE: 2/16					REFERENCE NO. 15085BS-1 rev.dwg	
					SEC-TWN-RGE 11-46-25								
LETTER	REVISIONS		DATE		REV BY								

ALICO RD.

BEN HILL GRIFFEN PKWY

THREE OAKS PKWY

INTERSTATE 75

PROJECT LOCATION

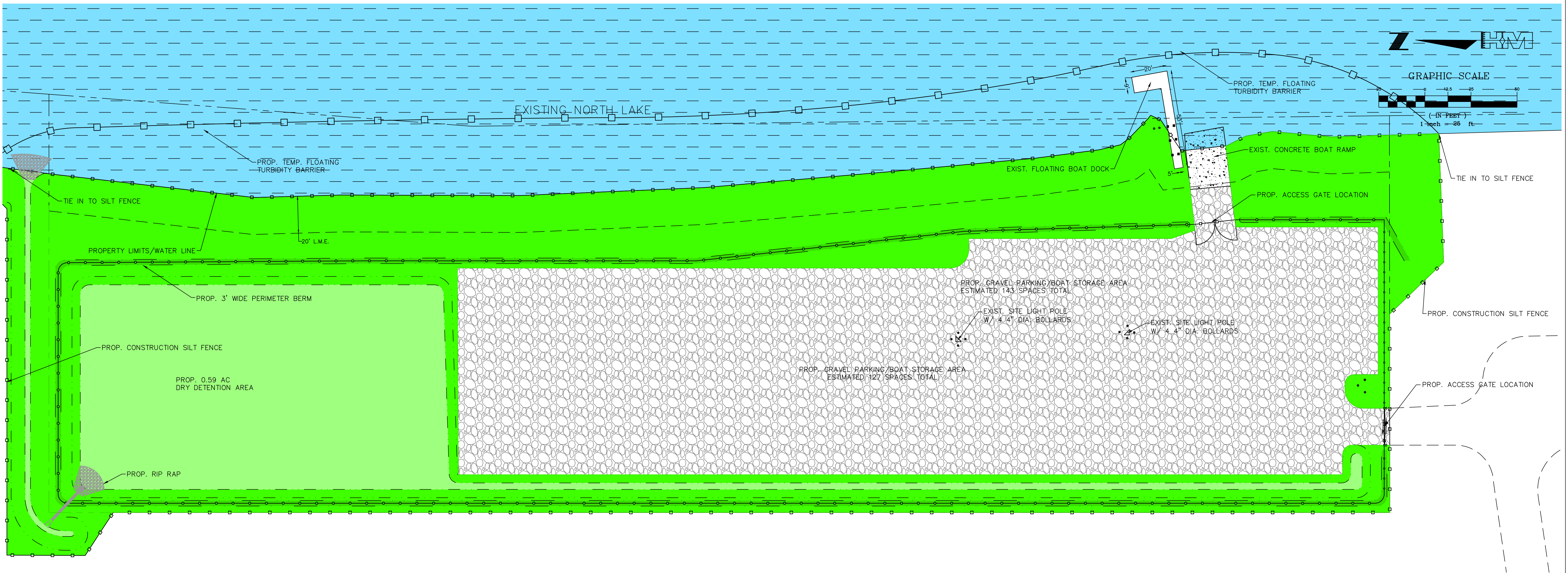
R.G.C.U.

N

74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

1400	PROJECT NO.
14.099	

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



- GENERAL NOTES:**
- ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29).
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
 - 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.
 - 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.
 - ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
 - PRIOR TO LANDSCAPING ANY AREAS WITHIN THE ROAD RIGHT-OF-WAY, A LANDSCAPING PLAN AND RIGHT-OF-WAY PERMIT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER.
(NOTE: LANDSCAPING WORK TO BE DONE BY OTHERS.)
 - IRRIGATION LINE SIZES, LOCATION, AND CASING LOCATIONS ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
 - ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
 - ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC. SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.

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.

**MIROMAR LAKES
RES #Z-13-020**

(DRI #11-9798-142)
PROPOSED LAND USE: DRY BOAT STORAGE
MIN SETBACKS:
FRONT: N/A
SIDE: 5 FT.
LAKE: 0 FT. OR 20 FT.
MINIMUM BUILDING SEPARATION = 10 FT.
MAX. LOT COVER: N/A
MINIMUM LOT AREA = N/A
MINIMUM LOT WIDTH = N/A
MINIMUM LOT DEPTH = N/A
MAX BUILDING HEIGHT = 45 FT.

**APPROVED DEVIATIONS
PER RES #Z-13-020**

REQUEST: #1 Request relieve from Section 10-261(a) which requires containers / receptacles for recyclable material and garbage to waive this requirement due to the limited access nature of the facility.
#2 Request relieve from Section 34-2020(b) which established parking requirements for marinas and other water-oriented uses to allow for no required parking. The storage area and boat ramp will not be open to the public and are accessory uses to the overall development. The residence will only be provided access when accompanied by Staff. After retrieving/storing or placing their boat in the water the resident will be required to leave with staff so the area can be secured.

PROJECT DATA:

PROP. ONSITE IMPROVEMENTS			
OPEN SPACE/GREEN AREA	39,500 SF	= 0.82 AC.	= 29.56%
GRAVEL PARKING AREA	60,102 SF	= 1.38 AC.	= 44.98%
DRY DETENTION AREA	27,521 SF	= 0.63 AC.	= 20.60%
LAKE/STANDING WATER AREA	5,429 SF	= 0.12 AC.	= 4.07%
BOAT RAMP AREA (LAND)	474 SF	= 0.01 AC.	= 0.35%
BOAT RAMP AREA (WATER)	206 SF	= 0.00 AC.	= 0.15%
BOAT DOCK AREA (LAND)	73 SF	= 0.00 AC.	= 0.05%
BOAT DOCK AREA (WATER)	306 SF	= 0.01 AC.	= 0.23%
TOTAL PROJECT AREA	133,611 SF	= 3.07 AC.	= 100.0%

OPEN SPACE

REQUIRED OPEN SPACE = 30% = 3.07 AC * 30% = 0.92 AC
PROVIDED OPEN SPACE = 0.92 AC

- LEGEND:**
- L.M.E. LAKE MAINTENANCE EASEMENT
 - PROPOSED GRAVEL PARKING AREA
 - EXIST. BOAT DOCK PILINGS
 - PROP. 6' CHAINLINK FENCE

H:\2015\1010080\DWG\PLAN SET\15A\02-PMAS\15a.dwg Tab: Master Site Plan May 06, 2016 - 3:05pm

△	REVISED PER AGENCY COMMENTS	04/20/16
LETTER	REVISIONS	DATE

**MIROMAR LAKES
BOAT STORAGE FACILITY
LEE COUNTY, FL**

DESIGNED BY C.L.K.	DATE 01/12/16
DRAWN BY C.L.K.	DATE 01/12/16
CHECKED BY C.L.K.	DATE 01/12/16
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 25'

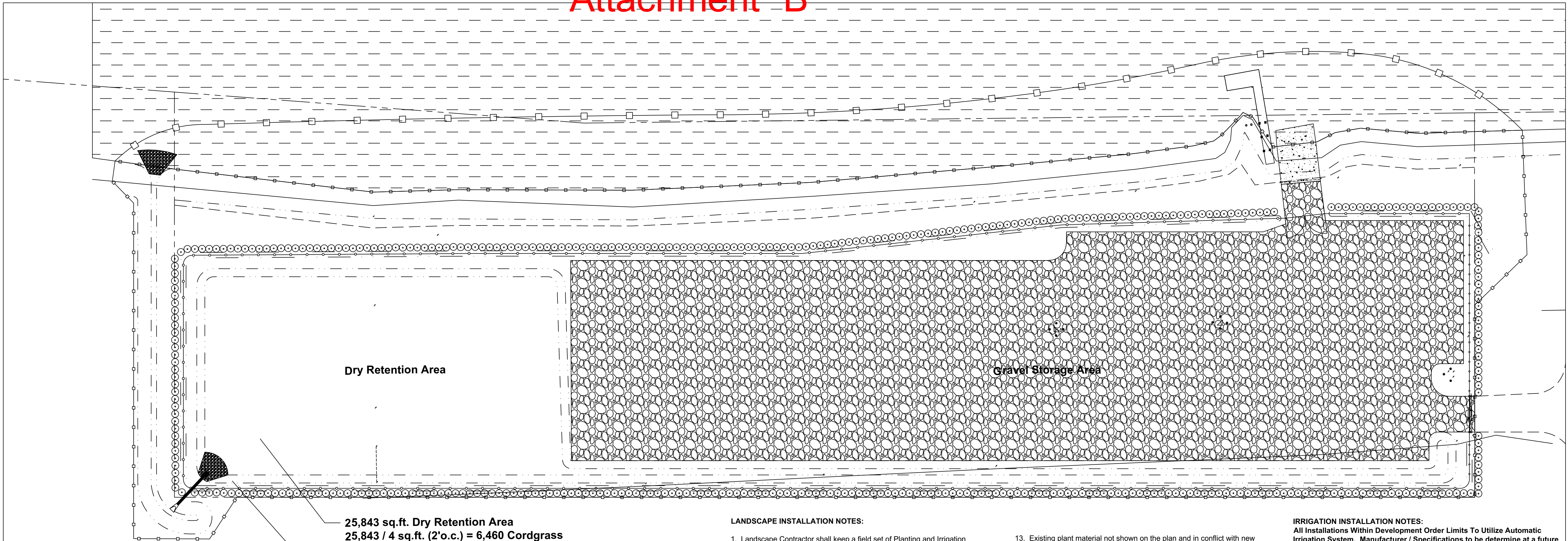
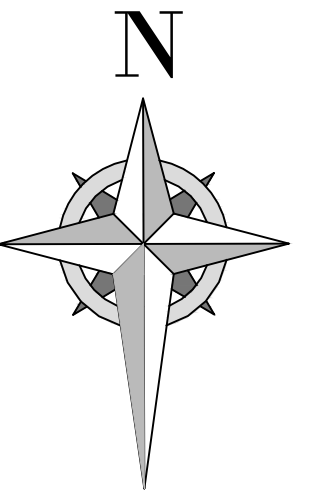


6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

**FINAL PLAN APPROVAL
SITE PLAN**

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME: 1400-02 MSP	DRAWING NO.: 1400-02
CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	PROJECT NO.: 2015085	SHEET NO.: 2 OF 2

Attachment "B"



Dry Retention Area

Gravel Storage Area

25,843 sq.ft. Dry Retention Area
25,843 / 4 sq.ft. (2'o.c.) = 6,460 Cordgrass
(6,460) SPARTINA patens, Cordgrass
1 gal., 2'o.c., typ.
5' Landscape Buffer / Plant on exterior of chain link fence (typ.)
(420) CONOCARPUS erectus, Green Buttonwood
Min. 60" o.a., 45 gal., 4'o.c., full

Site Data
Sec 10-415 Open Space
Project Zoning / Land Use

See Engineering Site Plan
ZONING = RES #Z-13-020

Sec 10-420 Plant Material Standards
(a) All Plant Material is to meet the standards for Florida No. 1, as set out in Grades and Standards for Nursery Plants, Parts I and II, Department of Agriculture, State of Florida, (amended)
(b) All Required Plant Material To Meet The Following Minimum Specifications.
Maximum required percentage of Native Palm Usage 50%
Minimum required percentage of Native Tree 75%
Minimum required percentage of Native Shrubs 50%
(c) Trees / Palms Min. Standards Min. 12'o.a., 2"cal., 4'spr.
Minimum Canopy Trees Specification Min. 12'c.t., clusters @ 3'1" with mature spread < 15'spr.
(d) Shrubs Min. Standards Min. 24" o.a., 3 gal., 36'o.c.
Minimum Shrub Standards All plant beds / tree rings 24" from trunk to have Min. 2" depth mulch provided
(e) Mulch Requirements

(f) The following list of invasive exotic plants is to be removed from the developed area and shall be maintained free from invasive exotic plants in perpetuity.

Scientific Name	Common Name
SCHINUS terebinthifolius	Brazilian Pepper
MELALEUCA quinquenervia	Melaleuca
ACACIA auriculiformis	Earleaf Acacia
RHODOMYRTUS tomentosus	Downy Rosemyrtle
SOLANUM viarum	Tropical Soda Apple
CASIA ROMA speciosa	Australian Pine Species

Sec 10-416(d) Adjacent Property Buffer Requirement

Dry Boat Storage

North Boundary Line	Abuts Adjacent Lake Tract
Required Buffer	5' Landscape Buffer
East Boundary Line	Abuts Internal Phase Line
Required Buffer	5' Landscape Buffer
South Boundary Line	Abuts Internal Phase Line
Required Buffer	5' Landscape Buffer
West Boundary Line	Abuts Internal Phase Line
Required Buffer	5' Landscape Buffer

Sec 10-420 Plant Material Standards

Plant Material Utilized to satisfy Requirements may consist of the following species:

TREES:

Acacia mangium, Parinari Palm
Banksia laevis, Black Olive
Barringtonia speciosa, Swamp Gum
Cassia rosea, Pich Apple
Coccoloba urens, Sea Grape
Conocarpus erectus, Green Buttonwood
Cordia alliodora, Cigar Tree
Gouania tomentosa, Loblolly Bay
Guaiacum sanctum, Lignum vitae
Hibiscus tiliaceus, Maline Tree
Ilex cordata, Dahoon Holly
Magnolia grandiflora, Southern Magnolia
Myrica caribaea, Wax Myrtle
Pisonia indica, Beach Tree
Quercus virginiana, Live Oak
Ravensara alba, Royal Palm
Scaevola taccada, Galangana Plant
Scaevola taccada, Mahoe

SHRUBS:

Callitriche americana, Blueberry
Chrysanthemum leucanthemum, Cosmos
Clusia rosea, Pich Apple
Conocarpus erectus, Green Buttonwood
Ilex cordata, Dahoon Holly
Myrica caribaea, Wax Myrtle
Pisonia indica, Beach Tree
Scaevola taccada, Galangana Plant
Scaevola taccada, Mahoe

LANDSCAPE INSTALLATION NOTES:

- Landscape Contractor shall keep a field set of Planting and Irrigation Drawings and Landscape Specifications on site at all times during planting phase.
- Landscape Contractor shall verify all quantities of material shown on the drawings prior to submitting his bid. Planting plan to take precedence over plant list. Final quantities of sod, top soil, crushed shell, gravel, rock, edging, and mulch to be verified on site by the Landscape Contractor when applicable.
- Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.
- All plant material to be Florida Grade #1 or better, as defined in Grades and Standards for Nursery Plants, Florida Department of Agriculture. Plant Material noted as Specimen shall be Florida Fancy grade.
- All sizes shown for plant material on the plan are to be considered minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance. All trees to be SINGLE trunked, unless otherwise noted on plans.
- All trees and palms 8' in height and over shall be staked according to the Staking Details. All non-biodegradable wrapping such as twine, wire, or nylon cord shall be removed from the tree root ball before planting. Top of tree root ball shall be planted flush with existing grade.
- Mulch all planting beds (new and existing) with shredded eucalyptus bark mulch to a minimum depth of 2". In areas of existing mulch, the mulch shall be taken up and replaced after plant installation.
- The Landscape Contractor shall verify the location of all plant material on site with the Landscape Architect prior to installation. The Landscape Architect shall flag the location of all major trees and palms. The Landscape Architect shall be given a 48 hour minimum notice prior to the plant arrival on site for flagging.
- Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner or Landscape Architect. Where underground construction or obstructions will not permit the planting of plant materials in accordance with the plans, new locations for the plant material will be designated by the Landscape Architect.
- The Landscape Contractor shall exercise caution to protect all existing sod and irrigation. Any damage to the sod or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the owner.
- The Landscape Contractor shall at all times keep the job site clean and free from accumulated waste material, debris, and rubbish. All sod removed for planting areas shall be removed from the site.
- The Landscape Contractor shall fully inspect and familiarize himself with the site and all work conditions so as to include in his bid a cost for removal of exotic plant material from the project site as required by Lee County Code. Existing plant removals, transplants, sod adjustments, debris removal and finish grading, shall also be included.

- Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation. A decision shall be made at the time to keep the existing plant material and adjust the plan or remove the existing plant material.
- INSTALL ALL GROUND COVER PLANTS 18" AND CENTERS OF ALL SHRUBS, 36" AWAY FROM THE EDGES OF ALL WALKS, DRIVEWAYS, TERRACES, WALLS, OR ADJOINING PLANTING BED EDGES.
- Tree removal, to include backfilling of holes to a level flush with the existing grade. All material to be removed from site.
- Site preparation shall include removal of any weeds, patches of grass, clean-up of any dead material and finish grading.
- The Landscape Contractor shall review the existing irrigation system prior to submitting his bid to cover any cost for adjustments that may need to be made due to the location of new or transplanted plant material.
- The Landscape Architect will advise the Contractor on pruning and trimming trees and shrubs. The Contractor shall notify the Landscape Architect 24 hours prior to such work. All pruned and trimmed plant material shall be fertilized with an 13-3-13 sulfur coated fertilizer.
- Berms are in addition to finish grade. Finish grade provided by others.
- Planting soil mix (1/3 screened peat, 1/3 composted pine bark, 1/3 coarse sand, PH adjusted to 6.5) to be used in seasonal planting beds only.
- Location of plant materials (trees, palms, shrubs, ground covers and vines), walks, and other landscape features may be relocated on site at the discretion of the Landscape Architect, Owner, or Developer.
- Quantities and specifications of plant materials may be subject to change during the installation at the discretion of the Landscape Architect, Owner, or Developer.
- Care shall be taken not to disturb or damage any approved filter fabric. Install pressure treated 2x6" wood edging to contain designated gravel/shell areas. nated with general contractor and electrical/ mechanical engineer.

IRRIGATION INSTALLATION NOTES:

All Installations Within Development Order Limits To Utilize Automatic Irrigation System. Manufacturer / Specifications to be determine at a future date.

- All systems to utilize low angle or flat, rotors, spray heads, and drip line system to produce an efficient xeric watering operation.
 - All systems to be on automatic program controllers. Controller locations to be site verified and coordinated with general contractor and electrical/ mechanical engineer.
 - All systems to be on an automatic rain sensor shut off devices.
 - Head locations are diagrammatic and serve only as a guide for installational purposes.
 - Irrigation contractor responsible for 100% full coverage in accordance to good industry standards.
 - Irrigation contractor responsible for coordination with project mechanical contractor for adequate water supply, psi, meter and main line locations and required sleeves for access to all areas requiring irrigation.
 - All systems to utilize appropriate back flow preventor in accordance to Lee County codes.
 - Adjust the radius of spray on irrigation heads as needed to provide proper double coverage. Avoid over-spray on pavement and walls. Heads shall be placed a minimum of 6" from pavement and walls. Pressure compensating heads shall be used to eliminate aerosol spraying.
 - Pipe sizing shall be determined by friction loss chart method with maximum velocity not to exceed 5 fps.
 - Zone outline and calculation provides performance standards required. Head layout will be supplied and / or field coordinated with irrigation contractor.
 - Quick coupler hose bibbs in lockable recessed valve boxes shall be provided as noted on plan in accordance with all applicable codes.
 - Constant pressure pipe and sleeves shall be schedule 40 pvc.
 - Pipe laterals shall be class 200 pvc.
 - Installation shall be subject to all general project specifications and requirements. Specific irrigation specifications to be supplied prior to work commencement.
 - The locations of valves may change from the plan due to the location of the water source and/or electrical supply. Field adjust zones as needed with the approval of the landscape architect.
 - The irrigation contractor shall provide AS BUILT DRAWINGS to the owner showing all field adjustments to the systems upon completion of the project.
 - The irrigation contractor is responsible for all piping and wire take-offs for the project, as well as all fittings and connections at the water source.
 - All electric valves shall be installed below finish grade in AMETEK valve boxes. Valves should be located in close proximity to each other as much as possible.
 - Full one year warranty to be provided from date of project final acceptance.
 - All irrigation heads in planting beds will be 12" pop-ups and sod areas 4" pop-ups. All stream bubbler heads shall be on black painted PVC risers. Any use of shrub risers shall be determined on site after the installation of plant material.
 - The following criteria shall be used for class 200 PVC piping. Minimum pipe size shall be 1" starting at the furthest point from the valve with increased sizes in proportion to the increased gpm getting closer to the valve.
- | Gallons per minute | Pipe size |
|--------------------|----------------|
| 1 - 16 gpm | maximum 1" |
| 17 - 28 gpm | maximum 1 1/4" |
| 29 - 36 gpm | maximum 1 1/2" |
| 36 - 55 gpm | maximum 2" |
| 56 - 60 gpm | maximum 2 1/2" |
| 81 - 120 gpm | maximum 3" |
| 121 - 210 gpm | maximum 4" |

REGISTERED LANDSCAPE ARCHITECT
Digitally signed by
Michael B. Elgin
DN: cn=Michael B.
Elgin, o=Miomar
Development
Corporation,
ou=Registered
Landscape Architect,
email=melgin@miromar.com, c=US
Date: 2016.05.04
15:11:41 -04'00'
MICHAEL B. ELGIN
FL LICENSE NO. LA 0001747



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10801 CORKSCREW ROAD, SUITE 305
ESTERO, FLORIDA 33928
(239) 390-5100

BOAT STORAGE FACILITY

MIROMAR LAKE BEACH AND GOLF CLUB, MIROMAR LAKES, FL 33913

DOS2016-00015
LP-01

0 15 30 60
SCALE IN FEET



UPDATED:
May 4, 2016



6200 Whiskey Creek Drive, Fort Myers, Florida 33919 Phone: 239.985.1200 Fax: 239.985.1259

May 6, 2016

Tony Palermo, AICP
Senior Planner
Lee County Department of Community Development
Development Services Division
1500 Monroe Street, 2nd Floor
Ft. Myers, Florida 33901

Attachment "C"

**RE: *Miromar Lakes*
 Boat Storage Facility
 Final Plan Approval
 ADD2016-00025
 HM Project No. 2015.085**

Dear Mr. Palermo:

Hole Montes, Inc. is pleased to submit this revised deviation request for the Final Plan Approval submittal for a Boat Storage Facility at Miromar. The proposed facility is an accessory use as described in the approved schedule of uses.

This facility will be used by the residence to store boats, trailers, RVs and other vehicles in a secure area. This is a limited access storage facility with a boat ramp to allow the residence a safe and controlled access to the adjacent lake. As a limited access facility residence will need to be accompanied by Miromar Lakes Property Management staff. The facility is opened to allow the resident temporary access to store, retrieve or place a boat in the water. After that time the resident must leave with staff so the area can be secured.

Because of the accessory nature of the use and the limited access we are requesting deviations from LDC 10-261(a) and LDC 34-2020.

Deviation #1 - LDC Section 10-261(a) - All new construction of multifamily residential developments, commercial businesses, and industrial uses must provide sufficient on-site space for the placement of garbage containers or receptacles, and sufficient space for recyclable materials collection containers, to allow for no requirement for containers or receptacles.

Deviation #2 – LDC Section 34-2020(b) – Marinas and other water-oriented uses. Request a deviation from LDC Section 34-2020 that requires parking Marinas and other water-oriented uses to allow for no required parking for the proposed facility.

The proposed facility is an accessory use as described in Exhibit D of the approved schedule uses, Z-13-20. The proposed facility is an accessory use that is not open to the public and does not allow for unlimited use by the residence. This facility is solely for the storing of residential vehicles and trailers and allows residence to put boats in the adjacent lake via the proposed boat ramp.

Access to the boat ramp is also limited and not open to the public. Residence using the boat ramp will not be allowed to park their vehicles in the facility. Once the boat is in the water the residence are required to leave the facility with staff.

If you have any questions, or require additional information, please contact me.

Very truly yours,

HOLE MONTES, INC.

Charles L. Krebs

Charles L. Krebs, P.E.
Senior Project Manager/Associate

Dbm/clk
Enclosures
cc: Mike Elgin



Department of Community Development
Zoning Division
Environmental Review

MEMORANDUM

Date: May 12, 2016
To: Tony Palermo, Senior Planner
From: Beth Workman, Environmental Planner
239.533.8793
EWorkman@leegov.com
Subject: Miromar Lakes, LLC
ADD2016-00025
STRAP#11-46-25-00-00001.0040

The applicant is requesting a Final Plan Approval for the after the fact construction of a temporary boat storage facility with a boat ramp and boat dock. The applicant has been issued two violations. The first violation (VIO2016-01271) is for a six foot chain link fence that was constructed without permits and the second (VIO2016-01371) is for a concrete boat ramp and dock constructed without permits. Environmental Sciences zoning staff has reviewed the application and the master concept plan (MCP) that included a landscape plan and offer the following conditions:

Prior to the issuance of a development order for the boat storage facility, the landscape plans must be in substantial compliance with sheet LP-1 received May 5, 2016.

Within 90 days from the Final Plan Approval (ADD2016-00025), the dock and boat launch which have been constructed without permits must be either removed or a dock and shoreline permit issued and final inspection signed off by the Department of Community Development.

Attachment "D"