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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