

ADMINISTRATIVE AMENDMENT (FPA) ADD2016-00148

**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 Resort Village – Phase 1 for 25 residential single-family dwelling units and related infrastructure on +/- 9.06 acres on property located in 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 numbers Z-02-072, Z-06-0064, Z-10-019, Z-12-004, Z-13-020 and ADD2016-00025; 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 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 9.06-acre tract for 25 residential single-family dwelling units and related infrastructure (Attachment “A”); and

WHEREAS, with the addition of the single-family units on the subject property the subject property does not have to provide additional open space due to lots meeting lot size (Attachment “B”); 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 applicant's request includes the use of rip rap over other shoreline stabilization treatments for portions of the proposed lake shoreline (Attachment "C"); and

WHEREAS, the applicant's request includes Deviations from the Land Development Code including requests related to the use of rip rap shoreline, access, and lake slopes (Attachment "D"); and

WHEREAS, Deviation #1 and #2 are from LDC Sec. 10-418 and 10-418(3) to allow the use of rip rap shoreline treatment adjacent to single-family uses along 65% of the proposed recreational lake shoreline; and

WHEREAS, Deviation #3 is from LDC Sec. 10-291(p)(1) to allow Via Bergamo Court to end without a cul-de-sac; and

WHEREAS, the applicant is also utilizing Deviations 5 and 7 per Zoning Resolution Z-13-020 relating to access and use of brick pavers; and

WHEREAS, staff has reviewed the deviation requests and finds that the planned development will be enhanced and that the intent of such regulations to protect health, safety and welfare will be served; and

WHEREAS, Environmental and Development Services staff have reviewed the request and had no objections; 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 subject application and plans have been reviewed for compliance with the MCP and all of the conditions approved by Resolution Z-13-020, as subsequently amended; and

WHEREAS, it is found that the proposed amendment 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 Zoning Plan Approval to a Mixed Use Planned Development (MPD) on a project known as Resort Village – Phase 1 for 25 residential single-family dwelling units and related infrastructure on +/- 9.06 acres on property is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the Final Plan Approval: Site Plan per Attachment “A”.**
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 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. **Prior to Development Order approval for the T-Type turn around in lieu of a cul-de-sac on Via Bergamo Court, approval from the fire district must be obtained.**
6. **The proposed gated accesses must comply with all requirements of Lee County Land Development Code Section 34-1748.**

Duly passed, adopted, and electronically signed on 11/29/2016 by

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibit “A” – Approved Legal Description

Attachment “A” –Site Plan (Final Plan Approval)

Attachment “B” – Environmental Staff Report

Attachment “C” – Applicant’s Rip Rap Narrative

Attachment “D” – Applicant’s Deviation Narrative

S 89°42'24" E 1994.63'

POINT OF
COMMENCEMENT
NW CORNER SEC 11-46-25

N: 784916.33
E: 725017.60

NORTH LINE SEC 11-46-25
(BASIS OF BEARING)

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	10075.00'	2°26'15"	428.57'	S 02°14'28" W	428.60'
C2	86.25'	71°14'50"	100.47'	S 42°19'27" W	107.25'
C3	40.00'	64°27'31"	42.66'	S 38°55'48" W	45.00'
C4	50.00'	84°03'01"	66.95'	N 66°48'56" W	73.35'
C5	727.50'	2°35'05"	32.82'	S 08°23'50" E	32.82'
C6	277.50'	65°55'18"	301.96'	N 42°39'01" W	319.28'
C7	197.50'	39°48'51"	134.50'	N 55°42'15" W	137.24'
C8	102.54'	32°09'36"	56.80'	N 66°39'05" W	57.56'
C9	10075.00'	11°51'07"	2080.38'	N 09°23'10" E	2084.09'

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

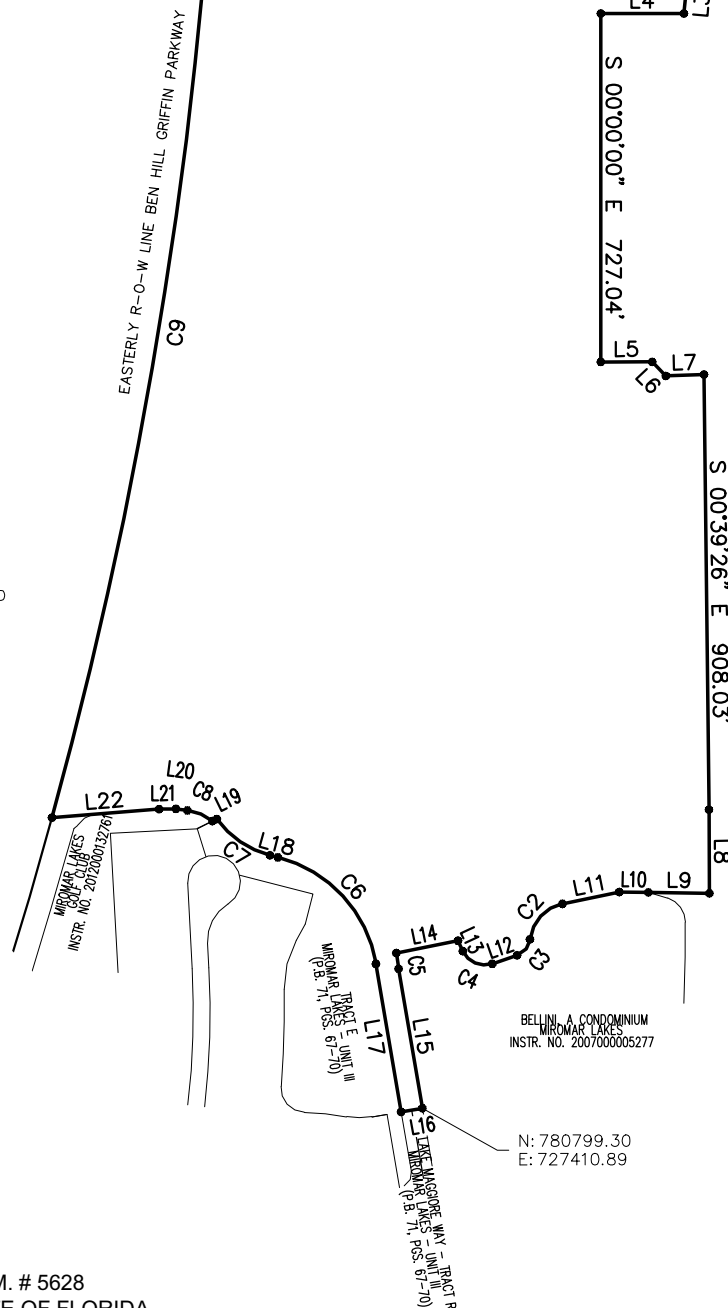
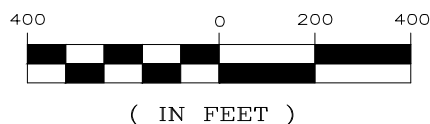
POINT OF
BEGINNING

N: 783458.28
E: 726977.25

LINE	BEARING	DISTANCE
L1	S 86°32'24" E	100.01'
L2	S 01°31'26" W	322.99'
L3	S 05°20'30" W	46.06'
L4	N 90°00'00" W	173.55'
L5	N 89°57'01" E	107.53'
L6	S 43°52'22" E	40.64'
L7	N 87°49'57" E	79.72'
L8	S 00°16'17" E	174.47'
L9	N 89°12'17" W	127.15'
L10	N 89°12'17" W	60.99'
L11	S 78°18'19" W	121.10'
L12	S 71°09'33" W	54.79'
L13	N 24°47'26" W	23.98'
L14	S 78°35'42" W	131.34'
L15	S 09°41'22" E	295.34'
L16	S 80°18'38" W	45.00'
L17	N 09°41'22" W	313.35'
L18	N 75°36'40" W	16.91'
L19	S 63°36'37" W	10.05'
L20	N 82°21'46" W	24.31'
L21	S 89°03'10" W	34.99'
L22	S 85°29'20" W	224.22'



GRAPHIC SCALE



APPROVED
ADD2016-00148
Jessica Leatherman, Planner
Lee County DCD
11/16/2016

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB # 1772

BY 
THOMAS M. MURPHY

P.S.M. # 5628
STATE OF FLORIDA

DRAWN BY: BEN	DATE: 9/16
SHEET # 1	OF SHEET 2
SEC-TWN-RGE: 11-46-25	



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND
LEGAL DESCRIPTION

DRAWING NO. H-159
PROJECT NO. 2016.045
FILE NAME Res Vill SL.dwg

LEGAL DESCRIPTION OF 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 RUN S89°42'24"E ALONG THE NORTH LINE OF SAID SECTION 11, FOR A DISTANCE OF 1994.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY (A 150' WIDE PUBLIC RIGHT-OF-WAY); THENCE RUN S01°01'21"W ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY FOR A DISTANCE OF 1019.76 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 10075.00 FEET, THROUGH A CENTRAL ANGLE OF 02°26'15" AND BEING SUBTENDED BY A CHORD OF 428.57 FEET AT A BEARING OF S02°14'28"W, FOR AN ARC LENGTH OF 428.60 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S86°32'24"E FOR A DISTANCE OF 100.01 FEET; THENCE RUN N90°00'00"E FOR A DISTANCE OF 892.52 FEET; THENCE RUN S01°31'26"W FOR A DISTANCE OF 322.99 FEET; THENCE RUN S05°20'30"W FOR A DISTANCE OF 46.06 FEET; THENCE RUN N90°00'00"W FOR A DISTANCE OF 173.55 FEET; THENCE RUN S00°00'00"E FOR A DISTANCE OF 727.04 FEET; THENCE RUN N89°57'01"E FOR A DISTANCE OF 107.53 FEET; THENCE RUN S43°52'22"E FOR A DISTANCE OF 40.64 FEET; THENCE RUN N87°49'57"E FOR A DISTANCE OF 79.72 FEET; THENCE RUN S00°39'26"E FOR A DISTANCE OF 908.03 FEET; THENCE RUN S00°16'17"E FOR A DISTANCE OF 174.47 FEET; THENCE RUN N89°12'17"W FOR A DISTANCE OF 127.15 FEET TO A POINT ON THE NORTH BOUNDARY OF PHASE ONE FOR BELLENI, A CONDOMINIUM AS DESCRIBED IN INSTR. NO. 2007000005277 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TEN (10) CALLS ALONG THE BOUNDARY OF SAID PHASE ONE FOR BELLENI, A CONDOMINIUM;

- 1) THENCE CONTINUE N89°12'17"W FOR A DISTANCE OF 60.99 FEET;
- 2) THENCE RUN S78°18'19"W FOR A DISTANCE OF 121.10 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE;
- 3) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 86.25 FEET, AT A BEARING OF S12°03'08"E THEREFROM, THROUGH A CENTRAL ANGLE OF 71°14'50" AND BEING SUBTENDED BY A CHORD OF 100.47 FEET AT A BEARING OF S42°19'27"W, FOR AN ARC LENGTH OF 107.25 FEET, TO A POINT OF REVERSE CURVATURE;
- 4) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 64°27'31" AND BEING SUBTENDED BY A CHORD OF 42.66 FEET AT A BEARING OF S38°55'48"W, FOR AN ARC LENGTH OF 45.00 FEET;
- 5) THENCE RUN S71°09'33"W FOR A DISTANCE OF 54.79 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 6) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 84°03'01" AND BEING SUBTENDED BY A CHORD OF 66.95 FEET AT A BEARING OF N66°48'56"W, FOR AN ARC LENGTH OF 73.35 FEET;
- 7) THENCE RUN N24°47'26"W FOR A DISTANCE OF 23.98 FEET;
- 8) THENCE RUN S78°35'42"W FOR A DISTANCE OF 131.34 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE;
- 9) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 727.50 FEET, AT A BEARING OF N82°53'43"E THEREFROM, THROUGH A CENTRAL ANGLE OF 02°35'05" AND BEING SUBTENDED BY A CHORD OF 32.82 FEET AT A BEARING OF S08°23'50"E, FOR AN ARC LENGTH OF 32.82 FEET;
- 10) THENCE RUN S09°41'22"E FOR A DISTANCE OF 295.34 FEET TO A POINT ON THE BOUNDARY OF TRACT R, MIROMAR LAKES - UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 67-70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE SIX (6) FOLLOWING CALLS ALONG THE BOUNDARY OF SAID MIROMAR LAKES - UNIT III;

- 1) THENCE RUN S80°18'38"W FOR A DISTANCE OF 45.00 FEET;
- 2) THENCE RUN N09°41'22"W FOR A DISTANCE OF 313.35 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 3) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 277.50 FEET, THROUGH A CENTRAL ANGLE OF 65°55'18" AND BEING SUBTENDED BY A CHORD OF 301.96 FEET AT A BEARING OF N42°39'01"W, FOR AN ARC LENGTH OF 319.28 FEET;
- 4) THENCE RUN N75°36'40"W FOR A DISTANCE OF 16.91 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
- 5) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 197.50 FEET, THROUGH A CENTRAL ANGLE OF 39°48'51" AND BEING SUBTENDED BY A CHORD OF 134.50 FEET AT A BEARING OF N55°42'15"W, FOR AN ARC LENGTH OF 137.24 FEET;
- 6) THENCE RUN S63°36'37"W FOR A DISTANCE OF 10.05 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE, THE SAME BEING A POINT ON THE NORTH PROPERTY LINE OF MIROMAR LAKES GOLF CLUB AS DESCRIBED IN INSTR. NO. 2012000132761; THENCE RUN THE FOUR (4) FOLLOWING CALLS ALONG THE SAID NORTH PROPERTY LINE OF MIROMAR LAKES GOLF CLUB;

- 1) THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 102.54 FEET, AT A BEARING OF S39°25'43"W THEREFROM, THROUGH A CENTRAL ANGLE OF 32°09'36" AND BEING SUBTENDED BY A CHORD OF 56.80 FEET AT A BEARING OF N66°39'05"W, FOR AN ARC LENGTH OF 57.56 FEET;
- 2) THENCE RUN N82°21'46"W FOR A DISTANCE OF 24.31 FEET;
- 3) THENCE RUN S89°03'10"W FOR A DISTANCE OF 34.99 FEET;
- 4) THENCE RUN S85°29'20"W FOR A DISTANCE OF 224.22 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE THE SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY;

THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFITH PARKWAY AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10075.00 FEET, AT A BEARING OF N74°41'17"W THEREFROM, THROUGH A CENTRAL ANGLE OF 11°51'07" AND BEING SUBTENDED BY A CHORD OF 2080.38 FEET AT A BEARING OF N09°23'10"E, FOR AN ARC LENGTH OF 2084.09 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. CONTAINING 2399761.36 SQUARE FEET OR 55.1 ACRES, MORE OR LESS.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB # 1772

APPROVED
ADD2016-00148
Jessica Leatherman, Planner
Lee County DCD
11/16/2016

BY

Thomas M. Murphy
THOMAS M. MURPHY

P.S.M. # 5628
STATE OF FLORIDA

DRAWN BY: BEN	DATE: 9/16
SHEET # 2	OF SHEET 2
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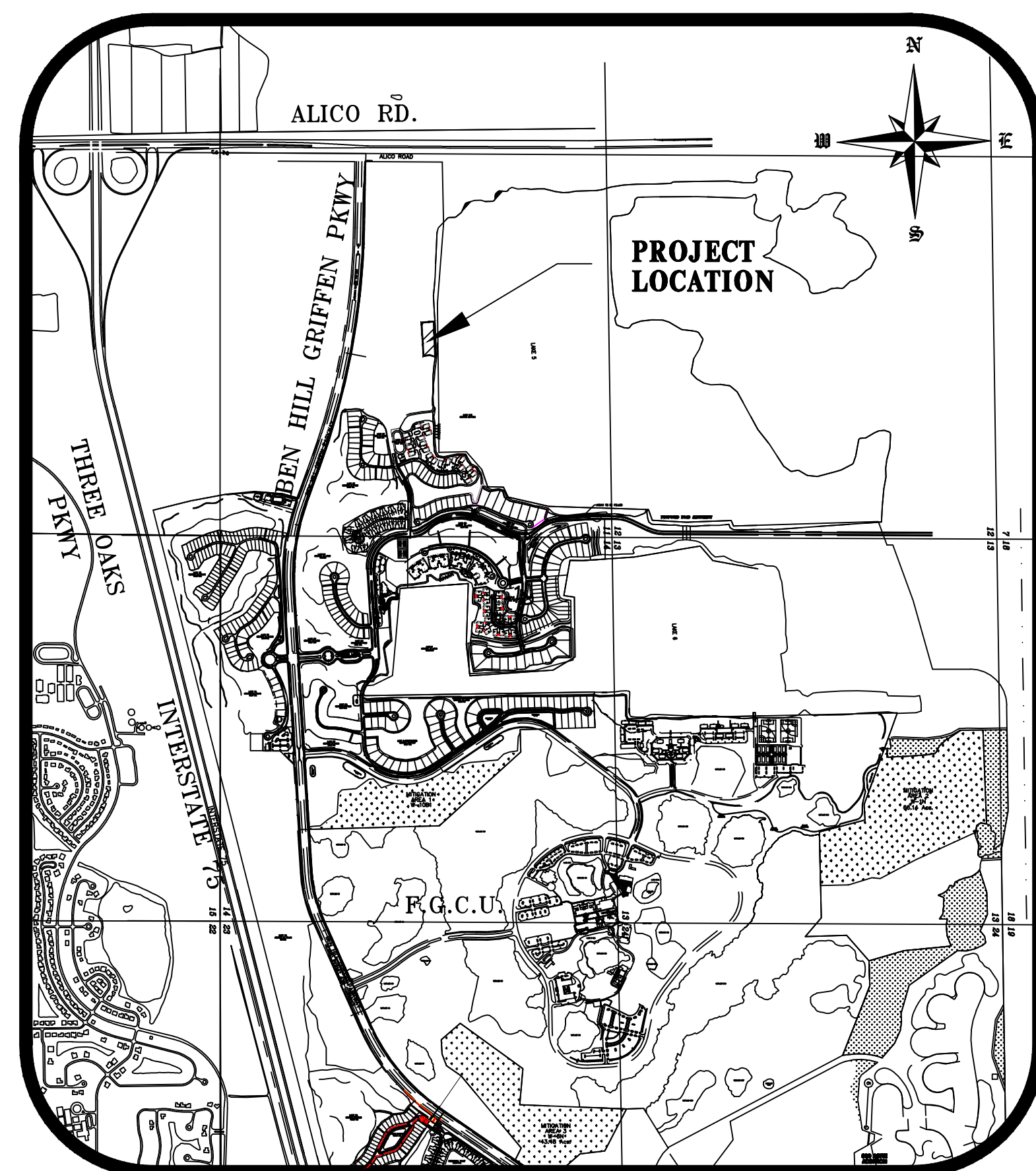
SKETCH AND
LEGAL DESCRIPTION

DRAWING NO. H-159
PROJECT NO. 2016.045
FILE NAME Res Vill SL.dwg

**FINAL PLAN APPROVAL
FOR
MIROMAR LAKES
RESORT VILLAGE - PH1
LEE COUNTY, FLORIDA
DATE: OCTOBER 2016**

LEE COUNTY NUMBER	APPROVAL HISTORY			QUANTITY
	TRACT	DATE	TYPE	
Z--99--029	MIROMAR LAKES	9/29/1999	RESOLUTION	N/A
ADD2000--0010	PHASE 1	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000--0011	PHASE 1	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000--0017	PHASE 2	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000--00161	GOLF MAINT.	12/19/2000	COMMERCIAL	7500 S.F.
ADD2000--00191	TEMP CLUBHOUSE	1/8/2001	COMMERCIAL	6,500 S.F.
ADD2001--00018	VALENCIA	5/24/2001	MULTI. FAMILY	80 UNITS
ADD2001--00085	TRACT M & N	9/17/2001	SINGLE FAMILY	27 UNITS
ADD2001--00113A	BEACH CLUB	4/1/2002	RECREATION	4.77 ACRES
ADD2001--00125	TIVOLI	10/16/2001	SINGLE FAMILY	113 UNITS
ADD2001--00142	SALES CENTER	12/20/2001	COMMERCIAL	4,147 S.F.
ADD2002--00045	BELLAVISTA	6/28/2002	MULTI--FAMILY	60 UNITS
ADD2002--00077	MED. VILLAGE	8/5/2002	SINGLE FAMILY	33 UNITS
ADD2002--00168	CAPRINI GREENS	12/17/2002	SINGLE FAMILY	27 UNITS
ADD2003--00028	VAVALDI	4/4/2003	MULTI--FAMILY	60 UNITS
ADD2003--00047	GOLF CLUBHOUSE	5/14/2003	RECREATION	5.45 ACRES
Z--02--072	MIROMAR LAKES	12/15/2003	RESOLUTION	N/A
ADD2003--00151	CAPRINI GREENS MOD	12/18/2003	ADMEND. TO ADD2002--00168	
ADD2004--00033	SAN MARINO	7/21/2004	MULTI--FAMILY	160 UNITS
ADD2004--00042	MIRASOL ACCESS	4/2/2004	ACCESS	5.07 ACRES
ADD2004--00045	C1/C2 ACCESS	4/2/2004	ACCESS	1.02 ACRES
ADD2004--00054	PORTO ROMANO	5/11/2004	SINGLE FAMILY	55 UNITS
ADD2004--00070	MIRASOL RESIDENTIAL	7/27/2004	MULTI--FAMILY	120 UNITS
ADD2004--00074	CAPRINI GREENS MOD	4/21/2004	ADMEND. TO ADD2002--00168	
ADD2004--00176	MIRASOL ACCESS MOD	11/17/2004	ADMEND. TO ADD2004--00042	
ADD2004--00177	CASTELLI & ANACAPRI	12/3/2004	SINGLE FAMILY	18 UNITS
ADD2004--00223	MONTEBELLO	01/10/2005	MULTI--FAMILY	120 UNITS
ADD2004--00253	VOLTERRA & BELLINI	4/25/2005	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD2005--00134	MIRASOL PHASE 2	8/2/2005	MULTI--FAMILY	120 UNITS
ADD2005--00190	RAVENNA	3/31/2006	MULTI--FAMILY	60 UNITS
ADD2006--00004	BEACH CLUB PH. 2	3/13/2006	RECREATION	7.67 ACRES
ADD2006--00002	MIROMAR LAKES PKWY EXTENSION	3/13/2006	ACCESS	133.08 ACRES
ADD2006--00009	EAST 100 AC.	4/10/2006	SINGLE FAMILY	51 UNITS
Z--06--064	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2008--00130	BEACH COTTAGES	12/5/2008	SINGLE FAMILY	16 UNITS
ADD2008--00144	SORRENTO LME MOD.	4/1/2009	ADMEND. TO ADD2006--00009	
ADD2009--00026	COSA AMALFI MOD.	4/16/2009	ADMEND. TO ADD2008--00130	
ADD2009--00026	COSA AMALFI MOD	3/8/2010	ADMEND. TO ADD2009--00026	
Z--10--019	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
Z--12--004	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2012--00110	PENINSULA PHASE III	5/16/2012	SINGLE FAMILY	28 UNITS
ADD2014--00102	PENINSULA PHASE IV	8/15/2014	SF / MF	28/48 UNITS
ADD2014--00175	COSTA AMALFI MOD	10/27/2014	ADMEND. TO ADD2008--00130	
ADD2014--00213	UNIVERSITY VILLAGE PH. I	PENDING	MIXED USE	168 M.F. UNITS 75,000 S.F.
ADD2015--00070	LAKE SHORELINE STABILIZATION	10/6/2015	RECREATIONAL	RIP RAP TO 65%.
ADD2015--00079	TRACT M--M	07/14/2015	SINGLE FAMILY	12 UNITS
ADD2015--00209	POSTANO	01/12/2016	MULTI--FAMILY	40 UNITS
ADD2016--00025	TEMP BOAT STORAGE	07/07/16	RECREATION	N/A
ADD2016--00148	RESORT VILLAGE	PENDING	SINGLE FAMILY	24 UNITS

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
LAKE SHORE STABILIZATION	0
TRACT M-M	1.90
POSITANO	1.60
TEMPORARY BOAT STORAGE FACILITY	0.92
RESORT VILLAGE PHASE 1	53.52 AC.
TOTAL	463.04 AC.



PROPERTY LOCATION MAP
N.T.S.

STRAP NOS.

11-46-25-00-00001.0040

<u>BOAT DOCK HISTORY</u>		<u>BOAT SLIPS</u>	
<u>SINGLE FAMILY SUBDIVISIONS</u>	<u>APPROVED</u>	<u>PROPOSED</u>	<u>APPROVED</u>
VERONA LAGO	55	0	
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	
NAYONA (PENINSULA PH III)	18	0	
SALERNO (PENINSULA PH III)	10	0	
SALERNO (PENINSULA PH IV)	22	0	
ESTATE LOTS (PENINSULA PH IV)	0	0	
VILLA LOTS (PENINSULA PH IV)	0	0	
TRACT M-M	0	0	
POSITANO	0	0	
RESORT VILLAGE - PHASE 1	0	0	
TOTAL	235	0	
<u>ANCILLARY (250 MAXIMUM)</u>		<u>BOAT SLIPS</u>	
BEACH CLUB PH I	13	0	
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	16	0	
	169	0	
<u>TOTAL PROPOSED & APPROVED ANCILLARY SLIPS</u>		<u>169</u>	
<u>TOTAL REMAINING ANCILLARY SLIPS</u>		<u>81</u>	

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 FOR:

MIROMAR LAKES, LLC

**CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD - SUITE 305
FT. MYERS, FL 33928
PH (239) 390-5105**

Attachment "A"

PREPARED BY:



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

1	REVISED PER AGENCY COMMENTS	04/20/16	DATE	CHARLES L. KREBS REGISTERED PROFESSIONAL ENGINEER REGISTRATION #44909
2	REVISIONS		DATE	
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

MIROMAR LAKES
RESORT VILLAGE PHASE 1
LEE COUNTY, FLORIDA

1405	PROJECT NO.	16.045
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MIROMAR LAKES
RESORT VILLAGE
LEE COUNTY, FLORIDA

DESIGNED BY	DATE
C.L.K.	07/08/16
DRAWN BY	DATE
J.H.H.	07/08/16
CHECKED BY	DATE
C.L.K.	07/08/16
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1" = 40'



6200 Whiskey Creek Drive
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Phone : (239) 985-1200
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Authorization No.1772

AERIAL PHOTOGRAPH
SWEC 11 TWP 46 RNG 25

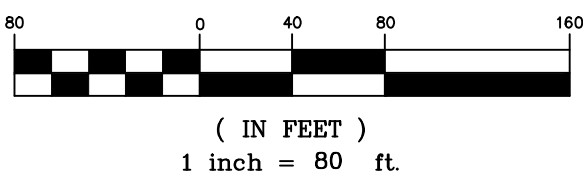
THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE _____

CAD FILE NAME:	DRAWING NO.:
02 AER	1405-02
PROJECT NO.:	SHEET NO.:
2016.045	2 OF 5



GRAPHIC SCALE



LEGEND:

- PROP. PHASE 1 R.O.W.
- PROP. TEMP. ACCESS ROAD
- TEMP. DRY DETENTION / TEMP. MARSH AREA (OPTIONAL)
- PROP. OPEN SPACE AREA
- PROP. LAKE AREA
- EXIST. RECREATIONAL LAKE AREA

LANDSCAPE NOTES:
PER LDC SEC 10-416(d)(3) HAS NO BUFFER REQUIREMENT FOR LDC SINGLE FAMILY AGAINST RIGHT-OF-WAY.

LITTORAL PLANTING CALCULATION:

REQUIRED LITTORAL PLANTINGS
2,880 LF * 25% = 720 FT
720 FT * 20' = 14,400 SF PLANTED LITTORAL SHELF
14,400 SF / 4 = 3,600 REQ PLANTS

COMPENSATORY LITTORALS FOR RIP RAP
2,320 * 5' = 11,600 S.F. * 50% COVERAGE = 5,800 S.F.
W/ PLANTINGS 2' O.C. = 1,450 PLANTS REQUIRED
TOTAL REQ'D PLANTS = 5,050 PLANTS

GENERAL NOTES:

- ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
- 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.
- THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
- 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.
- 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER MAIN AND SEWAGE FORCE MAIN/SANITARY SEWAGE GRAVITY MAIN. JOINTS TO BE EQUIDISTANT AT CROSSING
- CONSTRUCTION OF SANITARY SEWERS SHALL BE STARTED AT THE WET WELL OF EACH SEWAGE PUMPING STATION AND BE INSTALLED IN AN UPSTREAM DIRECTION THEREFROM. SEWER CONSTRUCTION SHALL BE CONTINUED ONLY FROM A DOWNSTREAM PIPE OR COMPLETED SEWER AT ALL TIMES WITHOUT FLOW GAPS.
- ALL WATER MAINS AND SEWAGE FORCE MAINS ON THIS PROJECT ARE TO BE C-900 CLASS 150 PVC PIPE; EXCEPT UNDER PAVEMENT WHERE DUCTILE IRON PIPE SHALL BE USED, AND IS TO EXTEND AT LEAST 5' PASSED THE PAVED AREAS.
- PIPE JOINT DEFLECTIONS SHALL NOT EXCEED ONE HALF OF THE MANUFACTURER'S SPECIFICATIONS. FITTINGS SHALL BE USED WHERE DEFLECTIONS EXCEED ALLOWABLE PIPE JOINT DEFLECTION.
- MODEL HOMES SHALL BE ALLOWED Z-13-020

BOAT STORAGE FACILITY
DOS2016-00015
SFWMD APP. #160122-14

FUTURE DEVELOPMENT
PARCEL

PROP. ROADSIDE SWALE

PROP. PHASE 1
LAKE 5/6
EXPANSION
4.60± AC

PHASE 1
25 SINGLE FAMILY
UNITS

TEMP. DRY DETENTION
2.03 AC

PROP. SECURITY GATES

TEMPORARY VEHICLE TURNAROUND

PROP. GUARDHOUSE

PROPOSED LITTORAL
PLANTING AREA
14,400 Sqft

PROP. PHASE 1
LAKE 6R
0.59± AC

PROJECT DATA:

PROP. ONSITE IMPROVEMENTS

PROP. SINGLE FAMILY LOTS	394,461	SF = 9.06 AC.
PROP. RIGHT OF WAY	121,722	SF = 2.79 AC.
EXIST. ACCESS RD.	49,491	SF = 1.14 AC.
TEMP. DRY DETENTION AREA	88,546	SF = 2.03 AC.
PROP. LAKE 6R	25,505	SF = 0.59 AC.
PROP. OPEN SPACE AREA	168,554	SF = 3.87 AC.
PROP. REC LAKE (EXP.)	200,327	SF = 4.60 AC.
EXIST. REC LAKE	48,038	SF = 1.10 AC.
PROP. LANDSCAPE BUFFER	98,278	SF = 2.25 AC.
FUTURE DEVELOPMENT	1,136,247	SF = 26.08 AC.
TOTAL PROJECT AREA	2,331,169	SF = 53.52 AC. = 100.0%

MIROMAR LAKES
RES #Z-13-020

PROPOSED LAND USE: SINGLE FAMILY

MIN SETBACKS:

FRONT: 20 FT. FRONT LOADING/ 12 FT. SIDE LOADING
SIDE: 5 FT.
REAR: 10 FT.
LAKE: 20 FT.

MINIMUM BUILDING SEPARATION = 10 FT.
MAX. LOT COVER: 55%
MINIMUM LOT AREA = 6,500 S.F.
MINIMUM LOT WIDTH = 50 FT
MINIMUM LOT DEPTH = 70 FT
MAX BUILDING HEIGHT 3 STORIES / 45 FT

OPEN SPACE

PER ZONING RES Z-13-20
REQUIRED OPEN SPACE
SINGLE-FAMILY UNITS - N/A

APPROVED DEVIATIONS
PER RES #Z-13-020

DEVIATION (5): One means of access

DEVIATION (7): Brick Pavers to Replace 1 1/2" S-1 on Private Roads

REQUESTED DEVIATION:

- Deviation from LDC 10-418 which prohibits the use of rip-rap adjacent to single family homes; to allow the placement of rip-rap adjacent to single family homes.
- Deviation from LDC 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 adjacent lake.
- Deviation from LDC 10-296(p)(1) to allow Via Bergamo Ct. to end without a cul-de-sac. This is a privately maintained access way that services two residential units per ADD2015-00070.

4. Deviation from LDC 10-328(A) to allow lake maintenance easements within the limits of the platted single-family lots within the subject tract.

5. Deviation from LDC 34-1954(b)(2) to allow dry models.

BELLINI & VOLTERRA
DOS2004-00336
SFWMD APP. #041216-10

VIA BELLA ACQUA CT

EXIST.
LAKE 5/6
EXPANSION
1.42 AC

VIA BERGAMO CT.

VIA TORINO WAY

LAKE MAGGIORE WAY

EXIST. LAKE
6L
0.71 AC

EXIST. LAKE
6F
1.53 AC

TRACT M-N
DOS2001-00102
SFWMD APP. #010618-11

VIA BALESTI

EXIST. LAKE
6E
5.46 AC

ALL STREETS TO BE
PRIVATELY MAINTAINED

MIROMAR LAKES
RESORT VILLAGE
LEE COUNTY, FL

DESIGNED BY	C.L.K.	DATE	06/30/16
DRAWN BY	C.L.K.	DATE	06/30/16
CHECKED BY	C.L.K.	DATE	06/30/16
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 150'



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

MASTER CONCEPT PLAN

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE

CAD FILE NAME:	DRAWING NO.:
1405-03 MCP	1405-03
PROJECT NO.:	SHEET NO.:
2016045	3 OF 5



MIROMAR LAKES

RESORT VILLAGE - PHASE 1
LEE COUNTY, FL



DRAINAGE AND GRADING NOTES

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW : _____ CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE _____	CAD FILE NAME: 04-DET	DRAWING NO.: 1405-04
	PROJECT NO.: 2016.045	SHEET NO.: 4 OF 5



PROPOSED LAKE 5 & 6 SHORELINE:

TOTAL SHORELINE	60,072 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	5,795 L.F.
PHASE 5	2,100 L.F.
PHASE 6	600 L.F.
PHASE 1 RESORT VILLAGE	2,320 L.F.
TOTAL	36,745 L.F.

PERCENTAGE TO COVER PROPOSED SHORELINE TREATMENT

- 36,745 L.F. / 60,072 L.F. *100 = 61.17%

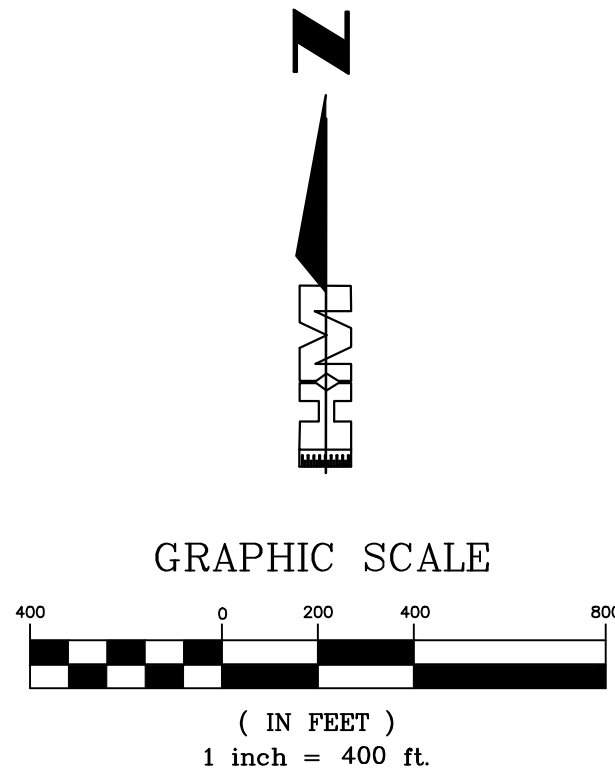
MAXIMUM HARDENED SHORELINE TREATMENT (65%)

- 60,072 L.F. * 65.0% = 39,047 L.F.

AVAILABLE SHORELINE TREATMENT FOR STABILIZATION

- 39,047 L.F. - 38,590 L.F. = 2,302 L.F.

SEE MASTER CONCEPT PLAN FOR PHASE 1 RESORT VILLAGE FOR REQUIRED LITTORAL PLANTINGS AND LOCATION



GENERAL NOTES

- 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.
- THE CONTRACTOR SHALL SAFEGUARD AND AVOID PENETRATION OF SPECIAL WETLAND PRESERVATION AREAS SHOWN ON THE DRAWINGS AND FENCED AT THE SITE.
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- ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.

GENERAL DEVELOPMENT NOTE:

- BASED ON THE SPWMD 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
RESORT VILLAGE
LEE COUNTY, FLORIDA

DESIGNED BY:	CLK	DATE:	9/16
DRAWN BY:	JKH	DATE:	9/16
CHECKED BY:	CLK	DATE:	9/16
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 :	
CHARLES L. KREBS FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835	
DATE	

REFERENCE NO.	DRAWING NO.
16045MSP	1405-5
PROJECT NO.	SHEET NO.
2016.045	5 OF 5



Department of Community Development
Zoning Division
Environmental Review

MEMORANDUM

Date: November 22, 2016
To: Tony Palermo, Senior Planner
From: Beth Workman, Environmental Planner
239.533.8793
EWorkman@leegov.com **Attachment "B"**
Subject: ADD2016-00148
Miromar Lakes Resort Village
11-46-25-00-00001.0040

Environmental Sciences (ES) Zoning staff has reviewed the Final Plan Approval with the two proposed deviations that pertain to ES zoning staff review.

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 9.06 acre portion of the Miromar Lakes development located at the northwestern corner. 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 Miromar Lakes Resort Village, the developer is requesting vertical construction so a FPA is required and two deviations from the Land Development Code (LDC) that pertain to ES zoning review have been requested to seek relief from current changing LDC requirements that have occurred since the zoning was approved.

FINAL PLAN APPROVAL:

The Miromar Lakes development has specific parameters that must be followed when proposing particular uses per Z-13-020 condition 1b. The following lists the specific parameters that pertain to the subject proposal:



Department of Community Development
Zoning Division
Environmental Review

MEMORANDUM

Residential Units: The Miromar Lakes zoning approval allows 2,600 total units per this condition. The development is currently approved for 1204 residential units and the Miromar Lakes Resort Village is proposing 24 residential units. The additional development within Miromar meets the allowable number of residential units conditioned in the Z-13-020 condition 1b.

Boat Slips: The zoning approval allows 650 boat slips for the entire Miromar Lakes development, currently the development is approved for 369 boat slips and the subject portion of the project is proposing no boat slips. Therefore, Miromar Lakes remains in compliance with the allowable number of boat slips per Z-13-020.

Open Space: Miromar Lakes is currently approved for 364.03 acres of open space and with the addition of the single family units the subject property does not have to provide open space due to lots meeting lot size.

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

Additionally, rip rap is being proposed to also help with erosion problems. The Master Concept plan approved as part of the subject parcel review shows the placement of rip rap, the compensatory littorals, and littorals per LDC 10-418. Rip rap is considered a harden shoreline structure and will be addressed through the development order process.

Attachments (X)



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

October 7, 2016

Attachment "C"

Mr. Tony Palermo, AICP
Senior Planner
Lee County Community Development Department
Zoning Division
P.O. Box 398
Fort Myers, FL 33902

**RE: Miromar Lakes Resort Village Phase 1
Final Plan Approval
ADD2016-00148**

Dear Mr. Palermo:

Please accept this letter as the requested justification for the use of rip rap over other shoreline stabilization treatments for portions of the proposed lake shoreline connected with Miromar Lakes Resort Village Phase 1.

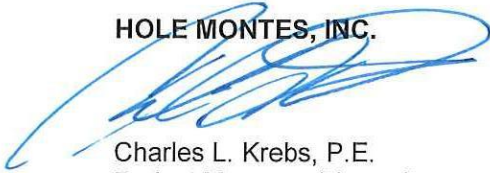
- The request for the provision of rip-rap to control erosion is based upon sound engineering practices with respect to efficient erosion control. Through years of developing neighborhoods around the recreational lake, we have been able to witness how the design of the lake shoreline interacts with wind, water currents and waves generated by recreational boaters and naturally occurring weather conditions.
- The continuing use of rip rap is not inconsistent with specific policy directives of the Lee County Commissioners, Ordinances or the Lee Plan. The proposed shoreline treatment is for the protection, safety and welfare of the public and property.
- The use of rip rap over other shoreline treatment is based on the Engineer's and the Developer's experience in maintaining the shore line using different types of materials such as erosion mats, geo web and rip rap, changes in slopes and traditional shoreline restoration.
- As part of the approval process for ADD2015-00070, we worked with staff to outline where the developer anticipates the need for rip rap and the desire of the individual residence living around the lake installing rip rap to protect the shore behind their homes. We utilized the results of those discussions in locating the shoreline treatment for Resort Village Phase 1.
- As part of the Final Plan approval process for Phase 1 of the Resort Village, we have attempted to locate the proposed rip rap along the shoreline in areas we believe will be adversely impacted by either boat traffic and/or wave action from the recreational lake.

Miromar Lakes
Resort Village Phase 1
Final Plan Approval
ADD2016-00148
Page 2 of 2

We have updated the Master Concept plan for ADD2015-00070 to reflect the location of Resort Village Phase 1 and updated the calculations to reflect the proposed improvements. If you need any additional information to help approve this application, please feel free to contact me at (239) 985-1200 or at charliekrebs@hmeng.com.

Sincerely,

HOLE MONTES, INC.

A handwritten signature in blue ink, appearing to read 'Charles L. Krebs', is written over the company name.

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

Dbm/clk

Attachments

EXHIBIT A

Attachment "D"

Deviation Request

- Deviation #1 and #2: the use of rip rap shoreline treatment behind single-family homes and the use of rip rap shoreline along 65% of the proposed recreational lake shoreline.
 - The request for the provision of rip-rap to control erosion is based upon sound engineering practices with respect to efficient erosion control. Through years of developing neighborhoods around the recreational lake, we have been able to witness how the design of the lake shoreline interacts with wind, water currents and waves generated by recreational boaters and naturally occurring weather conditions.
 - The continuing use of rip rap is consistent with specific policy directives of the Lee County Commissioners, Ordinances or the Lee Plan. The proposed shoreline treatment is for the protection, safety and welfare of the public and property.
 - The use of rip rap over other shoreline treatment is based on the Engineer's and the Developer's experience in maintaining the shore line using different types of materials such as erosion mats, geo web and rip rap, changes in slopes and traditional shoreline restoration.
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 - As part of the Final Plan approval process for Phase 1 of the Resort Village, we have attempted to locate the proposed rip rap along the shoreline in areas we believe will be adversely impacted by either boat traffic and/or wave action from the recreational lake.
- Deviation #3: request to allow Via Bergamo Ct. to have a dead end without a cul-de-sac. Via Bergamo Ct is a privately maintained road that will service only 2 single family homes. The proposed road will have very little traffic volume.
- Deviation #4: request to allow lake maintenance easement within the limits of the platted single –family lots. The Miromar Lakes Community has been developed from the beginning as a recreational lake community with homesites that abut the adjacent lakes. The requested deviation is allows for the continued direct access by the residence to the recreational lake. We have reduced the lake slope from the allowed 4:1 in the approved zoning to 6:1 to improve maintenance and access to the lakes.
- Deviation #5: request to allow dry models. Miromar Lakes operates a sales facility on site where potential home buyers work with sales staff to purchase their new homes. Because of this there is a need to allow the construction of model homes to begin prior to the construction and certification of potable water and sanitary sewer services.