



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)