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October 7, 2016

Mr. Tom Sawtell
Development Review Representative
Lee County Development Services
Department of Community Development
1500 Monroe Street
Fort Myers, FL

RE: Miromar Lakes Resort Village – Phase 1
ADD2016-00148
HM Project #2016.045

Dear Mr. Sawtell:

This letter is in response to your correspondence of September 7, 2016 for the above referenced Final Plan Approval, ADD2016-00148. The following are responses to your comments.

Environmental Sciences Zoning Review

- 1) *Label on the MCP where the rip rap will be used.*

COMMENT: The MCP has been revised to reflect the location of the proposed rip rap.

- 2) *Label cross section A-A. Currently, a cross section has been provided but the MCP doesn't indicate where this lake slope is being used.*

COMMENT: Section A-A has been added to the MCP.

- 3) *Label the compensatory planting area(s) and provide the plant specifications for the plant material.*

COMMENT: The proposed planting areas have been added to the MCP.

- 4) *A landscape buffer is labeled on the MCP. Is this associated with an optional residential fence? Please specify. If not required by code, please remove from MCP.*

COMMENT: We have removed the landscape buffer from the MCP.

General Comments

1. *Staff has no objection to the new deviation requests provided compensatory littoral plantings are provided per LDC.*

COMMENT: We have revised the proposed littoral calculations and indicated the location on Sheet 5 of 5.

2. *Note that the plans seem to show a proposed guard house with security gates on the existing road. Adequate turn around space must be provided (SU). Staff also understood that this access was not to be used for residents.*

COMMENT: We have provided an area for vehicles to utilize as a turn around to the side of the proposed gate location.

3. *LME on SFR lots – been done before in Miramar...Don't know that there is authorization for it here....*

COMMENT: The existing zoning allows for lake maintenance easements on single family lots. As a precaution, we have requested a deviation from that section of the LDC.

4. *No cul-de-sac on South end of Via Bergamo*

COMMENT: We will request a deviation from the requirement for Via Bergamo as the road is less than 150'.

If you need further information, please do not hesitate to contact me at 239-985-1200.

Very truly yours,

HOLE MONTES, INC.



Charles L. Krebs, PE
Project Manager / Associate

CLK/jlt