



Department of Community Development
Zoning Division
Environmental Review

MEMORANDUM

Date: December 12, 2016
To: Anthony Palermo, Senior Planner
From: Beth Workman, Environmental Planner
239.533.8793
EWorkman@leegov.com
Subject: Sardinia at Miromar Lakes
ADD2016-00206

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 3.58 acre portion of the Miromar Lakes Sardinia development located at the eastern portion. 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 Sardinia, the developer is requesting to add eight single family homes. There are no environmental issues and the open space is in compliance with the zoning and the LDC.

ATTACHMENT "B"