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Writer's Direct Dial Number: 239-533-8372

June 2, 2020

Brent Addison
Banks Engineering
10511 Six Mile Cypress Pkwy
FORT MYERS, FL. 33966

Re: Capri At Miromar, Final Plan Approval
ADD2020-00071

Dear Brent Addison:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions..

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 06/02/2020 by
Chahram Badamtchian, Planner, Senior

Re: Capri at Miromar
ADD2020-00071
June 2, 2020

Development Services Review:

Sec. 10-329. Excavations (e)(4) Bank slopes. Excavation bank slopes for new projects.

Does the cross section D-D apply to Lake Capri also?

Sec. 10-296. Street design and construction standards. -(l)Privately maintained accessways. The following privately maintained accessways are not required to meet the minimum roadway right-of-way widths specified in subsection (b) of this section:

- (1)Parking lot aisles (as defined in chapter 34);
- (2)Parking lot accesses (as defined in chapter 34);
- (3)Driveways (as defined in this chapter); and
- (4)Accessways that meet the following three requirements:
 - a.Provide vehicle access to 100 or fewer multi-family residential units;
 - b.Pavement width meets the dimensional requirements for parking lot aisles at areas of back-out parking; and
 - c.Provide for utility easements in accordance with section 10-355(a)(1) if utilities are to be located in or adjacent to the accessway.

A deviation will be required for the portion of the entrance prior to the first building access. Accessways are limited to 100 units without having to provide a local road.

Please contact Robert D Hutcherson at RHutcherson@leegov.com or by calling 239-533-8890 with any questions regarding the above review comments.

Re: Capri at Miromar
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Environmental Review:

Please revise the Master Concept Plan to depict the deviations.

Provide cross sections of the pool/ rip rap/ littoral/ lake 5/6 and the 12,720 square feet littoral/ lake 5/6 expansion area.

Provide the required open space that exempts the existing mining lake per Deviation 14 of Z-13-020.

Revise Master Stabilization Plan to state the amount of hardened shoreline being proposed in Resort Village - Phase 3 and subtract from the available to state the remainder. Add this information under the Proposed Lake 5 & 6 Shoreline tall for clarity.

Resort Village - Phase 3 is proposing 893 l.f. of hardened shoreline. The Master Stabilization Plan depicts the hardened shoreline location at the proposed docks. The call-out does not depict hardening l.f. for the amenity center. Please explain and revise.

The Proposed Lake 5 & 6 Shoreline chart located on the Master Stabilization Plan does not indicate the Resort Village - Phase 3. Is it Phase 9 of the Resort Village with an internal Phase 3? Please revise for clarity.

Please provide a boat dock exhibit depicting the design and dimensions in accordance with Chapter 26.

The slip count depicted for the docking facility on the Master Concept Plan is proposing a total of 26 - boat slips. The MCP depicts 24-slips. Please revise.

The expansion of the lake and the proposed Lake Capri must be sloped at a 6:1 lake bank slope. Provide cross sections or indicate if the 6:1 slope ratio will comply with LDC 10-329(d) (4).

Zoning resolution Z-13-020 Condition 25 allows a 1:1 ratio for single family lake front lot docks to be converted to multi-family slips for wet boat storage. An additional 250 maximum ancillary slips for wet boat storage are allowed on the lake. Please provide documentation that the proposed wet boat slips comply with Condition 25.

Please contact Elizabeth A Workman at EWorkman@leegov.com or by calling 239-533-8793 with any questions regarding the above review comments.