



Professional Engineers, Planners & Land Surveyors

June 23, 2020

Mr. Chahram Badamhtchian, AICP
Lee County Development Services
1500 Monroe Street
Fort Myers, Florida 33901

Reference: **CAPRI AT MIROMAR LAKES BEACH & GOLF CLUB
ADD2020-00071**

Dear Chahram:

This letter is written in response to your review comments dated June 2, 2020. With this letter we are submitting the following additional information you requested:

1. Revised Master Concept Plan
2. New Master Concept Plan Page 2 with additional lake sections
3. Revised Master Stabilization Plan
4. Revised Land Use Summary
5. Revised Schedule of Deviations and Justifications

Presented below are responses to each review comment:

DEVELOPMENT SERVICES - Robert Hutcherson

Comment 1: Does the cross-section D-D apply to Lake Capri also?

Response: It does not. The section location is shown on the MCP.

Comment 2: 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.

Response: Please see attached revised deviations and justifications – new Deviation 4.

ENVIRONMENTAL - Elizabeth Workman

Comment 1: Please revise the Master Concept Plan to depict the deviations.

Response: Please see attached updated Master Concept Plan.

Comment 2: Provide cross-sections of the pool/rip rap/littoral/Lake 5/6 and the 12,720 square feet littoral/Lake 5/6 expansion area.

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Response: *Please see the attached additional lake sections.*

Comment 3: Provide the required open space that exempts the existing mining lake per Deviation 14 of Z-13-020.

Response: *There is no existing mining lake within the property.*

Comment 4: 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.

Response: *This information was provided on the last submittal but inadvertently omitted the phase numbering. Please see revised Master Stabilization Plan.*

Comment 5: Resort Village - Phase 3 is proposing 893 LF of hardened shoreline. The Master Stabilization Plan depicts the hardened shoreline location at the proposed docks. The call-out does not depict hardening LF for the amenity center. Please explain and revise.

Response: *Please see revised Master Stabilization Plan. Proposed is ± 306 LF of seawall and rip rap along the amenity center as depicted and ± 575 LF of seawall at the docks which total ± 881 LF of hardened shoreline.*

Comment 6: 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.

Response: *This information was inadvertently omitted in the text. Yes, Resort Village – Phase 3 is Phase 9 of the stabilization plan. Please see revised Master Stabilization Plan.*

Comment 7: Please provide a boat dock exhibit depicting the design and dimensions in accordance with Chapter 26.

Response: *Please see the attached boat basin plan depicted on the revised MCP.*

Comment 8: 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.

Response: *There are 24 slips and they have been numbered on the boat basin plan on the revised MCP.*

Comment 9: 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).

Response: *The lakes meet this requirement. Please see the attached additional sections.*

Comment 10: 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 area allowed on the lake. Please provide documentation that the proposed wet boat slips comply with Condition 25.

Response: *Please see the running tally provided on the Land Use Summary exhibit.*

If you should have any questions or require additional information, please contact me at our Fort Myers office.

Sincerely,
BANKS ENGINEERING



D. Brent Addison, P.E.
Vice President

DBA:jms