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July 12, 2021

Lee County Department of Community Development
Development Services Division
1500 Monroe Street, 2nd Floor
Ft. Myers, Florida 33901

**RE: Miromar Lakes Messina
Final Plan Approval
HM Project No. 2021.007**

To whom it may concern.

Hole Montes, Inc. is pleased to submit this Final Plan Approval submittal for Miromar Lakes Messina.

This is a request for a single-family development that consists of 48 single family lots. We are utilizing the following deviations approved in Z-13-020 for this development.

- Deviation (5) Ones means of access
- Deviation (6) Minimum Right of Way width of 35 ft.
- Deviation (7) Brick Pavers

In addition to the previously approved deviations, we will be requesting the following additional deviation.

1. Deviation from LDC 34-1954(b)(2) to allow dry models.
2. Deviation from LDC 10-256(2)(c) requiring a pedestrian way along one side of all streets internal to a residential development, extending from intersection to intersection, where applicable.

We are also requesting that "single family" be added to the list of Permitted Uses for Commercial C-1 districts. Single Family use is already permitted as a Zero Lot Line product under the existing dwelling units for C-1 District. The addition of Single Family Detached to the approved dwelling unit list is no more intense than approved Zero Lot line use.

As part of this application, we are utilizing the following approved deviations and requesting additional deviations to the land development code. See Exhibit A for the complete list.

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

Very truly yours,

HOLE MONTES, INC.

John C. Baker III, PE
Project Engineer

JCB/jlo

Attachment

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