



Civil Engineers • Land Surveyors • Planners • Landscape Architects

July 18, 2024

Ms. Brianna Schroeder
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

RE: ADD2024-00089, Miromar Lakes MPD (University Village) Submittal 2.

Dear Ms. Schroeder:

This correspondence is our formal response to the sufficiency review letter provided to us on May 31, 2024. Responses to staff comments have been provided in **bold**.

Zoning

Land Development Code Section 34-174(i)(2) establishes the decision criteria to administratively approve amendments to a planned development parking to back out into the street rights-of-way. The requested deviation to approve a deviation to allow backout paring does not meet the criteria for approval provided within this section based on the comment provided by Development Services staff. Please provide additional clarification on the request or provide an alternate design for review.

RESPONSE:

We have revised the deviation justification to cite other similar examples as discussed in our recent telephone call.

Development Services

Staff recommends DENIAL of the requested Deviation from Land Development Code Sec. 34-2013(a) and 34-2015(2)d. The parking lot in question does not meet the criteria set forth in Land Development Code Sec. 34-2013(a)(1-3) to administratively approve parking to back into rights-of-way. Village Center Dr is a non-county maintained local road which is also intended to provide access to future development to the south. The site plan submitted proposes angled parking backing into the Village Center Dr right-of-way which poses a public health, safety, and welfare concern due to the future increased traffic volume.

RESPONSE:

Please see the revised deviation request consistent with our telephone conversation on June 24, 2024.

Legal Description

Sec. 34-202(a). Submittal requirements for applications requiring public hearing.

(5) No legal description was provided, and the proposed modifications span across multiple parcels according to the site plan. Please specify which STRAP numbers or tracts of the University Subdivision plat are intended to be subject to the proposed deviations.

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RESPONSE:

The deviation will apply to Tract 1 and R2 (Village Center Drive), identified on the University Village Plat. A legal description is included in submittal 2.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Wayne Arnold".

D. Wayne Arnold, AICP

Cc: University Village Shops, LLC
GradyMinor File (MUVF)