

Miromar Lakes MPD (University Village) Schedule of Deviations

Deviation (31) seeks relief from LDC Sections 34-2013(a) and 34-2015(2)d, which requires that vehicles exiting parking lots must do so in a forward manner, to instead allow for angled parking to be provided within the private Village Center Drive right of way in lieu of existing parallel parking spaces located within the private right of way.

Justification:

The deviation is justified as it will provide more efficient parking for vehicles serving the University Village Shops. The proposed angled parking is permitted within public road rights of way as an alternative design by LDC Section 10-296(9) a. and b. The private roadway provides access to the other parking facilities serving the University Village Shops and will allow for a more easily accessible parking design, and faster ingress and egress to and from the parking spaces than the parallel parking spaces now in use.

Village Center Drive is a low speed, 2-lane private roadway that has existing pedestrian and traffic calming facilities in place. The roadway has existing marked pedestrian crosswalks, and advisory signage for the speed humps. There are other similar angled parking designs in similar commercial applications in Lee County. Coconut Point is developed with Fashion Drive which serves the neotraditional design main street area of the shopping district and has angled vehicular parking. Please see the attached photograph depicting the angled parking design. Although Coconut Point is now located in the Village of Estero, the project was previously approved by Lee County prior to incorporation.

Another example of angled roadway parking in Lee County is Royal Queen Boulevard at Gulf Coast Town Center. A photo of the angled parking is attached. Gulf Coast Town Center is a Development of Regional Impact consisting of significantly more commercial space than that at University Village Shops. This portion of Royal Queen Boulevard is similar to both Fashion Drive and Village Center Drive with regard to serving main street styled commercial nodes within the context of a larger mixed-use community.

Angled parking also exists within a public right of way on Gasparilla Island, in an area along East Railroad Avenue and 3rd Street East corridor. The parking serves the commercial node on the Island. A photo of the parking along East Railroad Avenue is attached.

There are also numerous examples of other large format retail centers where angled parking is utilized to serve the high turnover parking lots. It is our professional opinion that permitting the deviation to allow for angled parking at University Village Shops will result in a safe and more convenient parking orientation for customers.

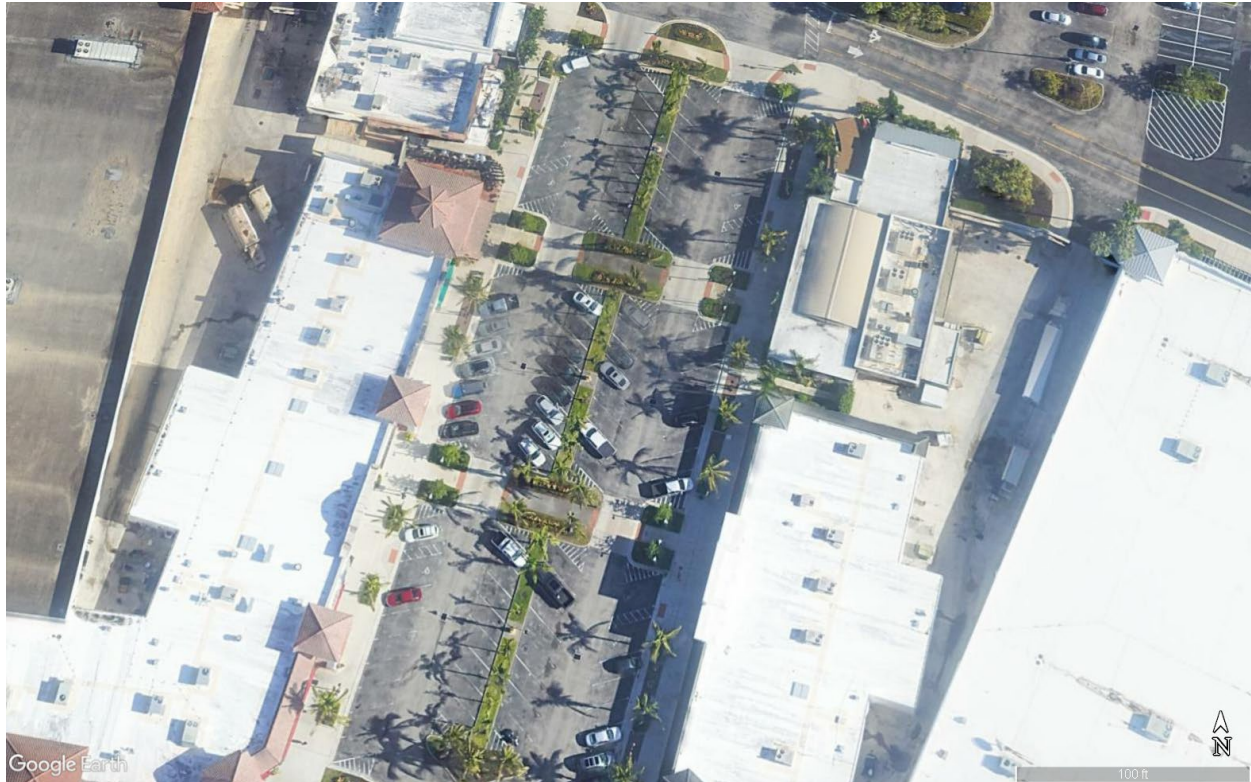
Miromar Lakes MPD (University Village) Project Exhibits and Parking Examples

Existing Traffic Calming (Speed Humps)



45 Degree Parking on Right-Of-Way

Gulf Coast Town Center



Coconut Point



Costco (Cypress Lake Drive)



Boca Grande (West Railroad Avenue)

