

ADMINISTRATIVE AMENDMENT (PD) ADD2024-00089

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Q. Grady Minor & Associates, P.A., filed an application for an administrative amendment to a Mixed Use Planned Development (MPD) known as Miromar Lakes MPD (University Village) to request deviations from Land Development Code Sections 34-2013(a) and 34-2015(2)d., which require parking lots to be designed to permit vehicles exiting a parking lot to enter the street right-of-way or easement in a forward motion; and to be designed in a manner that allows for sufficient maneuvering room to allow an exiting vehicle to leave the parking lot in a forward motion, to allow parking to back out into rights-of-way for a more easily accessible parking design on property located at 19800 – 810 Village Center Drive, Fort Myers, FL 33913; and

WHEREAS, the applicant has indicated that the property's current STRAP numbers are 23-46-25-L3-10001.0000 and 23-46-25-L3-100R2.00CE, a legal description of the properties are attached hereto as Exhibit "A"; and

WHEREAS, the property was originally rezoned to Mixed Use Planned Development (MPD) by Resolution Z-13-020, which supersedes certain prior zoning actions, and was most recently amended by Resolution Z-23-018; and

WHEREAS, the subject property is located in the University Community, Wetlands, Conservation Lands Wetlands and Conservation Lands Uplands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the applicant has provided a narrative detailing the deviation request, which seeks relief from Land Development Code (LDC) Sections 34-2013(a) and 34-2015(2)d., which require vehicles exiting a parking lot and entering a street right-of-way or easement to do so in a forward motion and parking lot spaces to be provided with sufficient maneuvering room to allow an exiting vehicle to leave the parking lot in a forward motion, to allow parking to back out into rights-of-way for a more easily accessible parking design; and

WHEREAS, the roadway affected by the requested deviations is commonly known as Village Center Drive, which is non-county maintained local road located in the Mixed Use Planned Development, and the applicant has provided an updated Master Concept Plan demonstrating the proposed parking design (see Exhibit "B"); and

WHEREAS, the applicant's justification for the requested deviations notes that Village Center Drive has existing marked pedestrian crosswalks and advisory signage for the existing speed humps and notes that similar parking accommodations have been granted for similar developments that are known to be primarily for commercial use, i.e. Gulf Coast Town Center (see Exhibit "C"); and

WHEREAS, the Mixed Use Planned Development (MPD) has a limited number of permittable uses that are geared toward commercial uses and residential uses with recreational amenities; and

WHEREAS, development to the northeast of Village Center Drive is primarily multifamily residential, while development to the southwest of Village Center Drive is geared toward the commercial uses; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Mixed Use Planned Development to request deviations from Land Development Code Sections 34-2013(a) and 34-2015(2)d., which requires parking lots to be designed to permit vehicles exiting a parking lot to enter the street right-of-way or easement in a forward motion and be designed in a manner that allows for sufficient maneuvering room to allow an exiting vehicle to leave the parking lot in a forward motion, to allow parking to back out into rights-of-way for a more easily accessible parking design is **APPROVED, subject to the following conditions:**

1. **Deviation (31), which seeks relief from Land Development Code Sections 34-2013(a) and 34-2015(2)d., which require parking lots to be designed to permit vehicles exiting a parking lot to enter the street right-of-way or easement in a forward motion and be designed in a manner that allows for sufficient maneuvering room to allow an exiting vehicle to leave the parking lot in a forward motion, to allow parking to back out into rights-of-way, is hereby APPROVED subject to the following condition:**
 - a. **The approval is limited to the (52) 45-degree parking spaces as depicted on the approved Site Plan and must be consistent with the site plan attached hereto as Exhibit "B". All other development must comply with the applicable provisions of the LDC.**
2. **All other Development must be in compliance with the Master Concept Plan, approved by Resolution Z-23-018 and the Conditions of Resolution Z-13-020, as amended.**

3. The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.
4. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 8/29/2024

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

List of Exhibits

Exhibit A: Legal Description

Exhibit B: Site Plan, LDO2024-00001

Exhibit C: Applicant's Narrative

Exhibit A

CASE NUMBER: ADD2024-00089

LEGAL DESCRIPTION

TRACTS 1 AND R2, UNIVERSITY VILLAGE, A SUBDIVISION
ACCORDING TO THE MAP OR PLAT THEREOF, LOCATED IN
SECTIONS 23 AND 24, TOWNSHIP 46, RANGE 25 EAST AS
RECORDED IN INSTRUMENT #2017000253716, OF THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA

STRAP NUMBERS

23-46-25-L3-10001.0000

23-46-25-L3-100R2.00CE

REVIEWED
ADD2024-00089
Sophia Ludlam, GIS Planner
Lee County
8/16/2024



HM PROJECT #2000106X

7/25/2011

REF. DWG. #A-1583-1

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LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 10, 11, 14, 15 AND 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.89°44'39"W., ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150.00 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.89°44'39"W. ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 2,921.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE RUN N.18°17'51"W. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75, FOR A DISTANCE OF 955.62 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 17,026.80 FEET, THROUGH A CENTRAL ANGLE OF 04°04'42", SUBTENDED BY A CHORD OF 1,211.72 FEET AT A BEARING OF N.16°15'30"W., FOR A DISTANCE OF 1,211.97 FEET TO THE END OF SAID CURVE; THENCE RUN N.14°13'09"W. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75, FOR A DISTANCE OF 9,126.68 FEET; THENCE RUN N.76°08'54"E., FOR A DISTANCE OF 527.61 FEET; THENCE RUN N.79°14'37"E., FOR A DISTANCE OF 501.77 FEET; THENCE RUN N.84°36'26"E., FOR A DISTANCE OF 384.54 FEET; THENCE RUN S.85°27'53"E., FOR A DISTANCE OF 381.51 FEET; THENCE RUN S.74°31'06"E., FOR A DISTANCE OF 209.92 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY AND A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS S.69°47'11"E., A DISTANCE OF 3,075.00 FEET THEREFROM; THENCE RUN SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3,075.00 FEET, THROUGH A CENTRAL ANGLE OF 23°44'14", SUBTENDED BY A CHORD OF 1,264.85 FEET AT A BEARING OF S.08°20'42"W., FOR A DISTANCE OF 1,273.94 FEET TO THE END OF SAID CURVE; THENCE RUN S.03°31'24"E. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY, FOR A DISTANCE OF 3,887.79 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 20°33'03", SUBTENDED BY A CHORD OF 713.52 FEET AT A BEARING OF S.13°47'56"E., FOR A DISTANCE OF 717.36 FEET TO THE END OF SAID CURVE; THENCE RUN S.24°04'27"E. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY, FOR A DISTANCE OF 1,593.09 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,875.00 FEET, THROUGH A CENTRAL ANGLE OF 31°16'49", SUBTENDED BY A CHORD OF 1,550.16 FEET AT A BEARING OF S.39°42'52"E., FOR A DISTANCE OF 1,569.58 FEET TO THE END OF SAID CURVE; THENCE RUN S.55°21'16"E. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY, FOR A DISTANCE OF

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1,684.71 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,325.00 FEET, THROUGH A CENTRAL ANGLE OF $54^{\circ}31'33''$, SUBTENDED BY A CHORD OF 1,213.90 FEET AT A BEARING OF $S.28^{\circ}05'29''E.$, FOR A DISTANCE OF 1,260.94 FEET TO THE END OF SAID CURVE; THENCE RUN $S.00^{\circ}49'43''E.$ ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY, FOR A DISTANCE OF 600.19 FEET TO THE POINT OF BEGINNING; CONTAINING 396.652 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, OF LEE COUNTY, FLORIDA AS BEING $N.89^{\circ}44'39''W.$

THIS SKETCH AND LEGAL HAS BEEN PREPARED BASED UPON THE BANKS ENGINEERING, INC. PARCEL DESCRIPTIONS AS SHOWN ON DRAWINGS 1155SR, SHEETS 1 THROUGH 4, DATED 4/10/2000

HOLE MONTES, INC.

CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

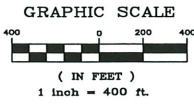
BY


THOMAS M. MURPHY

P.S.M. #5628

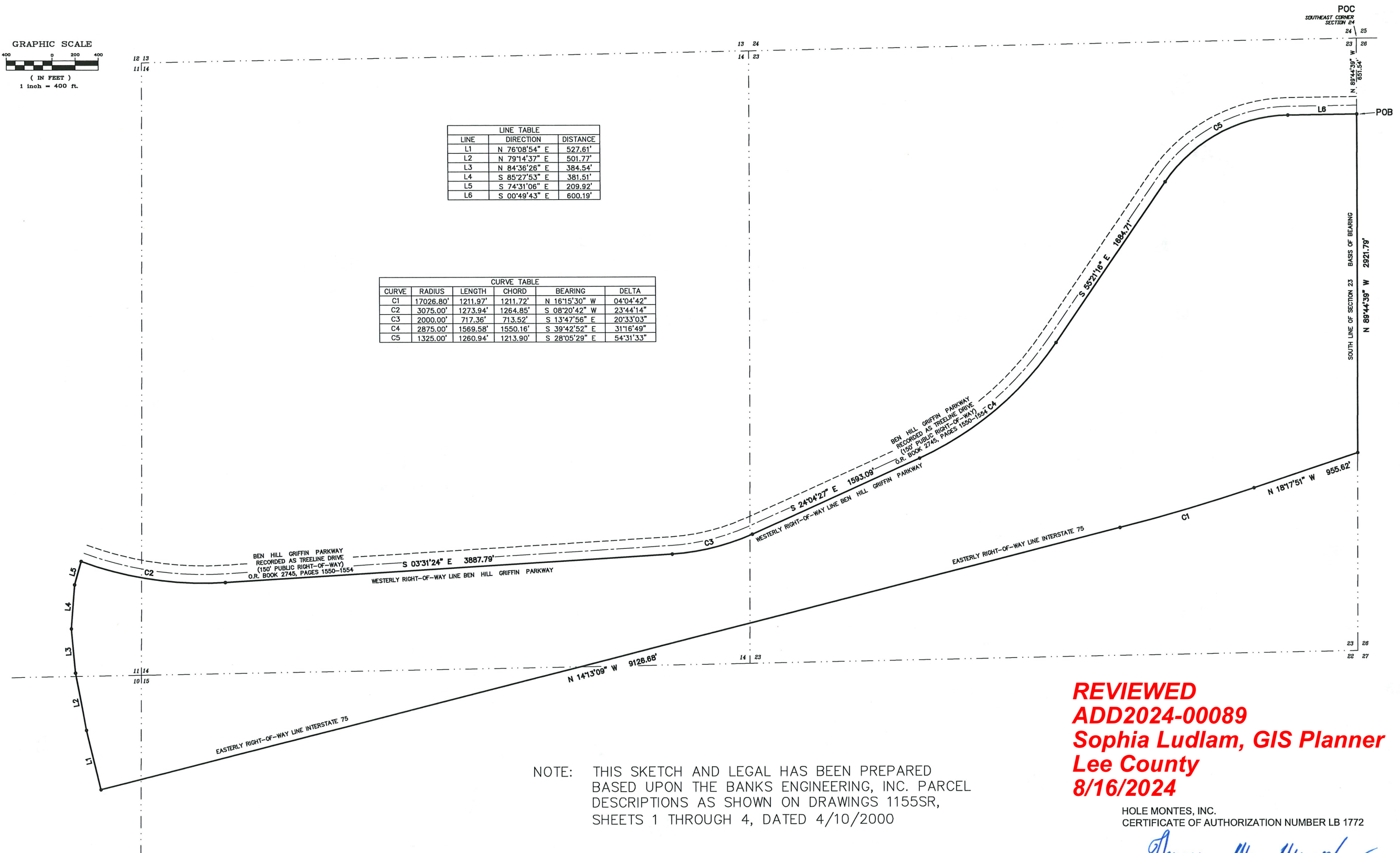
STATE OF FLORIDA

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Lee County
8/16/2024



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 76°08'54" E	527.61'
L2	N 79°14'37" E	501.77'
L3	N 84°36'26" E	384.54'
L4	S 85°27'53" E	381.51'
L5	S 74°31'06" E	209.92'
L6	S 00°49'43" E	600.19'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	17026.80'	1211.97'	1211.72'	N 16°15'30" W	04°04'42"
C2	3075.00'	1273.94'	1264.85'	S 08°20'42" W	23°44'14"
C3	2000.00'	717.36'	713.52'	S 13°47'56" E	20°33'03"
C4	2875.00'	1569.58'	1550.16'	S 39°42'52" E	31°16'49"
C5	1325.00'	1260.94'	1213.90'	S 28°05'29" E	54°31'33"



NOTE: THIS SKETCH AND LEGAL HAS BEEN PREPARED
BASED UPON THE BANKS ENGINEERING, INC. PARCEL
DESCRIPTIONS AS SHOWN ON DRAWINGS 1155SR,
SHEETS 1 THROUGH 4, DATED 4/10/2000

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Lee County
8/16/2024

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY *Thomas M. Murphy*
THOMAS M. MURPHY

P.S.M. #5628
STATE OF FLORIDA

* NOT A SURVEY *

LEGEND
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

FIELD BOOK		
LETTER	REVISIONS	DATE

MIROMAR LAKES

NOT VALID WITHOUT
THE SIGNATURE AND
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER.

PARTY CHIEF:
DRAWN BY: TH
CHECKED BY: TMM
VERTICAL SCALE: N/A

DATE: 7/03
DATE: 7/03
HORIZONTAL SCALE: 1"=400'



950 Encore Way
Naples, FL, 34110
Phone: (941) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

DRAWING NO.	A-1583-1
PROJECT NO.	00.106X
REFERENCE NO.	MIR-WEST-1



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7/25/2011

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LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.89°44'39"W. ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 501.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°49'43"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 603.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,475.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33", SUBTENDED BY A CHORD OF 1,351.32 FEET AT A BEARING OF N.28°05'29"W., FOR A DISTANCE OF 1,403.69 FEET TO THE END OF SAID CURVE; THENCE RUN N.55°21'16"W. ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 423.96 FEET; THENCE RUN N.38°37'17"E., FOR A DISTANCE OF 180.44 FEET; THENCE RUN N.40°45'20"W., FOR A DISTANCE OF 1,287.06 FEET; THENCE RUN N.51°22'43"W., FOR A DISTANCE OF 275.00 FEET; THENCE RUN N.20°50'23"W., FOR A DISTANCE OF 170.61 FEET; THENCE RUN N.03°26'59"W., FOR A DISTANCE OF 196.02 FEET; THENCE RUN N.49°19'44"E., FOR A DISTANCE OF 344.71 FEET; THENCE RUN S.54°09'13"E., FOR A DISTANCE OF 1,057.59 FEET; THENCE RUN S.05°08'14"W., FOR A DISTANCE OF 497.67 FEET; THENCE RUN S.87°48'55"E., FOR A DISTANCE OF 1,464.61 FEET; THENCE RUN N.88°17'13"E., FOR A DISTANCE OF 233.73 FEET; THENCE RUN S.31°47'37"E., FOR A DISTANCE OF 631.21 FEET; THENCE RUN N.62°11'53"E., FOR A DISTANCE OF 2,704.05 FEET; THENCE RUN N.21°20'50"E., FOR A DISTANCE OF 1,025.79 FEET; THENCE RUN N.02°13'31"W., FOR A DISTANCE OF 339.05 FEET; THENCE RUN N.73°40'08"E., FOR A DISTANCE OF 497.73 FEET; THENCE RUN N.84°27'10"E., FOR A DISTANCE OF 648.96 FEET; THENCE RUN N.20°19'20"W., FOR A DISTANCE OF 155.37 FEET; THENCE RUN N.04°47'10"W., FOR A DISTANCE OF 137.24 FEET; THENCE RUN N.10°20'25"E., FOR A DISTANCE OF 89.58 FEET; THENCE RUN N.88°40'48"W., FOR A DISTANCE OF 108.51 FEET; THENCE RUN N.35°22'24"E., FOR A DISTANCE OF 61.49 FEET; THENCE RUN N.24°10'35"E., FOR A DISTANCE OF 16.58 FEET; THENCE RUN N.16°58'33"E., FOR A DISTANCE OF 22.30 FEET; THENCE RUN N.01°25'10"W., FOR A DISTANCE OF 17.20 FEET; THENCE RUN N.02°00'52"E., FOR A DISTANCE OF 22.73 FEET; THENCE RUN N.10°34'22"E., FOR A DISTANCE OF 27.69 FEET; THENCE RUN N.08°31'29"E., FOR A DISTANCE OF 27.56 FEET; THENCE RUN N.04°17'29"W., FOR A DISTANCE OF 27.54 FEET; THENCE RUN N.03°50'00"E., FOR A DISTANCE OF 32.88 FEET; THENCE RUN N.05°16'54"E., FOR A DISTANCE OF 34.74 FEET; THENCE RUN N.14°36'53"W., FOR A DISTANCE OF 12.71 FEET; THENCE RUN N.49°59'45"W., FOR A DISTANCE OF 15.95 FEET; THENCE RUN N.67°08'11"W., FOR A DISTANCE OF 67.75 FEET; THENCE RUN N.67°33'34"E., FOR A DISTANCE OF 68.16 FEET; THENCE RUN N.57°34'58"E., FOR A DISTANCE OF 15.64 FEET; THENCE RUN N.53°45'20"E., FOR A DISTANCE OF 13.61 FEET; THENCE RUN N.58°32'02"E., FOR A DISTANCE OF 11.22 FEET; THENCE RUN N.54°40'50"E., FOR A DISTANCE OF 13.85 FEET; THENCE RUN N.49°36'55"E., FOR A DISTANCE OF 19.09 FEET; THENCE RUN N.37°17'03"E., FOR A DISTANCE OF 14.40 FEET; THENCE RUN N.25°04'13"E., FOR A DISTANCE OF 22.74 FEET; THENCE RUN N.30°25'33"E., FOR A DISTANCE OF

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40.77 FEET; THENCE RUN S.70°47'07"E., FOR A DISTANCE OF 50.50 FEET; THENCE RUN N.19°32'42"E., FOR A DISTANCE OF 63.26 FEET; THENCE RUN N.62°41'55"E., FOR A DISTANCE OF 33.33 FEET; THENCE RUN N.60°03'38"E., FOR A DISTANCE OF 27.79 FEET; THENCE RUN N.68°56'32"E., FOR A DISTANCE OF 33.67 FEET; THENCE RUN N.69°27'09"E., FOR A DISTANCE OF 39.32 FEET; THENCE RUN N.76°09'54"E., FOR A DISTANCE OF 38.69 FEET; THENCE RUN N.84°37'56"E., FOR A DISTANCE OF 35.30 FEET; THENCE RUN N.71°01'39"E., FOR A DISTANCE OF 36.05 FEET; THENCE RUN N.56°16'09"E., FOR A DISTANCE OF 22.32 FEET; THENCE RUN N.54°45'23"E., FOR A DISTANCE OF 72.52 FEET; THENCE RUN N.43°40'48"E., FOR A DISTANCE OF 14.33 FEET; THENCE RUN N.36°37'28"E., FOR A DISTANCE OF 31.97 FEET; THENCE RUN N.16°15'53"E., FOR A DISTANCE OF 27.07 FEET; THENCE RUN N.00°14'32"W., FOR A DISTANCE OF 18.58 FEET; THENCE RUN N.01°01'18"W., FOR A DISTANCE OF 22.80 FEET; THENCE RUN N.11°30'29"E., FOR A DISTANCE OF 41.66 FEET; THENCE RUN N.25°25'32"E., FOR A DISTANCE OF 18.52 FEET; THENCE RUN N.29°13'14"E., FOR A DISTANCE OF 12.77 FEET; THENCE RUN N.09°42'26"E., FOR A DISTANCE OF 13.86 FEET; THENCE RUN N.10°10'17"W., FOR A DISTANCE OF 8.24 FEET; THENCE RUN N.25°29'33"W., FOR A DISTANCE OF 11.70 FEET; THENCE RUN N.71°45'42"W., FOR A DISTANCE OF 21.85 FEET; THENCE RUN N.59°03'27"W., FOR A DISTANCE OF 13.21 FEET; THENCE RUN N.37°04'03"W., FOR A DISTANCE OF 27.24 FEET; THENCE RUN N.00°38'43"W., FOR A DISTANCE OF 28.85 FEET; THENCE RUN N.10°12'59"E., FOR A DISTANCE OF 35.02 FEET; THENCE RUN N.01°52'01"E., FOR A DISTANCE OF 31.20 FEET; THENCE RUN N.05°34'22"E., FOR A DISTANCE OF 13.39 FEET; THENCE RUN N.01°01'36"W., FOR A DISTANCE OF 30.61 FEET; THENCE RUN N.15°40'00"W., FOR A DISTANCE OF 27.26 FEET; THENCE RUN N.22°54'25"W., FOR A DISTANCE OF 20.46 FEET; THENCE RUN N.20°19'15"W., FOR A DISTANCE OF 21.36 FEET; THENCE RUN N.17°17'45"W., FOR A DISTANCE OF 18.27 FEET; THENCE RUN N.25°34'23"W., FOR A DISTANCE OF 16.79 FEET; THENCE RUN N.15°41'23"W., FOR A DISTANCE OF 49.27 FEET; THENCE RUN N.00°29'10"W., FOR A DISTANCE OF 19.63 FEET; THENCE RUN S.65°22'51"W., FOR A DISTANCE OF 893.03 FEET; THENCE RUN S.62°02'33"W., FOR A DISTANCE OF 548.61 FEET; THENCE RUN N.84°00'27"W., FOR A DISTANCE OF 113.75 FEET; THENCE RUN S.73°01'40"W., FOR A DISTANCE OF 332.94 FEET; THENCE RUN S.88°47'09"W., FOR A DISTANCE OF 386.35 FEET; THENCE RUN N.01°12'51"W., FOR A DISTANCE OF 733.65 FEET; THENCE RUN N.75°24'23"E., FOR A DISTANCE OF 644.66 FEET; THENCE RUN N.02°55'16"W., FOR A DISTANCE OF 211.27 FEET; THENCE RUN N.19°49'36"E., FOR A DISTANCE OF 1,336.10 FEET; THENCE RUN S.88°44'00"W., FOR A DISTANCE OF 3,706.01 FEET; THENCE RUN N.00°58'18"W., FOR A DISTANCE OF 320.16 FEET; THENCE RUN S.89°01'42"W., FOR A DISTANCE OF 450.42 FEET; THENCE RUN S.03°10'23"E., FOR A DISTANCE OF 430.66 FEET; THENCE RUN S.88°17'12"W., FOR A DISTANCE OF 1,027.71 FEET; THENCE RUN S.01°42'48"E., FOR A DISTANCE OF 306.15 FEET; THENCE RUN S.47°45'12"W., FOR A DISTANCE OF 1,504.06 FEET; THENCE RUN S.88°27'56"W., FOR A DISTANCE OF 1,780.04 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY LINE; THENCE RUN N.03°31'24"W. ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 3,304.77 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,925.00 FEET, THROUGH A CENTRAL ANGLE OF 23°44'13", SUBTENDED BY A CHORD OF 1,203.14 FEET AT A BEARING OF N.08°20'42"E., FOR A DISTANCE OF 1,211.79 FEET TO THE END OF SAID CURVE; THENCE RUN N.20°12'49"E. ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 473.55 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10,075.00 FEET, THROUGH A CENTRAL ANGLE OF 19°11'28", SUBTENDED BY A

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REF. DWG. #A-1582-1

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CHORD OF 3,358.85 FEET AT A BEARING OF N.10°37'06"E., FOR A DISTANCE OF 3,374.60 FEET TO THE END OF SAID CURVE; THENCE RUN N.01°01'21"E. ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 909.75 FEET; THENCE RUN S.89°42'24"E., FOR A DISTANCE OF 1,049.81 FEET; THENCE RUN S.01°00'21"E., FOR A DISTANCE OF 847.76 FEET; THENCE RUN S.04°19'45"W., FOR A DISTANCE OF 1,091.78 FEET; THENCE RUN S.00°39'26"E., FOR A DISTANCE OF 1,432.24 FEET; THENCE RUN S.00°16'17"E., FOR A DISTANCE OF 606.52 FEET; THENCE RUN N.88°47'46"E., FOR A DISTANCE OF 376.79 FEET; THENCE RUN S.40°48'12"E., FOR A DISTANCE OF 322.81 FEET; THENCE RUN S.19°01'17"E., FOR A DISTANCE OF 249.77 FEET; THENCE RUN S.88°53'28"E., FOR A DISTANCE OF 216.94 FEET; THENCE RUN S.24°26'51"E., FOR A DISTANCE OF 150.17 FEET; THENCE RUN S.77°09'26"E., FOR A DISTANCE OF 573.01 FEET; THENCE RUN S.88°10'13"E., FOR A DISTANCE OF 1,363.08 FEET; THENCE RUN S.19°42'28"E., FOR A DISTANCE OF 157.73 FEET; THENCE RUN S.87°09'14"E., FOR A DISTANCE OF 469.81 FEET; THENCE RUN N.88°02'24"E., FOR A DISTANCE OF 612.22 FEET; THENCE RUN S.21°30'12"E., FOR A DISTANCE OF 81.17 FEET; THENCE RUN N.88°10'32"E., FOR A DISTANCE OF 846.89 FEET; THENCE RUN N.88°10'32"E., FOR A DISTANCE OF 1,137.62 FEET; THENCE RUN S.20°09'57"E., FOR A DISTANCE OF 344.08 FEET; THENCE RUN S.89°48'06"E., FOR A DISTANCE OF 80.00 FEET; THENCE RUN S.20°09'57"E., FOR A DISTANCE OF 807.57 FEET; THENCE RUN S.15°43'44"E., FOR A DISTANCE OF 978.45 FEET; THENCE RUN S.89°46'43"E., FOR A DISTANCE OF 516.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 88°55'56", SUBTENDED BY A CHORD OF 700.49 FEET AT A BEARING OF S.45°18'45"E., FOR A DISTANCE OF 776.08 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°50'47"E., FOR A DISTANCE OF 1,447.68 FEET; THENCE RUN S.09°57'20"W., FOR A DISTANCE OF 533.57 FEET TO A POINT ON THE EAST LINE OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE RUN S.00°50'47"E. ALONG THE EAST LINE OF SAID SECTION 13, FOR A DISTANCE OF 957.10 FEET TO THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE RUN S.00°50'13"E. ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 24, FOR A DISTANCE OF 2,639.78 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE RUN S.00°48'26"E. ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 24, FOR A DISTANCE OF 2,643.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE RUN S.89°28'32"W. ALONG THE SOUTH LINE OF SAID SECTION 24, FOR A DISTANCE OF 5,249.70 FEET TO THE POINT OF BEGINNING; CONTAINING 1,408.994 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S.89°28'32"W.

THIS SKETCH AND LEGAL HAS BEEN PREPARED BASED UPON THE BANKS ENGINEERING, INC. PARCEL DESCRIPTIONS AS SHOWN ON DRAWINGS 1155SR, SHEETS 1 THROUGH 4, DATED 4/10/2000 AND DRAWINGS 1418SR, SHEETS 1 AND 2, DATED 7/13/2000.

HOLE MONTES, INC.

CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY


THOMAS M. MURPHY

P.S.M. #5628

STATE OF FLORIDA

REVIEWED

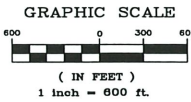
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Sophia Ludlam, GIS Planner

Lee County

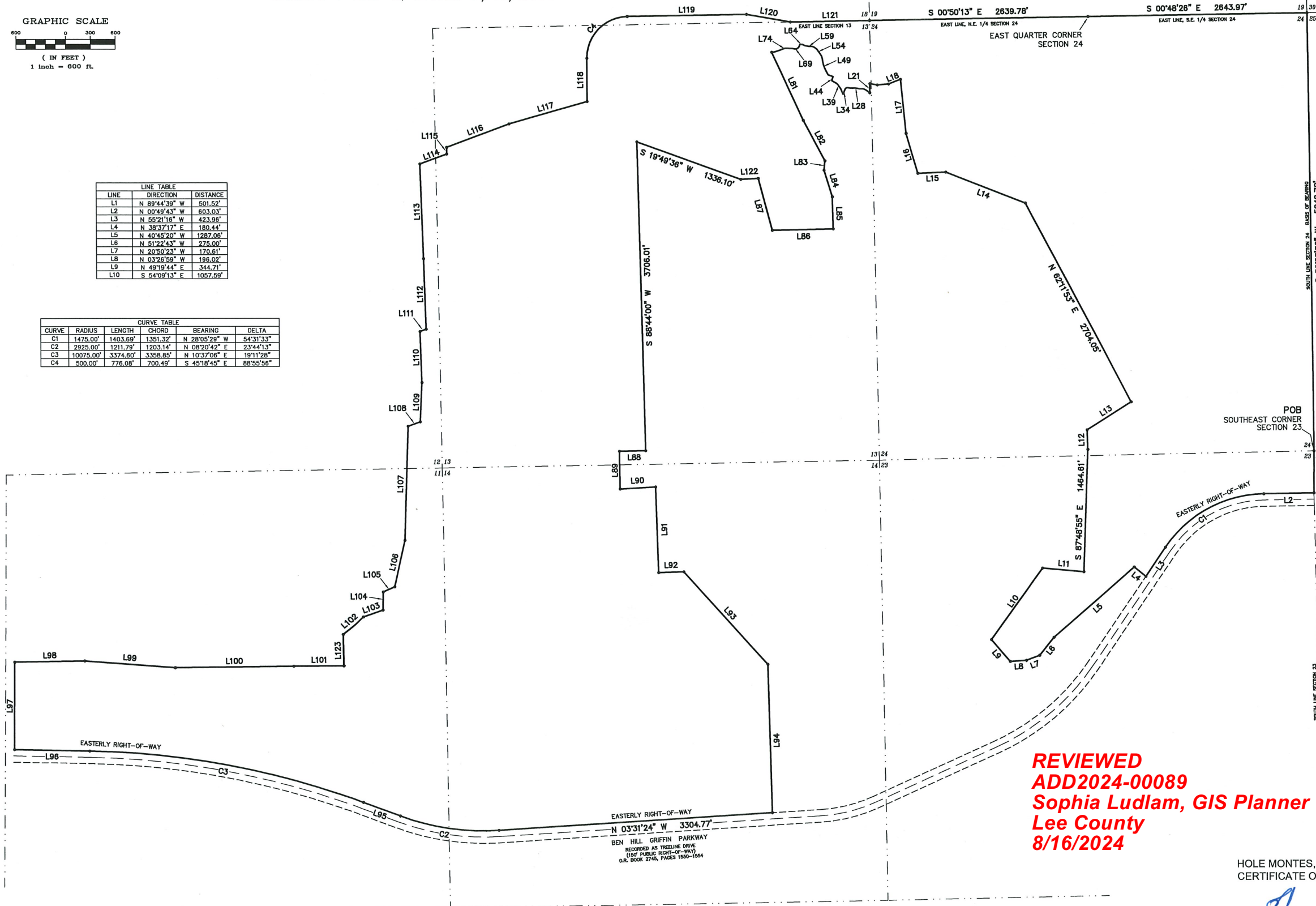
8/16/2024

NOTE: THIS SKETCH AND LEGAL HAS BEEN PREPARED BASED UPON THE BANKS ENGINEERING, INC. PARCEL DESCRIPTIONS AS SHOWN ON DRAWINGS 1155SR, SHEETS 1 THROUGH 4, DATED 4/10/2000 AND DRAWINGS 1418SR, SHEETS 1 AND 2, DATED 7/13/2000



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 89°44'39" W	501.52'
L2	N 00°49'43" W	603.03'
L3	N 55°21'16" W	423.96'
L4	N 39°37'17" E	180.44'
L5	N 40°45'20" W	1287.06'
L6	N 51°22'43" W	275.00'
L7	N 20°50'23" W	170.61'
L8	N 03°26'59" W	196.02'
L9	N 49°19'44" E	344.71'
L10	S 54°09'13" E	1057.59'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1475.00'	1403.69'	1351.32'	N 28°05'29" W	54°31'33"
C2	2925.00'	1211.79'	1203.14'	N 08°20'42" E	23°44'13"
C3	10075.00'	3374.60'	3358.85'	N 10°37'06" E	19°11'28"
C4	500.00'	776.08'	700.49'	S 45°18'45" E	88°55'56"



LINE TABLE		
LINE	DIRECTION	DISTANCE
L11	S 05°08'14" W	497.67'
L12	N 88°17'13" E	233.73'
L13	S 31°47'37" E	631.21'
L14	N 21°20'50" E	1025.79'
L15	N 02°13'31" W	339.05'
L16	N 73°40'08" E	497.73'
L17	N 84°27'10" E	648.96'
L18	N 20°19'20" W	155.37'
L19	N 04°47'10" W	137.24'
L20	N 10°20'25" E	89.58'
L21	N 88°40'48" W	108.51'
L22	N 35°22'24" E	61.49'
L23	N 24°10'35" E	16.58'
L24	N 16°58'33" E	22.30'
L25	N 01°25'10" W	17.80'
L26	N 02°00'52" E	22.73'
L27	N 10°34'22" E	27.69'
L28	N 08°31'29" E	27.56'
L29	N 04°17'29" W	27.54'
L30	N 03°50'00" E	32.88'
L31	N 05°18'54" E	34.74'
L32	N 14°36'53" W	12.71'
L33	N 49°59'45" W	15.95'
L34	N 67°08'11" W	67.75'
L35	N 67°33'34" E	68.16'
L36	N 57°34'58" E	15.84'
L37	N 53°45'20" E	13.61'
L38	N 58°32'02" E	11.22'
L39	N 54°40'50" E	13.85'
L40	N 49°36'55" E	19.09'
L41	N 37°17'03" E	14.40'
L42	N 25°04'13" E	22.74'
L43	N 30°25'33" E	40.77'
L44	S 70°47'07" E	50.50'
L45	N 19°32'42" E	63.26'
L46	N 62°41'55" E	33.33'
L47	N 60°03'38" E	27.79'
L48	N 68°56'32" E	33.67'
L49	N 69°27'09" E	39.32'
L50	N 78°00'54" E	38.69'
L51	N 84°37'58" E	35.30'
L52	N 71°01'39" E	36.05'
L53	N 56°16'09" E	22.32'
L54	N 54°45'23" E	72.52'
L55	N 43°40'48" E	14.33'
L56	N 36°37'28" E	31.97'
L57	N 16°15'53" E	27.07'
L58	N 00°14'32" W	18.58'
L59	N 01°01'18" W	22.80'
L60	N 11°30'29" E	41.66'
L61	N 25°25'32" E	18.52'
L62	N 28°13'14" E	12.77'
L63	N 09°42'26" E	13.98'
L64	N 10°10'17" W	8.24'
L65	N 25°29'33" W	11.70'
L66	N 71°45'42" W	21.85'
L67	N 59°03'27" W	13.21'
L68	N 37°04'03" W	27.24'
L69	N 00°38'43" W	28.65'
L70	N 10°12'59" E	35.02'
L71	N 01°52'01" E	31.20'
L72	N 05°34'22" E	13.39'
L73	N 01°01'36" W	30.61'
L74	N 15°40'00" W	27.26'
L75	N 22°34'25" W	20.46'
L76	N 20°19'15" W	21.36'
L77	N 17°17'45" W	18.27'
L78	N 25°34'23" W	16.79'
L79	N 15°41'23" W	49.27'
L80	N 00°29'10" W	19.63'
L81	S 65°22'51" W	893.03'
L82	S 62°02'33" W	548.61'
L83	N 84°00'27" W	113.75'
L84	S 73°01'40" W	332.94'
L85	S 88°47'09" W	386.35'
L86	N 01°12'51" W	733.65'
L87	N 75°24'23" E	644.66'
L88	N 00°58'18" W	320.16'
L89	S 89°01'42" W	450.42'
L90	S 03°10'23" E	430.66'
L91	S 88°17'12" W	1027.71'
L92	S 01°42'48" E	306.15'
L93	S 47°45'12" W	1504.06'
L94	S 88°27'58" W	1780.04'
L95	N 20°12'49" E	473.55'
L96	N 01°01'21" E	909.75'
L97	S 89°42'24" E	1049.81'
L98	S 01°00'21" E	847.76'
L99	S 04°19'45" W	1091.78'
L100	S 00°39'26" E	1432.24'
L101	S 00°16'17" E	608.52'
L102	S 40°48'12" E	322.81'
L103	S 19°01'17" E	249.77'
L104	S 88°53'28" E	216.94'
L105	S 24°26'51" E	150.17'
L106	S 77°09'26" E	573.01'
L107	S 88°01'13" E	1363.08'
L108	S 19°42'28" E	157.73'
L109	S 87°09'14" E	469.81'
L110	N 88°02'24" E	612.22'
L111	S 21°30'12" E	81.17'
L112	N 88°10'32" E	846.89'
L113	N 88°10'32" E	1137.62'
L114	S 20°09'57" E	344.08'
L115	S 89°48'06" E	80.00'
L116	S 20°09'57" E	807.57'
L117	S 15°43'44" E	978.45'
L118	S 89°46'43" E	516.03'
L119	S 00°50'47" E	1447.68'
L120	S 08°52'20" W	533.57'
L121	S 00°50'47" E	957.10'
L122	N 02°55'16" W	211.27'
L123	N 88°47'46" E	376.79'

LEGEND

POC POINT OF COMMENCEMENT

POB POINT OF BEGINNING

FIELD BOOK		
LETTER	REVISIONS	DATE

MIROMAR LAKES

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHIEF:	DATE:
DRAWN BY:	DATE:
TH	7/03
CHECKED BY:	DATE:
TMM	7/03
VERTICAL SCALE:	HORIZONTAL SCALE:
N/A	1"=600'



950 Encore Way
Naples, FL 34110
Phone: (941) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY *Thomas M. Muehly* P.S.M. #5628

DRAWING NO.
A-1582-1
PROJECT NO.
00.106X
REFERENCE NO.
MIR-EAST-1

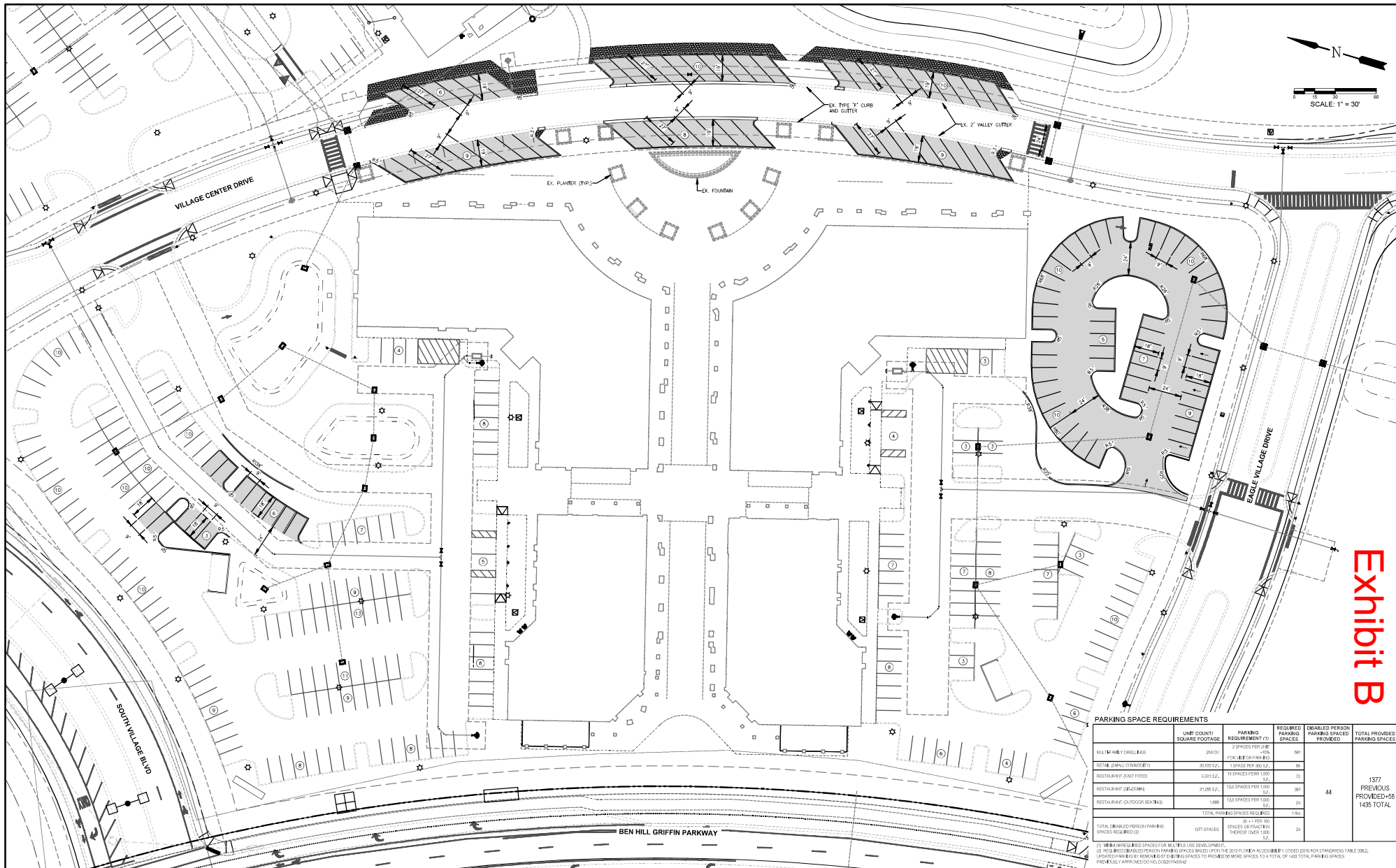


Exhibit B

PARKING SPACE REQUIREMENTS					
	UNIT COUNTY SQUARE FOOTAGE	PARKING REQUIREMENT (1)	REQUIRED PARKING SPACES	DISABLED PERSON PARKING SPACES	TOTAL PROVIDED PARKING SPACES
MULTIFAMILY HOUSING	24,431	2 SPACES PER 170 SQ. FEET OF 1,700 B.S.F.	34		
RETAIL (GENERAL COMMERCE)	30,770 B.S.F.	1 SPACE PER 100 B.S.F.	31		
RESTAURANT (SEAT 100)	5,501 B.S.F.	10 SPACES PER 1,000 B.S.F.	55		
RESTAURANT (SEAT 100)	31,229 B.S.F.	10 SPACES PER 1,000 B.S.F.	312		
RESTAURANT (OUTDOOR SEATING)	1,888	10 SPACES PER 1,000 B.S.F.	19		
TOTAL PARKING SPACES REQUIRED			444		
TOTAL DISABLED PERSON PARKING SPACES REQUIRED	127 SPACES	10% OF TOTAL PARKING SPACES	44		

(1) MINIMUM REQUIRED SPACES OR MORE TO BE DEVELOPED.
(2) THIS REQUIRED PARKING SPACES BASED UPON THE 2015 ADA ACCESSIBILITY GUIDELINES (2015 ADA STANDARDS) TABLE 4.3.6.2.1.
UPDATES TO THIS REQUIRED PARKING SPACES BASED UPON THE 2015 ADA ACCESSIBILITY GUIDELINES (2015 ADA STANDARDS) TABLE 4.3.6.2.1.
PREVIOUSLY APPROVED DEVELOPMENT

LEGEND



Revision	Date	Description

DESIGNED BY:	MJD
DRAWN BY:	MA
APPROVED:	MJD
JOB CODE:	MJAP
SCALE:	1" = 30'



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
Business LIC 260000266
Bonita Springs: 239.947.1144 Fort Myers: 239.690.4380
www.GradyMinor.com

O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

UNIVERSITY VILLAGE MIOMAR PARKING

SITE PLAN

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)
CONVERSION FACTOR TO NATIONAL GEODESIC VERTICAL DATUM 1989 (NGVD 89) IS: (+/-) 1.75

MICHAEL J. DELANEY, P.E.
FLORIDA P.E. LICENSE NO. 49442

MUNICIPALITY:
LEE COUNTY
PROJECT NUMBER: 23-0425-00089
DATE: DECEMBER 2023
SUBMITTAL TYPE:
LDO
SHEET 4 OF 6

UNIVERSITY VILLAGE MIROMAR PARKING

Limited Review Development Order

Located in Lee County
Section 23, Township 46 South, Range 25 East

Owner/Developer:

UNIVERSITY
VILLAGE
SHOPS, LLC

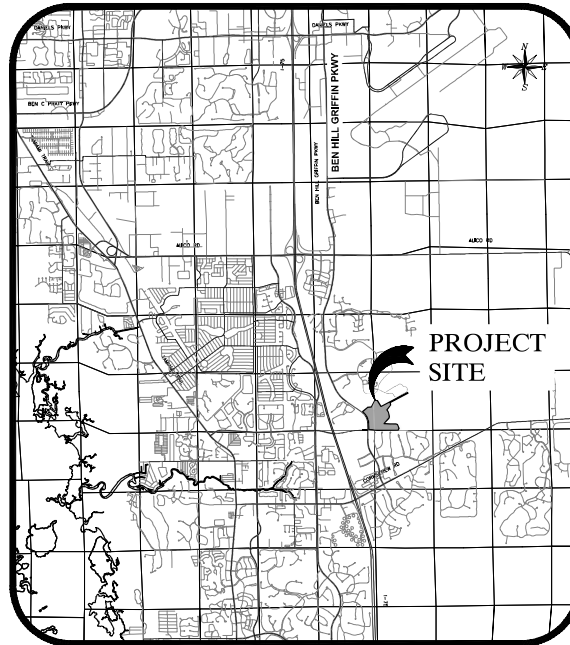
PROPERTY INFORMATION

STRAP #	23-46-25-13-10001.0000
SURVEY PROPERTY BOUNDARY	118.09 AC
PROJECT BOUNDARY	110.42 AC
SOUTH VILLAGE BLVD. EASEMENT	7.67 AC
RESOLUTION #	2-13-020
ZONING	MPD



Vicinity Map

N.T.S.



Location Map

N.T.S.

Prepared by:



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.
3000 Via Del Rey
Bonita Springs, Florida 34134

Index of Sheets

Dwg. No.	Sheet Description
1	COVER SHEET AND INDEX OF DRAWINGS
2	AERIAL AND EXISTING CONDITIONS
3	DEMOLITION AND EROSION CONTROL PLAN
4	SITE PLAN
5	GRADING PAVING AND DRAINAGE PLAN

Revisions

Revision	Date	Description	By

MICHAEL J. DEJATE, P.E.
O. GRADY MINOR & ASSOC., P.A.
3000 VIA DEL REY
BONITA SPRINGS, FL 34134
FLORIDA P.E. LICENSE NO. 49442
EIR/LB 0005151

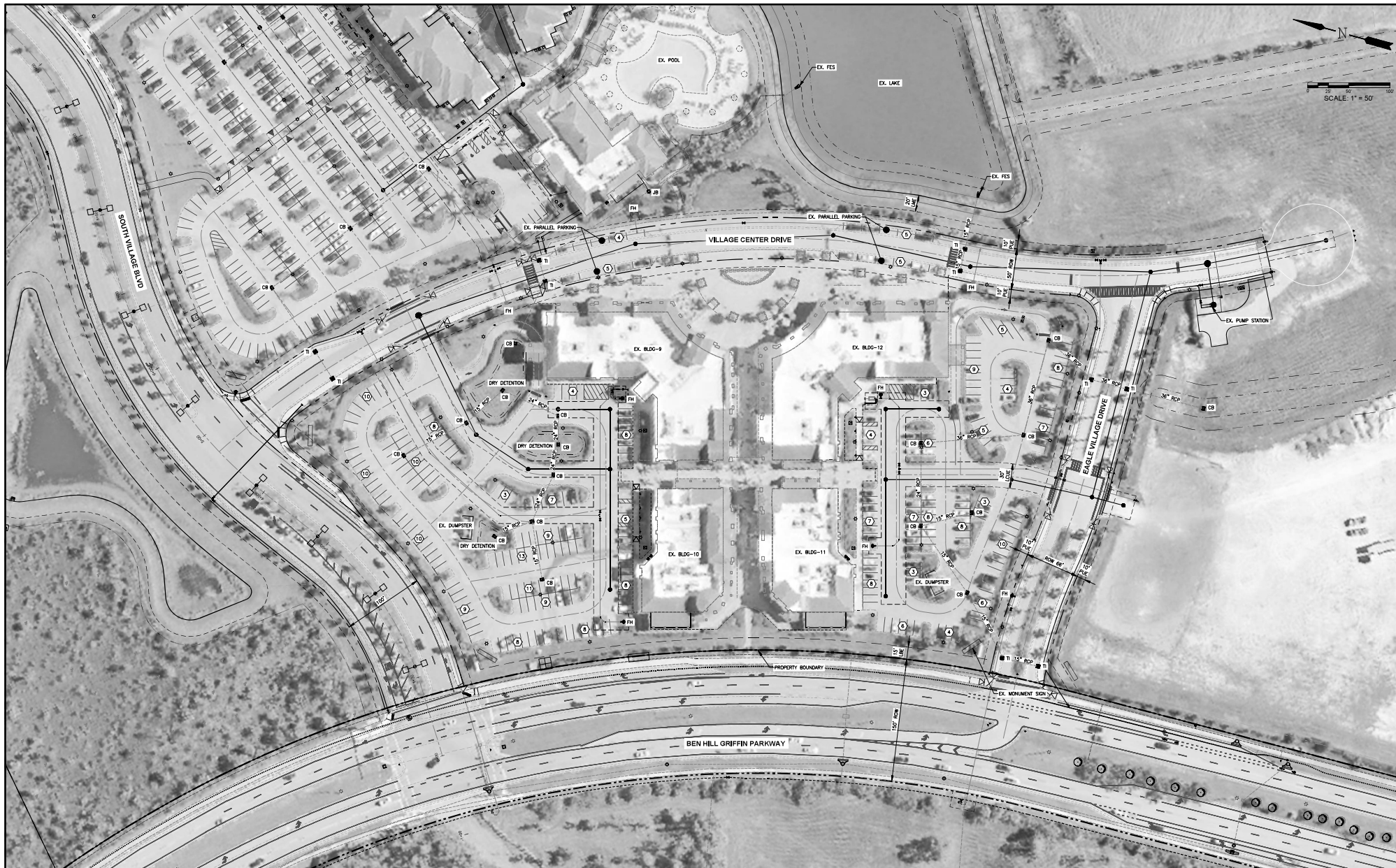
DATE: DECEMBER 2023
FILE NAME: MJVP-LDO-COV.DWG
JOB NUMBER: 23-46-25-13-10001.0000
SHEET NUMBER: 1 OF 6

SUBMITTAL
LDO

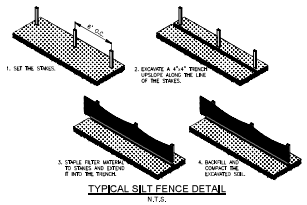
UNIVERSITY VILLAGE MIROMAR PARKING
Limited Review Development Order

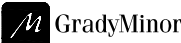
GradyMinor

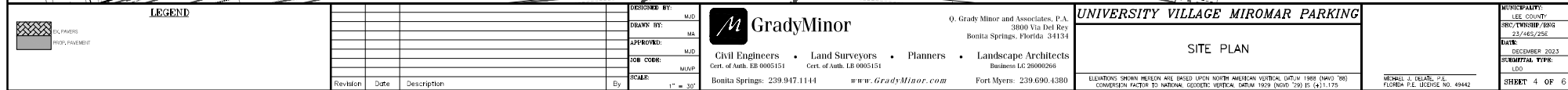
Exhibit B



LEGEND			DESIGNED BY: MJD	GradyMinor O. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134 Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380	UNIVERSITY VILLAGE MIOMAR PARKING AERIAL AND EXSITING CONDITIONS ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) CONVERSION FACTOR TO NATIONAL GEODESIC VERTICAL DATUM 1929 (NGVD 29) IS: (x) 1.175	MUNICIPALITY: LEE COUNTY PRO/TWNSHIP/ENG 23/46E/23E DATE: DECEMBER 2023 SUBMITTAL TYPE: LED SHEET 2 OF 6
			APPROVED: MJD DOB CODE: M/JNP SCALE: 1" = 50'			
Revision	Date	Description	By			



LEGEND		DESIGNED BY: MJD		 GradyMinor Civil Engineers • Land Surveyors • Planners • Landscape Architects Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380		UNIVERSITY VILLAGE MIROMAR PARKING		MUNICIPALITY: LEE COUNTY			
 AREA TO BE CLEARED		DRAWN BY: MA				PROJECT/ISSUE/ENG: 23/MI0089		DATE: DECEMBER 2023		REVISIONS: LEO	
 TO BE REMOVED DEMO		APPROVED: MJD				DEMOLITION AND EROSION CONTROL PLAN		ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD 88) (NAVD 88)		SHEET 3 OF 6	
		JOB CODE: MJP				CONVERSION FACTOR TO NATIONAL GEODESIC VERTICAL DATUM 1989 (NGVD 89) IS: (x) 1.175		MICHAEL J. DELANEY, P.E.		FLORIDA P.E. LICENSE NO. 49442	
SCALE: 1" = 30'		By:									
Revision		Date		Description							





**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.

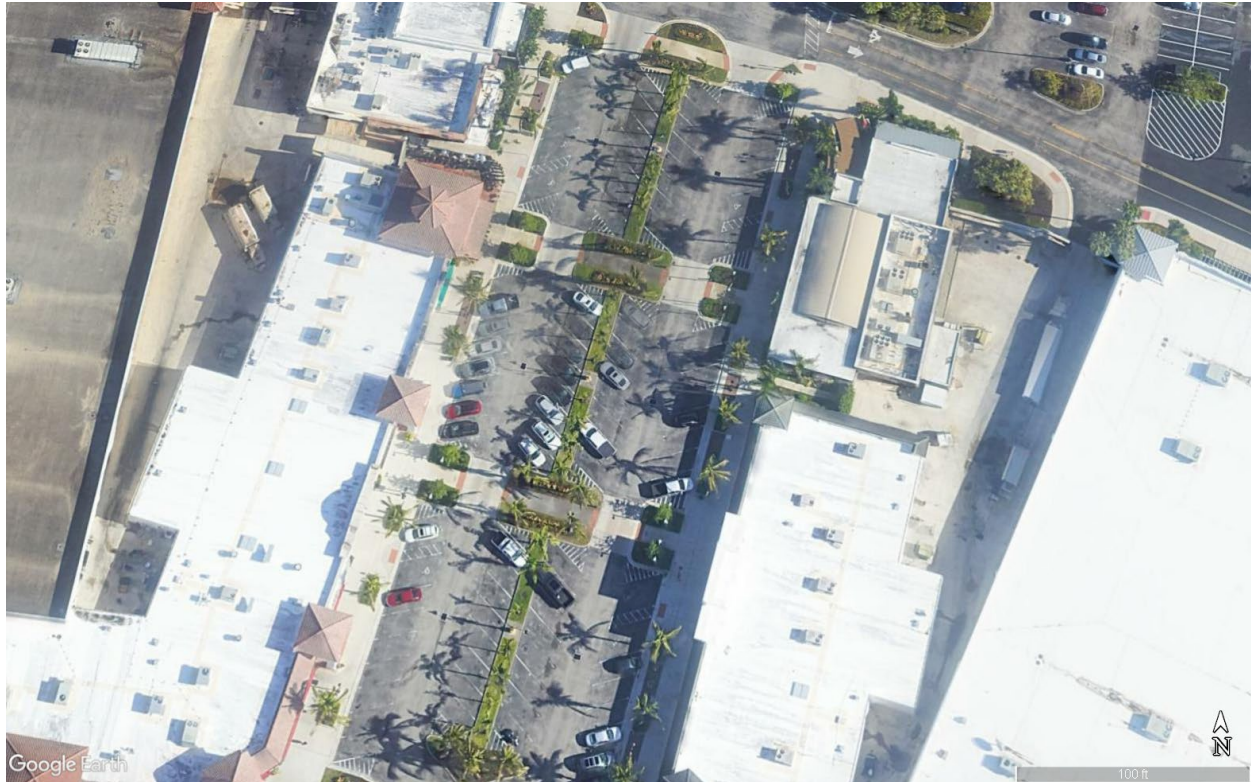
Miromar Lakes MPD (University Village) Project Exhibits and Parking Examples

Existing Traffic Calming (Speed Humps)



45 Degree Parking on Right-Of-Way

Gulf Coast Town Center



Coconut Point



