



Civil Engineers • Land Surveyors • Planners • Landscape Architects

August 15, 2012

Ms. Mikki Rozdolski, Senior Planner  
Lee County Zoning Division  
PO Box 398  
Fort Myers, Florida 33902-0398

ADD 2012-00064  
**RECEIVED**  
AUG 15 2012  
AYH  
COMMUNITY DEVELOPMENT

**RE:   Parcels F & G at the Colony Golf and Bay Club at Pelican Landing  
      ADD2012-00064  
      3rd Submittal**

Dear Ms. Rozdolski:

Per your request for additional information, we are resubmitting the above project. Enclosed herewith are seven (7) copies of the revised Site Plan.

Please note staff comments are listed below, followed by our response in bold.

1. The Approved Development Order Totals provided on the MCP state that there are 2,680 residential units existing. Resolution Z-95-061 (Condition 4) limits development of RPD areas B, D, E and F to a maximum of 2, 266 du. Please provide a breakdown demonstrating compliance with Condition 4 of Z-95-061. Please also specify whether the units proposed in this application are included in the calculation.

**Response: The Site Plan has been revised to clarify the allowed, existing and proposed number of dwelling units.**

2. The line types are still unclear. Is the property line a solid bold-line or a broken-line?

**Response: It's the solid line (look under the words "Coconut Road"). The broken line is a line that should be turned off as it's only used for the ACAD layout. We have revised accordingly and call out the property line in several places.**

3. The sales center, parking and access drive need to be shown on the Final Plan approval and labeled "To be removed" (otherwise, a DO with these structures cannot be issued). I apologize if this was unclear in staff's first set of comments. Can the sales center, parking and access drive be removed once the first condo building is constructed and a CO issued?

Exactly when will the sales center be removed and the lake completed? Can the sales center be moved into one of the proposed buildings – such as building 1 or the amenities center?

**Response: The Site Plan has been revised to add back in the sales center, sales center parking and access drive with a note "to be removed". We are modifying the DO plans to show their removal as a phase, last phase to be removed with last building construction.**

Ms. Mikki Rozdolski, Senior Planner

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3<sup>rd</sup> Submittal

August 15, 2012

Page 2

**The center will be removed once the last building is sold/started construction. The lake will be completed then too. It needs to be out there to separate residents/construction/visitors.**

4. Please demonstrate that the minimum required 63' setback (see Deviation 12, Z-94-014) is provided from buildings 9 and 10 to the Pelican Landing perimeter property line. Please show on the MCP the right-of-way width to the edge of curb.

**Response: The Site Plan has been revised to show the distance of the buildings from the perimeter property line and the right-of-way width.**

5. Please demonstrate the minimum required setbacks from the internal road right-of-way and for the rear setback. It does not appear that a 20' road right-of-way setback is provided – the setback must be measured from the right-of way or easement.

**Response: The back of curb is the easement line, per previously approved deviation 8. It's actually 25 ft setback and we'll depict that and the easement line. The plan has been revised to dimension the 25ft.**

6. Please demonstrate the minimum required setbacks for the rear setback. How was the minimum 0' rear setback determined?

**Response: 0' is for interface line. It's 10 ft against the golf course. The Zoning table on the Site Plan has been revised to clarify these setbacks.**

7. Except for parking spaces for amenities, on-street parking that backs out into road right-of-ways cannot be approved. Please revise.

**Response: Per previously approved deviation 2 of the RPD, this allows back out.**

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

Sincerely,



Michael Delate, P.E.  
Project Manager

MD: su

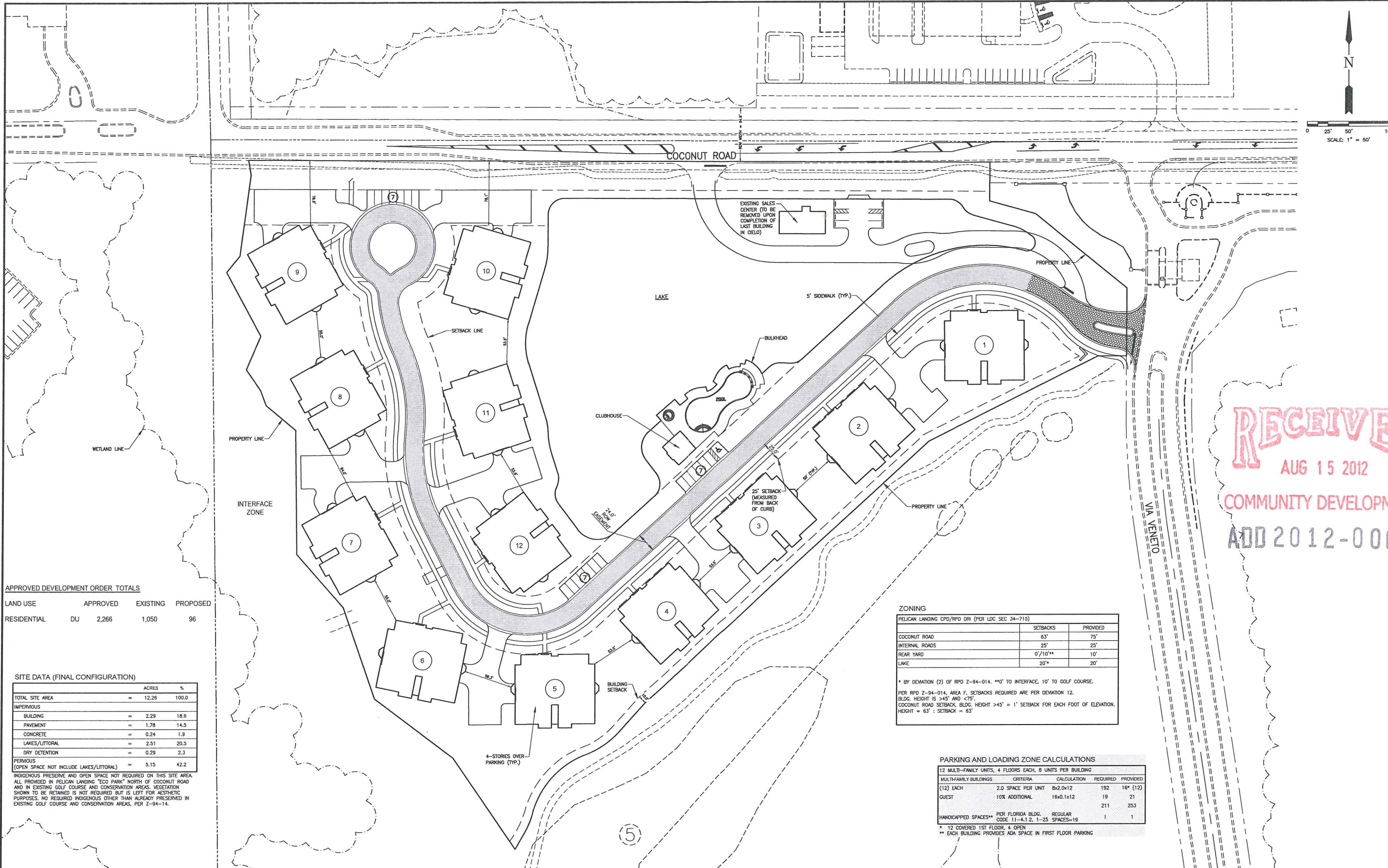
cc: Barry Ernst  
QGMA File

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COMMUNITY DEVELOPMENT

ADD 2012-00064





APPROVED DEVELOPMENT ORDER TOTALS

LAND USE	APPROVED	EXISTING	PROPOSED
RESIDENTIAL DU	2,266	1,050	96

SITE DATA (FINAL CONFIGURATION)

	ACRES	%
TOTAL SITE AREA	12.26	100.0
IMPERVIOUS		
BUILDING	2.29	18.6
PAVEMENT	1.78	14.5
CONCRETE	0.24	1.9
LAKES/LITTORAL	2.51	20.5
DRY DETENTION	0.29	2.3
PERVIOUS (OPEN SPACE NOT INCLUDE LAKES/LITTORAL)	5.15	42.2

INDIGENOUS PRESERVE AND OPEN SPACE NOT REQUIRED ON THIS SITE AREA. ALL PROVIDED IN PELICAN LANDING "ECO PARK" NORTH OF COCONUT ROAD AND IN EXISTING GOLF COURSE AND CONSERVATION AREAS. VEGETATION SHOWN TO BE RETAINED IS NOT REQUIRED BUT IS LEFT FOR AESTHETIC PURPOSES. NO REQUIRED INDIGENOUS OTHER THAN ALREADY PRESERVED IN EXISTING GOLF COURSE AND CONSERVATION AREAS, PER Z-94-14.

ZONING

PELICAN LANDING CPD/RPD DRI (PER LDC SEC 34-715)		
	SETBACKS	PROVIDED
COCONUT ROAD	63'	75'
INTERNAL ROADS	25'	25'
REAR YARD	0'/10**	10'
LAKE	20**	20'

\* BY DEVIATION (2) OF RPD Z-94-014. \*\*0' TO INTERFACE, 10' TO GOLF COURSE.  
PER RPD Z-94-014, AREA F, SETBACKS REQUIRED ARE PER DEVIATION 12.  
BLDG. HEIGHT IS >45' AND <75'.  
COCONUT ROAD SETBACK, BLDG. HEIGHT >45' = 1' SETBACK FOR EACH FOOT OF ELEVATION.  
HEIGHT = 63' : SETBACK = 63'

PARKING AND LOADING ZONE CALCULATIONS

12 MULTI-FAMILY UNITS, 4 FLOORS EACH, 8 UNITS PER BUILDING				
MULTI-FAMILY BUILDINGS	CRITERIA	CALCULATION	REQUIRED	PROVIDED
(12) EACH	2.0 SPACE PER UNIT	8x2.0x12	192	16* (12)
GUEST	10% ADDITIONAL	16x0.1x12	19	21
			211	253
HANDICAPPED SPACES**	PER FLORIDA BLDG. CODE 11-4.1.2, 1-25 SPACES=19	REGULAR	1	1

\* 12 COVERED 1ST FLOOR, 4 OPEN  
\*\* EACH BUILDING PROVIDES ADA SPACE IN FIRST FLOOR PARKING

LEGEND

			DESIGNED BY: M.J.D.
			DRAWN BY: S.U.
			APPROVED: M.J.D.
2	8/12	REVISE PER COUNTY REVIEW COMMENTS	SU
1	7/12	REVISE PER COUNTY REVIEW COMMENTS	MD
Revision	Date	Description	By

**GradyMinor**  
Civil Engineers • Land Surveyors • Planners • Landscape Architects  
CERT. OF AUTH. EB 0005151 CERT. OF AUTH. LB 0005151 BUSINESS LC 26000266  
www.GradyMinor.com Q. Grady Minor and Associates, P.A.

Bonita Springs 239.947.1144  
Fort Myers 239.690.4380

**PARCELS F & G**

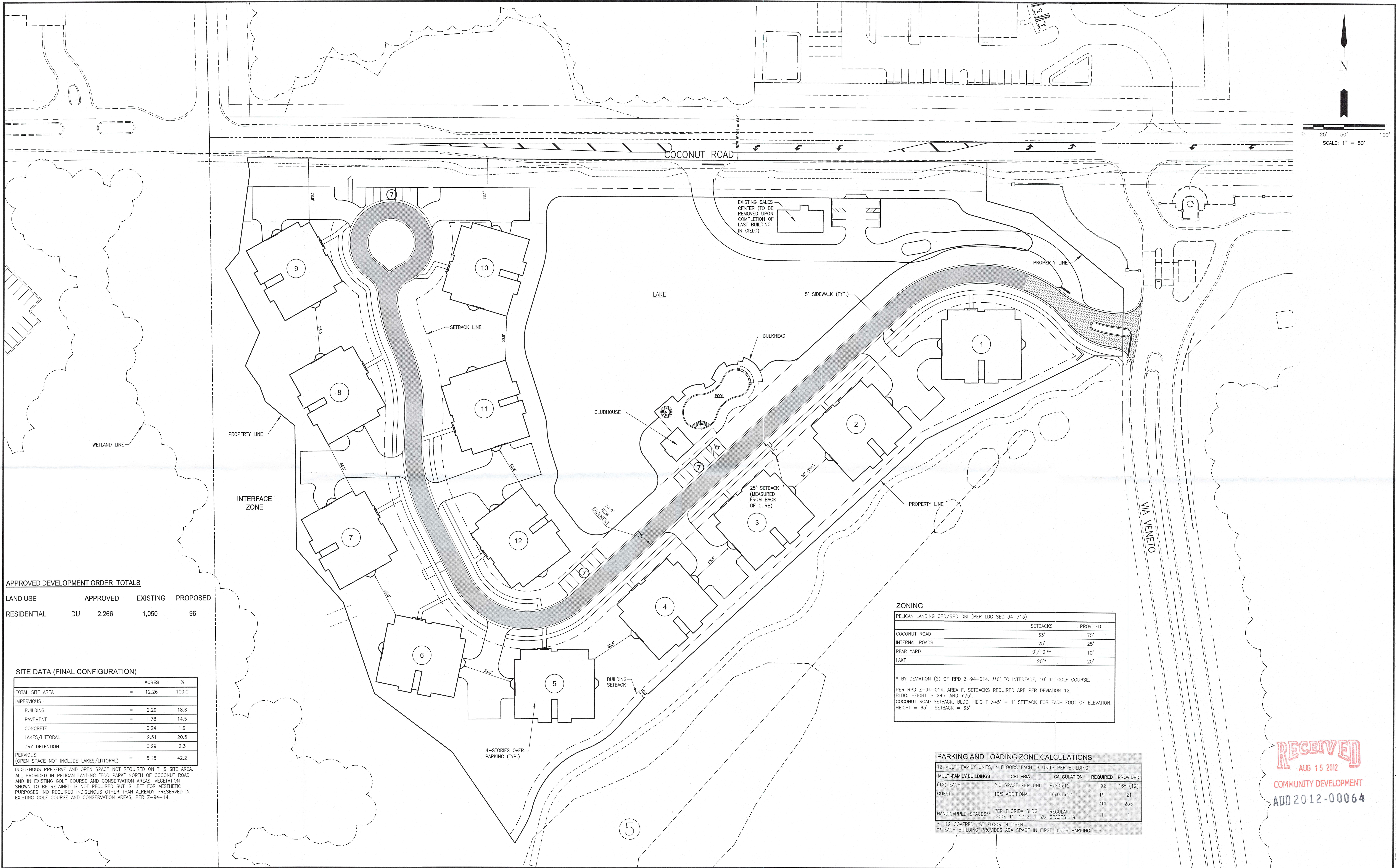
**EXHIBIT H-2.B.2**  
**SITE PLAN**

MUNICIPALITY: LEE COUNTY  
SEC./TOWNSHIP/RNG: 08/47S/25E  
DATE: MAY 2012  
FILE NAME: WCPFG-ADD SITE PLAN (REV)  
SHEET 1 OF 1

MICHAEL J. DELATE, P.E.  
Q. GRADY MINOR & ASSOC., P.A.  
3800 VIA DEL REY  
BONITA SPRINGS, FL 34134  
FLORIDA P.E. LICENSE NO. 49442  
EB/LB 0005151

PLANNING/UTCTG - PELICAN LANDING PARCEL F & G DRAWINGS/WCPFG-ADD SITE PLAN (REV).DWG 8/14/2012 3:43 PM





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ZONING		
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INTERNAL ROADS	25'	25'
REAR YARD	0'/10'*	10'
LAKE	20'*	20'
* BY DEVIATION (2) OF RPD Z-94-014. **0' TO INTERFACE, 10' TO GOLF COURSE. PER RPD Z-94-014, AREA F, SETBACKS REQUIRED ARE PER DEVIATION 12. BLDG. HEIGHT IS >45' AND <75'. COCONUT ROAD SETBACK, BLDG. HEIGHT >45' = 1' SETBACK FOR EACH FOOT OF ELEVATION. HEIGHT = 63' : SETBACK = 63'		

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DESIGNED BY: M.J.D.

DRAWN BY: S.U.

APPROVED: M.J.D.

JOB CODE: WCITCFG

SCALE: 1" = 50'

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