ADD2018-10017 Lee County ePlan

J.R. EVANS ENGINEERING

July 31, 2018

Lee County Development Services
Department of Community Development
Attn: Ms. Beth Workman

RECEIVED
JUL 31 2018
COMMUNITY DEVELOPMENT

RE: Windsong (F.K.A. Penzance Villas)
ADD2018-10017 – Administrative Amendment Application
Response to Lee County Review Comments Dated June 11, 2018

Ms. Workman,

The purpose of this submittal is to respond to the recent staff comments and submit the additional documentation necessary to finalize the above referenced project.

Below are the County Comments as received, followed by our responses in bold.

Included in this submittal please find the following:

1. Response Letter; **1 Copy**
2. Master Concept Plan; **1 Copy**
3. Email Correspondence with Lee County Utilities; **1 Copy**
4. Easement Exhibit; **1 Copy**

1. The request is to reduce the setback from 50 feet to 25 feet adjacent to Blasingim Road. The approved development order, DOS2017-00094, shows a 20-foot L.C.U. easement and a 20-foot lake maintenance easement within the 50-foot setback. Please revise the site plan provided in the submittal to illustrate the 20-foot-wide L.C.U. and 20-foot-wide lake maintenance easement.
Response: Per our coordination with Nathan Beals from Lee County Utilities, the L.C.U. easement has been reduced from 20-ft wide to 12-ft. Please reference the enclosed the email correspondence with Lee County Utilities and a revised Master Concept Plan prepared by J.R. Evans Engineering, P.A.

2. The approved development order plans show that over 25% of the required open space is being claimed from the lake. Deviation 5 of Z-14-065 allows for over 25% to be claimed but extra littorals and deep lake trees must be provided and half of the general trees must be installed between Blasingim Road and the lake. The approved development order plans illustrate this requirement being met; however, with the setback reduction staff is unclear how this deviation will be met. Please provide a site plan showing a planting area outside of the 20-foot L.C.U. easement.

J.R. EVANS ENGINEERING
9351 CORKSCREW ROAD, STE. 102 / ESTERO, FL 33928 / 239.405.9148 (p) / 239.288.2537 (f)
WWW.JREVANSENGINEERING.COM

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JUL 31 2018
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ADD2018-10017 Lee County ePlan

Response: A 6-ft wide planting shelf has been provided between the L.C.U. easement and the lake maintenance easement. Per our coordination with Nathan Beals from Lee County Utilities, the landscape separation requirements from the water main have been reduced to be a minimum of 6-ft. Please reference the enclosed the email correspondence with Lee County Utilities and a revised Master Concept Plan prepared by J.R. Evans Engineering, P.A.

Please review the enclosed information for approval. If you have any questions or need additional information, please contact our office.

Sincerely,

Christopher R. Mitchell, P.E.
Principal, Vice President of Operations

Alvaro Yusty

From: Workman, Elizabeth <EWorkman@leegov.com>
Sent: Wednesday, July 25, 2018 2:49 PM
To: Brandon Frey
Cc: 'Dan Ciesielski'; Chris Mitchell; Alvaro Yusty; Beals, Nathan; Kelley, Terry
Subject: RE: Windsong ADD2018-10017

Thank you for letting me know.

Beth Workman
Environmental Planner
Department of Community Development
Zoning Section
239.533.8793 (office) 239.485.8344 (fax)

From: Brandon Frey [mailto:brandon@jreeng.com]
Sent: Wednesday, July 25, 2018 2:19 PM
To: Workman, Elizabeth
Cc: 'Dan Ciesielski'; Chris Mitchell; Alvaro Yusty; Beals, Nathan; Kelley, Terry
Subject: [EXTERNAL] FW: Windsong ADD2018-10017

Hi Beth,

Please see below. We spoke to Nathan, and due to our circumstances, he is allowing the plantings to be closer to the utilities than generally required. We will make the necessary modifications to the MCP, and submit the formal resubmittal, as requested.

Thank you,

Brandon Frey, E.I.
Project Manager
J.R. Evans Engineering, P.A.
9351 Corkscrew Road, Suite 102
Estero, Florida 33928
o: 239.405.9148 c: 239.634.6600
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From: Beals, Nathan <NBeals@leegov.com>
Sent: Wednesday, July 25, 2018 10:55 AM

To: Brandon Frey <brandon@jreeng.com>
Cc: Chris Mitchell <cmitchell@jreeng.com>; 'Dan Ciesielski' <danc@nealcommunities.com>; Alvaro Yusty <alvaro@jreeng.com>
Subject: RE: Windsong ADD2018-10017

Brandon,

Sorry for the confusion. My intension was to provide Beth with the correct information. I'm still good with what we discussed on this project due to the circumstances.

Thank you,

Nathan Beals, PMP
Senior Manager
New Development and Planning
Lee County Utilities
239-533-8157 (Office)

1500 Monroe Street
Fort Myers, FL 33901
Nbeals@leegov.com
http://www.leegov.com/utilities/

From: Brandon Frey <brandon@jreeng.com>
Sent: Tuesday, July 24, 2018 8:43 PM
To: Beals, Nathan <NBeals@leegov.com>
Cc: Chris Mitchell <cmitchell@jreeng.com>; 'Dan Ciesielski' <danc@nealcommunities.com>; Alvaro Yusty <alvaro@jreeng.com>
Subject: [EXTERNAL] RE: Windsong ADD2018-10017

Nathan,

I interpreted our previous conversation (attached) to mean that the 12' LCUE would be sufficient, and that plantings (trees included) could be around 6' away from the main, at a minimum. The landscaping has been installed, and the trees appear to be approximately 8' away from the main, which is in conflict with your email below, but not with our original conversation. We can move the trees if necessary, but as you can imagine, would prefer not to.

Can you please confirm which separation criteria we should be moving forward with? Or perhaps we could meet in the field so you could see the layout and finalize your thoughts then?

Thanks Nathan,

Brandon Frey, E.I.
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From: Beals, Nathan <NBeals@leegov.com>
Sent: Wednesday, July 18, 2018 10:12 AM
To: Workman, Elizabeth <EWorkman@leegov.com>; Brandon Frey <brandon@jreeng.com>; 'Dan Ciesielski' <danc@nealcommunities.com>; Chris Mitchell <cmitchell@jreeng.com>; Alvaro Yusty <alvaro@jreeng.com>
Cc: Kelley, Terry <TKelley2@leegov.com>
Subject: RE: Windsong ADD2018-10017

Beth,

The separation requirements are 10' for trees and 5' for palms. We've been coordinating with JR Evans Engineering.

Thank you,

Nathan Beals, PMP
Senior Manager
New Development and Planning
Lee County Utilities
239-533-8157 (Office)

1500 Monroe Street
Fort Myers, FL 33901
Nbeals@leegov.com
http://www.leegov.com/utilities/

From: Workman, Elizabeth
Sent: Wednesday, July 18, 2018 10:02 AM
To: Brandon Frey <brandon@jreeng.com>; 'Dan Ciesielski' <danc@nealcommunities.com>; Chris Mitchell <cmitchell@jreeng.com>; Alvaro Yusty <alvaro@jreeng.com>
Cc: Kelley, Terry <TKelley2@leegov.com>; Beals, Nathan <NBeals@leegov.com>
Subject: RE: Windsong ADD2018-10017

The first question is in regards to the ADD.

Half of the general trees are required to be installed between the Blasingham property line and the lake edge. Please be aware that there is a setback requirement for the plantings measured from the utilities. I believe it is 20 feet for trees and 10 feet for palms but I have copied Terry Kelley and Nathan Beals for clarification.

Beth Workman
Environmental Planner
Department of Community Development
Zoning Section

239.533.8793 (office) 239.485.8344 (fax)

From: Brandon Frey [mailto:brandon@jreeng.com]
Sent: Tuesday, July 17, 2018 5:46 PM
To: Workman, Elizabeth; 'Dan Ciesielski'; Chris Mitchell; Alvaro Yusty
Subject: [EXTERNAL] RE: Windsong ADD2018-10017

Beth,

Thank you for your response. Below I have placed your comments, followed by our responses in red.

1. The request is to reduce the setback from 50 feet to 25 feet adjacent to Blasingim Road. The approved development order, DOS2017-00094, shows a 20 foot L.C.U. easement and a 20 foot lake maintenance easement within the 50 foot setback. Please revise the site plan provided in the submittal to illustrate the 20 foot wide L.C.U. and 20 foot wide lake maintenance easement.

   Response: To confirm, are you asking us to revise the Development Order drawings, or the MCP submitted with the Administrative Amendment? Following approval of this Administrative Amendment, a Minor Change application will be submitted reflecting the revised conditions allowed following approval of this Administrative Amendment. During conversations with staff prior to submitting this Administrative Amendment, it was clarified that approval of the Administrative Amendment would be necessary for Minor Change approval.

2. The approved development order plans show that over 25% of the required open space is being claimed from the lake. Deviation 5 of Z-14-065 allows for over 25% to be claimed but extra littorals and deep lake trees must be provided and half of the general trees must be installed between Blasingim Road and the lake. The approved development order plans illustrate this requirement being met; however with the setback reduction staff is unclear how this deviation will be met. Please provide a site plan showing a planting area outside of the 20 foot L.C.U. easement.

   Response: According to the landscape architect, around 4' width is necessary to plant our code required plantings. We discussed our situation with Nathan Beals at LCU, and he was agreeable to lessening the width of the LCUE to accommodate these plantings, while allowing LCU enough space to maintain their infrastructure. I've attached an exhibit showing this easement reconfiguration, providing 6' of unencumbered width. These easement/tract reconfigurations will be permitted/platted following the approval of the Administrative Amendment.

Is this email sufficient as response, or would you like us to submit a formal response package?

Please let me know if you have any questions.

Thank you,

Brandon Frey, E.I.
Project Manager
J.R. Evans Engineering, P.A.
9351 Corkscrew Road, Suite 102
Estero, Florida 33928
o: 239.405.9148 c: 239.634.6600
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From: Workman, Elizabeth <EWorkman@leegov.com>
Sent: Wednesday, July 11, 2018 12:50 PM
To: Brandon Frey <brandon@jreeng.com>; 'Dan Ciesielski' <danc@nealcommunities.com>; Chris Mitchell <cmitchell@jreeng.com>; Alvaro Yusty <alvaro@jreeng.com>
Subject: Windsong ADD2018-10017

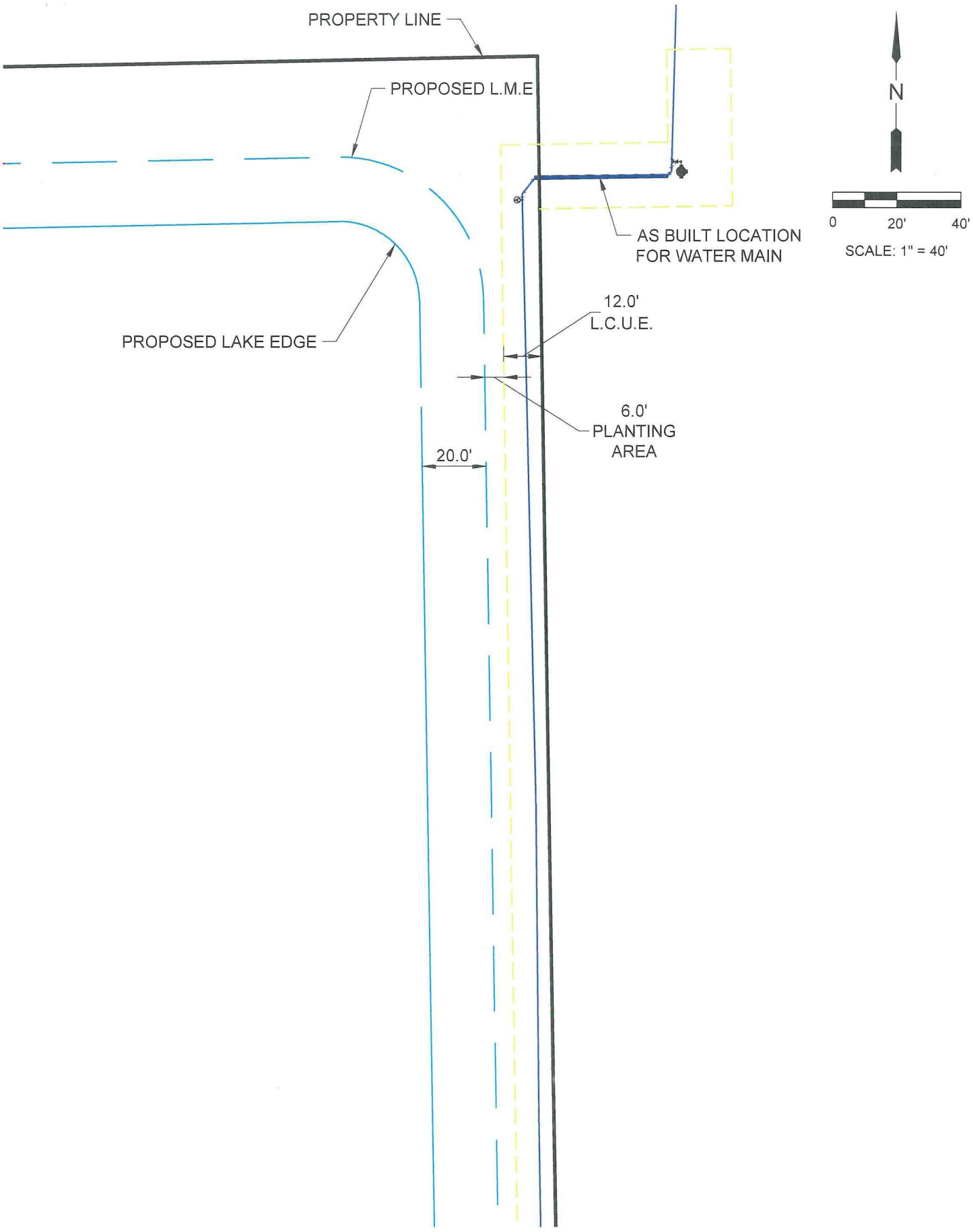
Good afternoon,
I have completed my review and the insufficiency comments are attached.

Beth Workman
Environmental Planner
Department of Community Development
Zoning Section
239.533.8793 (office) 239.485.8344 (fax)

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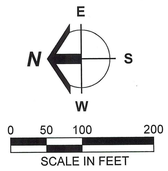
WINDSONG

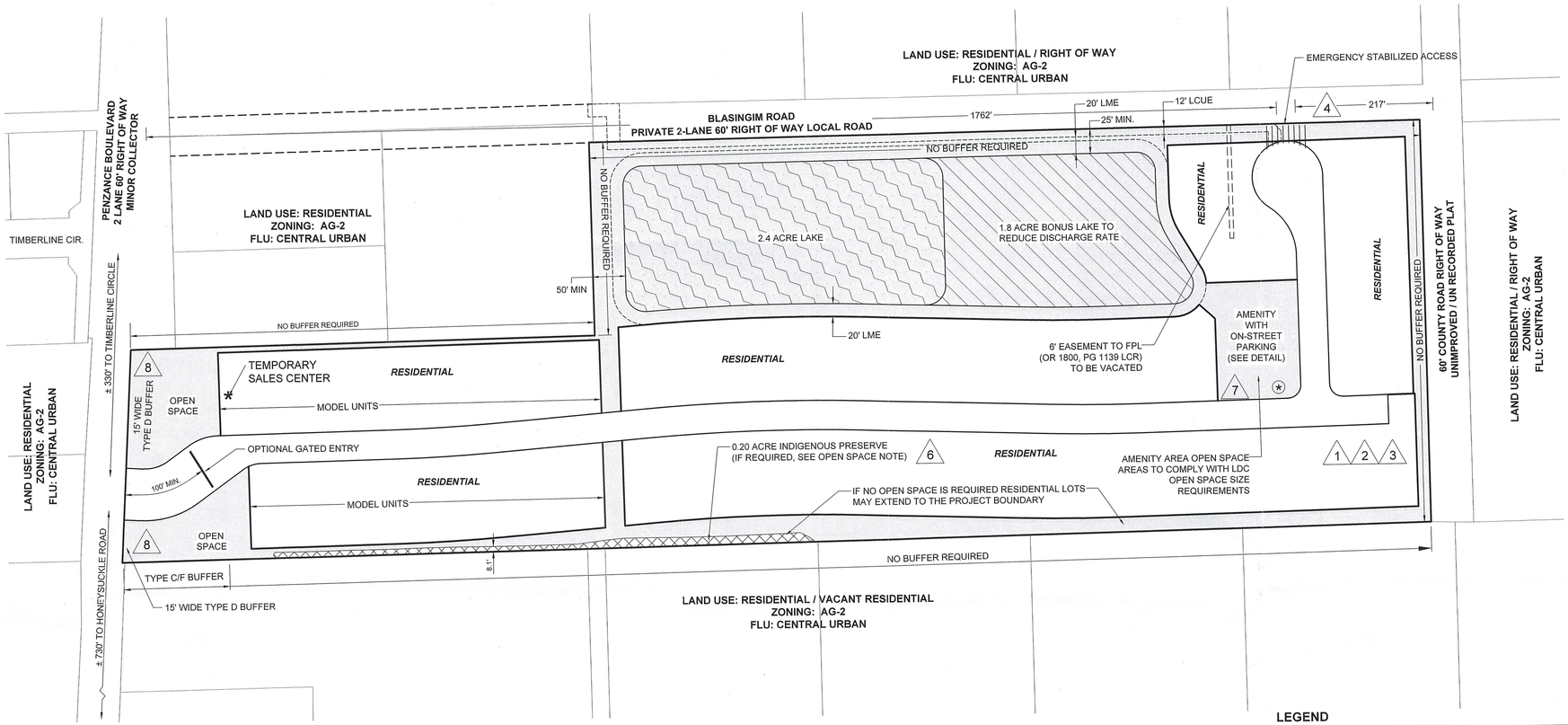
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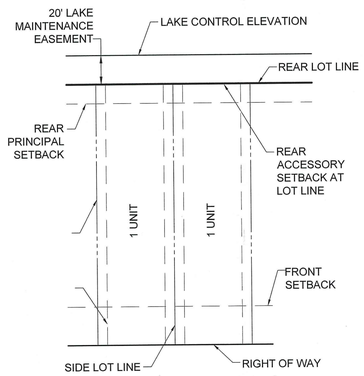
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July 13, 2018

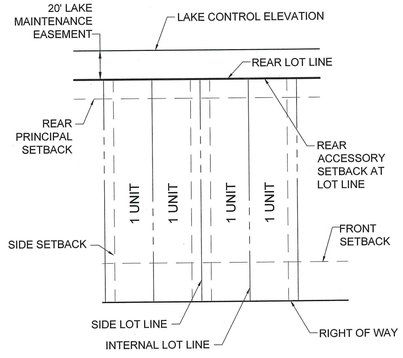
ADD2018-10017 Lee County ePlan







SINGLE FAMILY
TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED
TYPICAL LOT DETAIL

LEGEND

LAKE	COMMON OPEN SPACE AREAS
BONUS LAKE TO REDUCE DISCHARGE	# DEVIATION REQUEST
INDIGENOUS PRESERVE	* LOADING AREA

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE

24.11 @ 40% = 9.60 AC

PROVIDED OPEN SPACE

PRESERVE	0.20 AC
LAKE & BONUS LAKE (9.6 @ 44%) 5	4.22 AC
LAKE SLOPE	0.99 AC
AMENITY	0.47 AC
REAR YARD DRAINAGE & PERIMETER BERM	3.72 AC
TOTAL	9.60 AC

REQUIRED INDIGENOUS PRESERVE

9.60 @ 50% = 4.80 AC

PROVIDED INDIGENOUS PRESERVE

PROVIDED = 0.20 AC

NOTE:
NO OPEN SPACE OR INDIGENOUS PRESERVE IS REQUIRED IF THE FOLLOWING CONDITIONS ARE MET:

1. MINIMUM SINGLE FAMILY DETACHED LOT SIZE = 6500 SF
2. MINIMUM TWO-FAMILY ATTACHED LOT SIZE = 3750 SF
3. MAXIMUM LOT COVERAGE RESIDENTIAL LOT COVERAGE = 40%

IF ABOVE CRITERIA IS MET DEVIATION 5 AND ASSOCIATED CONDITIONS OF DEVIATION 5 ARE NOT APPLICABLE.

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BLASINGIM ROAD RPD

MASTER CONCEPT PLAN

#	DATE	REVISIONS
1	07/11/16	PER LEE COUNTY
2	08/22/16	SECOND SUFFICIENCY
3	09/27/16	REVISE OPEN SPACE TABLE
4	05/17/16	REVISE MINIMUM LAKE SETBACK
5	07/30/16	REVISED PER COUNTY COMMENTS

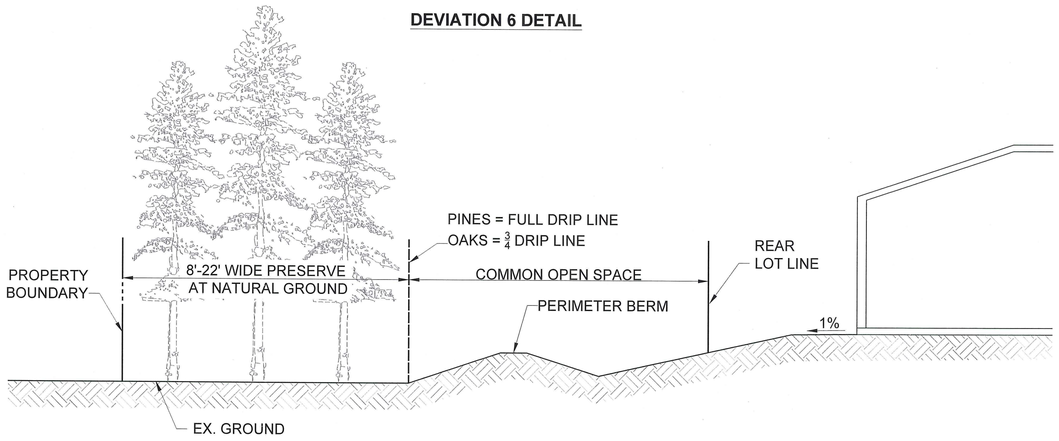
CHRISTOPHER R. MITCHELL P.E.
FL. LICENSE NO. 56740
FL. COA # 29226

PROJECT #: 29800E0301

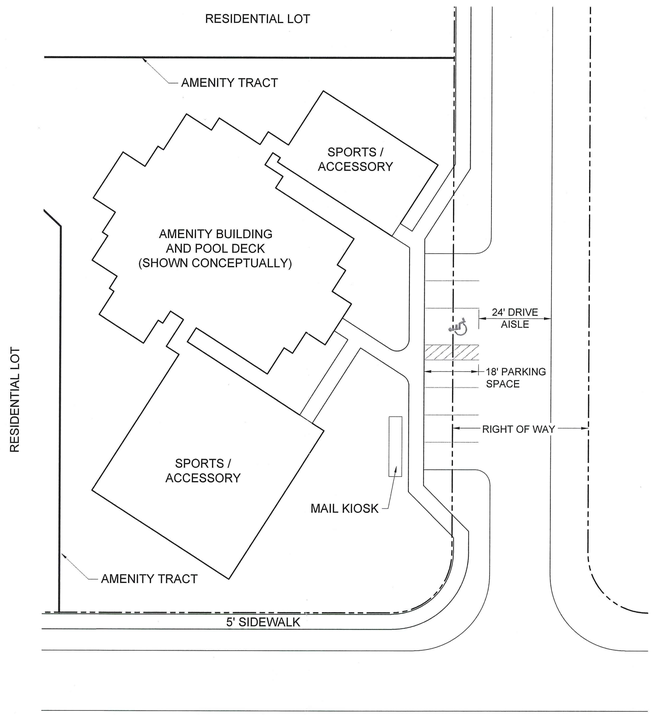
SHEET: 1 OF 2

ADD2018-10017 Lee County ePlan

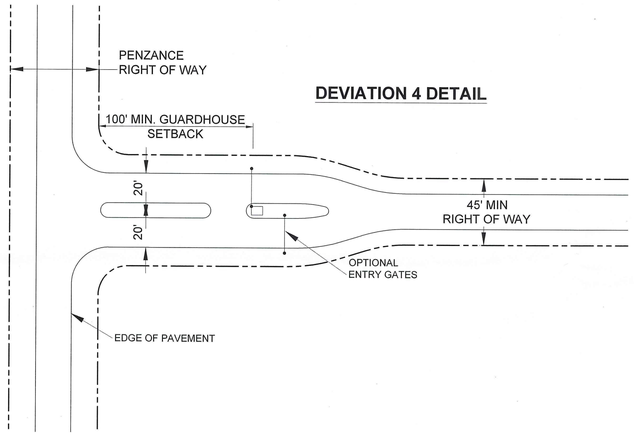
DEVIATION 6 DETAIL



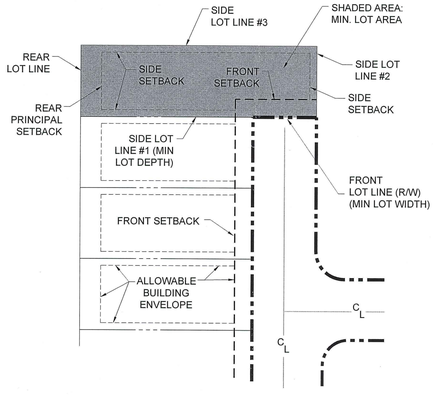
DEVIATION 7 DETAIL



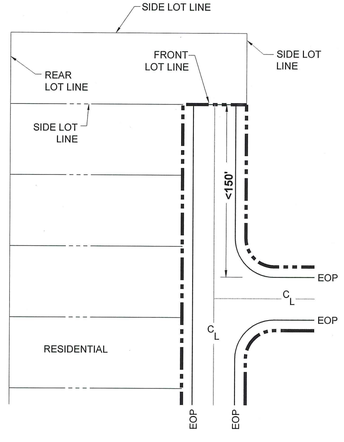
DEVIATION 4 DETAIL



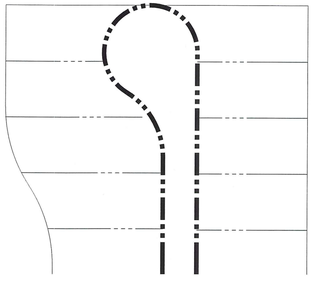
DEVIATION 3 LOT SIZE DETAIL



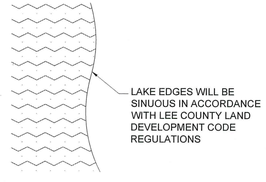
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



CUL-DE-SAC DESIGN DETAIL



SINUOUS LAKE SHORELINE DETAIL



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J.R. EVANS ENGINEERING

BLASINGIM ROAD RPD

DETAILS AND DEVIATIONS

#	DATE	REVISIONS
1	07/11/16	PER LEE COUNTY
2	08/22/16	SECOND SUFFICIENCY
3	09/27/16	REVISE OPEN SPACE TABLE
4	05/17/18	REVISE MINIMUM LAKE SETBACK

CHRISTOPHER R. MITCHELL P.E.
FL. LICENSE NO. 56740
FL. COA # 29226

PROJECT #: 29800E0302

SHEET: 2 OF 2

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