



Professional Engineers, Planners & Land Surveyors

LETTER OF TRANSMITTAL

TO: Dirk Danley Jr., AICP
Lee County Dept. of Community Development
1500 Monroe Street
Fort Myers, FL 33901

DATE: November 4, 2019
PHONE: 239-533-8317
FAX:

REFERENCE: DCI2019-00019 - Amavida RPD (f/k/a Avida RPD/CPD) JOB NO: 1620QG

Table with 2 columns: COPIES, DESCRIPTION. Row 1: 3, Revised Master Concept Plan (11"x17" & 24"x36")

REASON:
Your Comments
Your Approval
Your Information
Your Review
[X] Per Your Request

SENT VIA:
Regular Mail
FedEx / UPS
[X] Courier
Pick-up
E-mail

COMMENTS:

The attached MCP has been updated to reflect 40% open space pursuant to emails with Beth Workman. Please do not hesitate to contact me if you have any questions or need anything. Thank you and take care,

[Handwritten signature]

Stacy Ellis Hewitt, AICP
Director of Planning

RECEIVED
NOV 04 2019
COMMUNITY DEVELOPMENT

DCI 2019-00019

cc:

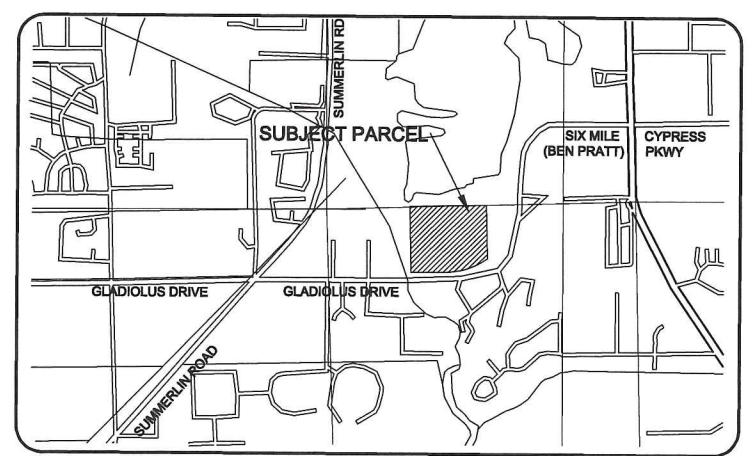
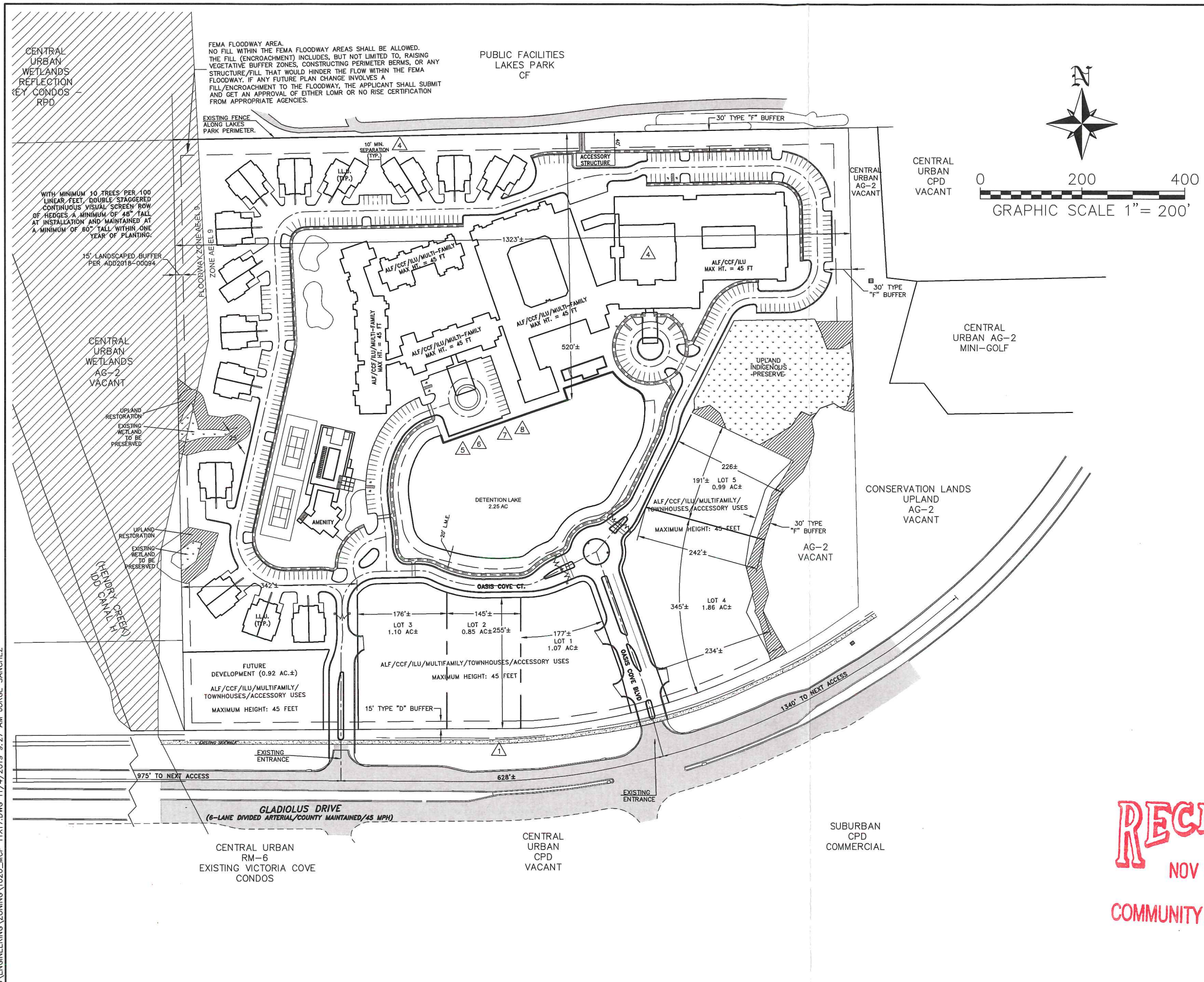
S:\Jobs\16xx\1620QG\Documents\Zoning\Rezoning\Danley Transmittal.docx

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S:\JOBS\16XX\16200G\ENGINEERING\ZONING\1620\_MCP\_11/17/2019\_9:27 AM JORGE SANCHEZ



SECTIONS 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA  
N.T.S.

**NOTES:**  
 1. SIGNAGE PURSUANT TO ADD2017-00094 DEVIATIONS 9 AND 10.  
 2. OPEN SPACE TABLE:

**REQUIRED OPEN SPACE:**  
 RPD: 40% 32.54 @ 40% = 13.02 AC.  
 TOTAL REQUIRED: 13.02 AC MINIMUM

**REQUIRED INDIGENOUS:** 1.57 AC. = (TOTAL INDIGENOUS PRESENT ON SITE)

**PROVIDED OPEN SPACE:**  
 RAW INDIGENOUS VEGETATION:  
 UPLAND: 1.19 ACRES  
 WETLAND: 0.10 ACRE  
 1.29 ACRES TOTAL RAW INDIGENOUS

**UPLAND OPEN SPACE CREDITS:**  
 1.19 AC UPLAND AREA x 1.25 CREDIT FOR MORE THAN 1 AC [LDC 10.415(b)(3)a] + 10% CREDIT FOR COMBINING WITH OFFSITE PUBLIC PRESERVE [LDC 40-415 (b)(3)b.2.] (1.19 x 1.35) = 1.60 AC. TOTAL UPLAND WITH OPEN SPACE CREDITS WETLAND = 0.10 AC.  
 TOTAL INDIGENOUS = 1.70 AC.  
 LAKE = 2.25 AC.  
 BUFFERS/LAKE MAINTENANCE EASEMENT/FEMA FLOODWAY = 2.06± AC.  
 RESTORATION AREAS = 0.74 AC.  
 ADDITIONAL OPEN SPACE = 6.27 AC.  
 TOTAL OPEN SPACE PROVIDED = MINIMUM 13.02 AC/CR

**RECEIVED**  
NOV 04 2019

COMMUNITY DEVELOPMENT

- LEGEND:**
- = PROPOSED SIDEWALK
  - = INDIGENOUS PRESERVE
  - = UPLAND RESTORATION AREAS
  - = SPECIAL CONDITION/DEVIATION

DCI 2019-00019

PREPARED FOR:  
**QUADRUM LAKES PARK LLC**  
 407 LINCOLN RD STE 304  
 MIAMI BEACH FL 33139

NO.	DATE	REVISION DESCRIPTION	BY
2	11/4/2019	UPDATE OPEN SPACE TABLE	SEH
1	10/17/2019	1ST SUFFICIENCY RESPONSE	SEH

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 SURVEY LICENSE # LB 6690  
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MASTER CONCEPT PLAN AMAVIDA RPD, F.K.A. AVIDA LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/26/2019	1620QG	MCP	SEH	JLS	SEH	1"=200'	1

