

December 23, 2019

Alvin Block AICP
Lee County Community Development Department
Zoning Section
PO Box 398
Fort Myers, FL 33902

Re: ADD2019-00196, Summerlin Square

Dear Mr. Block,

Please accept this letter and enclosed information in response to Staff's comments received on December 20, 2019.

Comment 1:

description of the changes proposed indicates the desire to allow two buildings instead of one, each on an individual lot or parcel. If it is the intent of the applicant to have two lots or parcels, please consider further revising the existing Property Development Regulations of the planned development. These regulations currently require a minimum lot size of 2.05 acres. It appears the proposed parcels each would be just over 1 acre in size.

Response 1:

Thank you for catching that. The enclosed Property Development Regulations have been revised to require a minimum lot size of 1 acre.

Comment 2:

Since no amendment has been sought to Condition 1 1 of Resolution Number Z-12-009, please revise the proposed Master Concept Plan to depict the required street stubs to adjacent properties.

Response 2:

The enclosed MCP has been revised to depict the required street stubs to adjacent properties.

Comment 3:

Please review the proposed setbacks as required by LDC Section 34-935(b),

understanding the approved maximum building height is 50 feet. Staff wants to make sure the applicant can achieve the development as proposed.

Response:

The applicant has reviewed the proposed setbacks as required by LDC section 34-935(b) and will be in compliance. Please see enclosed setback exhibit illustrating the subject property's compliance with the LDC and Resolution Number Z-12-009.

As part of this resubmittal, please find the following documentation enclosed for your review:

1. Revised Ordinance with Property Development Regulations
2. Master Concept Plan
3. Setback Exhibit

If you should have any questions or require additional information, please advise.

Sincerely,

BARRACO AND ASSOCIATES, INC.



Dawn M. Russell
Land Planner

File: 23822

cc: Thomas J. Tiefenthaler

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF LEE COUNTY,
FLORIDA

PROPOSED REVISIONS TO SECTIONS BELOW:

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the one-page Master Concept Plan entitled "Summerlin Square CPD," stamped RECEIVED APR 09 2012 COMMUNITY DEVELOPMENT (see Exhibit C), except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary. Development is limited to ~~one~~ two buildings totaling 20,335 square ~~foot building feet combined~~.

a. Site Development Regulations

Minimum Lot Area and Dimensions:

Minimum Lot Area:	2.06 <u>1</u> acres
Minimum Lot Width:	100 feet
Minimum Lot Depth:	100 feet

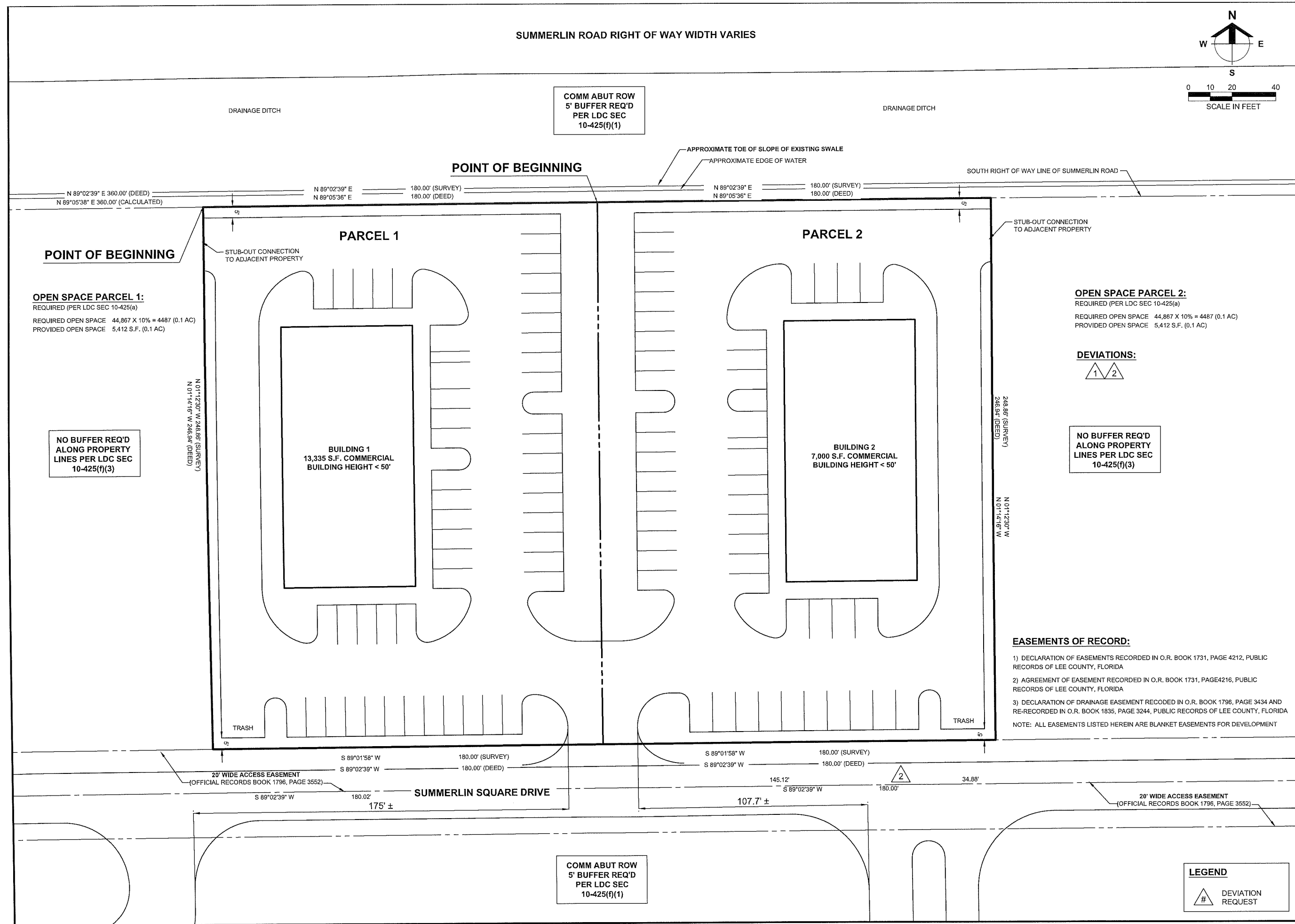
Minimum setbacks:

Street:	50 feet from Summerlin Road 25 feet from Summerlin Square Drive
Side:	15 feet
Rear:	25 feet (Summerlin Square Drive)
Max. Lot Coverage:	35 percent
Max. Building Height	50 feet (2 Story)
Open Space:	20 <u>10</u> percent (Minimum)
Building Space:	Maximum 20,335 square feet one <u>two</u> buildings <u>combined</u> .

2. Environmental Conditions

Open Space:

a. Prior to local development order approval, the development order plans must delineate a minimum of ~~0.41~~ 0.2 acres (~~20~~ 10 percent) open space.



Barraco
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CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR
**K & T
REAL ESTATE
LLC.**
1107 SCENIC HILL LANE
DE WITT, IA
52742

PROJECT DESCRIPTION
**SUMMERLIN
SQUARE
CPD**
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS AND /
OR OPPORTUNITIES.

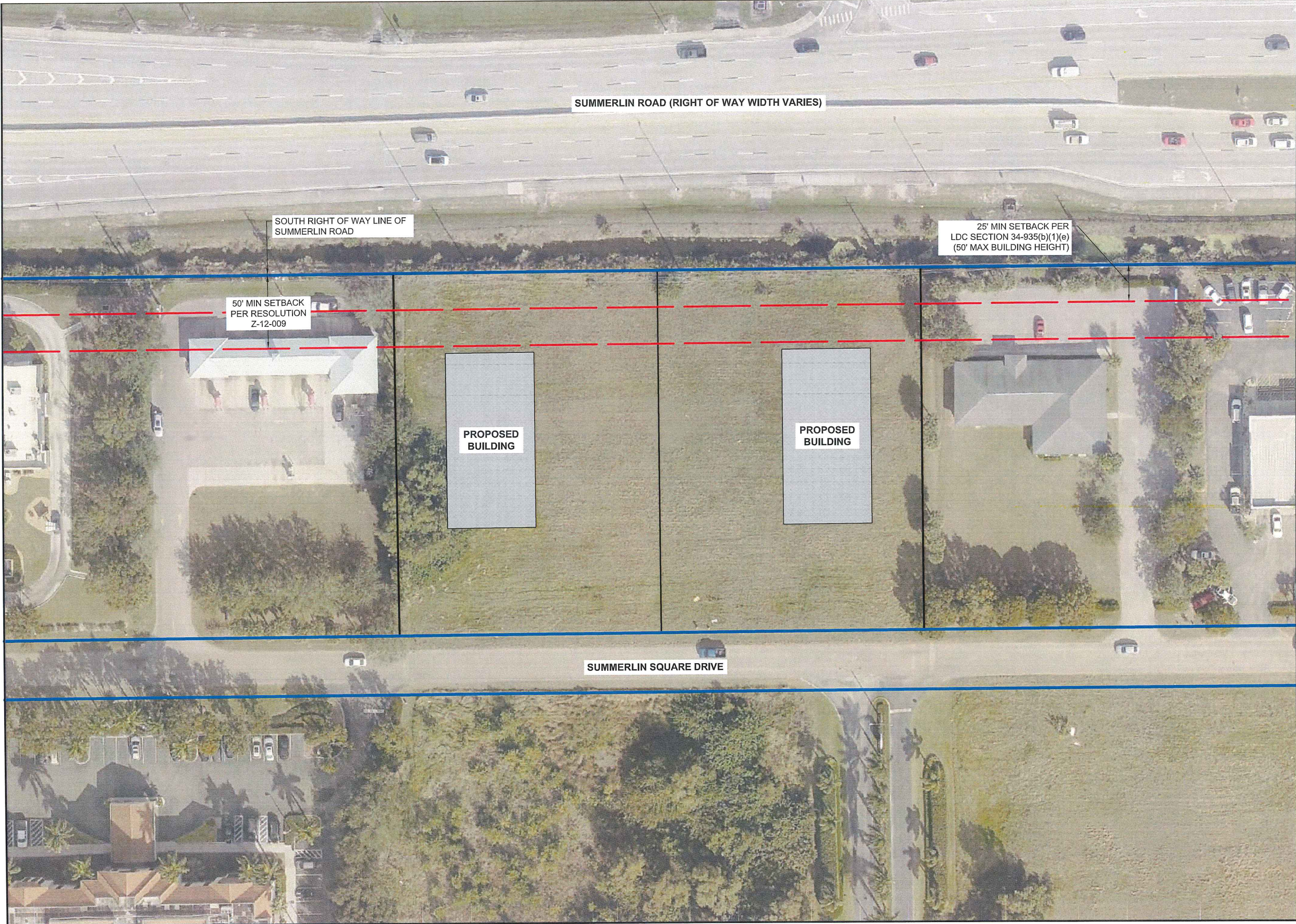
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FILE NAME	J:\23822-DWG\ZONING\
LOCATION	MON. 12-23-2019 - 11:44 AM
PLOT DATE	ANGELICA HARDY
PLOT BY	CROSS REFERENCED DRAWINGS
BASEPLAN	BASEPLAN = 23822-Z00.DWG

PLAN REVISIONS	
03/12	REVISED PER COUNTY COMMENTS
	DATED MARCH 13, 2012
11/08/2019	DIVIDED INTO TWO BUILDINGS
12/23/2019	ADDED STUB-OUTS PER COMMENTS

PLAN STATUS	
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MASTER CONCEPT PLAN	
PROJECT / FILE NO.	SHEET NUMBER
23822	1



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FILE NAME	J:\23822\DWG\ZONING\
LOCATION	MON. 12-23-2019 - 11:29 AM
PLOT DATE	ANGELICA HARDY
CROSS REFERENCED DRAWINGS	
BASEPLAN	23822-Z00.DWG

PLAN REVISIONS

PLAN STATUS

**SETBACK
EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
23822	1