ADD2020-00167 Lee County ePlan

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

February 4, 2021

Mr. Chahram Badamtchian
Lee County Development Services
1500 Monroe Street
Fort Myers, Florida 33901

Reference: **GREENWOOD VILLAS**
ADD2020-00167

Dear Chahram:

This letter is written in response to your review comments dated January 6, 2021. With this letter we are submitting the additional information you requested. Presented below are responses to each review comment.

Comment 1: The application checked that a metes and bounds legal description was included which is missing.

Response: ***Please see attached Legal Description since the property is located within a platted subdivision so a metes and bounds legal description is not necessary.***

Comment 2: The Narrative states lots 41-55 are the subject of the application while the STRAP list includes lots 13 through 18 and lots 20 through 55. Please revise the application and submittal to be consistent.

Response: ***Please see attached revised Narrative of Request and revised STRAP Number list. The application is for lots 13 through 55, however the reduced rear setback request only applies to lots 41 through 55.***

Comment 3: ADD2014-00218 approved a deviation (#12) from LDC Sec 34-2020(a) which requires additional parking spaces equal to 10% of the total required parking spaces to allow the guest parking to be provided at the townhomes. Each townhome was required to provide two garage parking spaces and two driveway parking spaces to accommodate the required parking and the guest parking. Please clarify how that is being addressed with the revisions to the MCP.

Response: ***The proposed smaller townhome units do not meet the requirement for the deviation since they only have one garage space. We have added the required guest parking spaces for the 43 smaller townhome units by building 8. We also are proposing modified language for Deviation 12 to reflect that some of the units will provide guest parking. Also, Deviation 15 is proposed to allow the few guest parking spaces to back out into the right of way.***

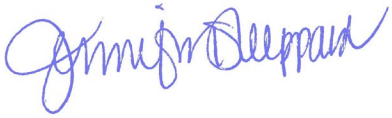
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Please see attached Deviations and Justifications for these deviations.

If you have any questions or I may be of further assistance, please feel free to contact me at our Fort Myers office.

Sincerely,
BANKS ENGINEERING



Jennifer M. Sheppard
Permitting Manager & Planner

:jms