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August 9, 2021

Mr. Chahram Badamtchain
Senior Planner
Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

RE: 2nd Insufficiency Letter
DCI2021-00016 Crane Landing (MDA 20064)

Dear Mr. Badamtchain:

The purpose of this letter is to provide a response to the Lee County review comments dated July 20, 2021 for the above referenced Planned Development Amendment application. We always appreciate interaction with Staff on matters related to this application and welcome additional calls and emails that will assist us to address all the concerns in the most efficient manner to the extent this request can be approved.

Legal Description Review

Comment/Condition:

Please provide a title certification in accordance with the requirements of Lee County LDC 34-202(a)(7)

Response:

Please see the attached Title Certification.

Environmental Review

Comment/Condition:

Through discussion with Development Services staff regarding the development order that is currently under review, staff has concerns about the lakes that have been issued a Certificate of Completion, those that are built but have not been certified, existing lakes that the applicant is proposing to improve or change lake edge, and proposed lakes meeting the current LDC Section 10-329(d)(4) – sloping and 10-418 – littoral shelf and quantity. Please provide deviations for all lakes that have been built. The proposed lakes must meet current LDC standards for lake bank slopes and littoral shelves.

Response:

Please see the attached revised Master Concept Plan and Schedule of Deviations.

Natural Resources Review

Comment/Condition:

The revised Lee Plan consistency narrative references a proposed condition for a Water Quality Monitoring Plan as part of the amendment and has outlined the elements to be monitored as part of the proposed conditions; however staff is not able to locate the proposed condition within the resubmittal.

Response:

The condition was provided in response to the DNR comments in the previous insufficiency response on the last page. A copy was emailed to Lee County for review upon receipt of this comment and the below response was provided. The e-mail is provided in the attachments for reference.

Comment/Condition:

The condition is a good suggestion, the following should be included:

Since Powell Creek is impaired for fecal coliform, add e.coli to the list. Also Ammonia (mg/L) instead of nitrite, Total Phosphorus (mg/L) instead of Phosphorus. Also include the following parameters: Background Specific Conductance, pH, and DO.

Include the units for all of the parameters: mg/L for Kjedaahl Nitrogen and Nitrate, and mg/M³ for Chlorophyll A.

Response: As noted, Powell Creek (WBID No. 3240L) is reported as impaired for Fecal Coliform. Fecal Coliform is a naturally occurring bacteria that originates from fecal matter of warm-blooded animals, and is commonly found in Florida surface waters from wading birds and small mammals. Similarly, E. coli bacteria can naturally originate from animals, including humans, and is also commonly found in surface waters. Therefore, both bacteria can be naturally pervasive or in certain circumstances originate from septic systems. Since the proposed development will be connected to a wastewater treatment facility, i.e., no septic tanks, and will not in itself increase or contribute Fecal Coliform or E. coli concentrations above background levels, we believe it inappropriate to include either of these constituents in the proposed testing program for a residential development.

Therefore, the condition has been revised to the following.

A water quality monitoring plan must be provided prior to local development order approval for review by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan must establish:

- 1. The overall goals and objectives of the rainy (wet) season water quality monitoring plan;***
- 2. A monthly final outfall monitoring schedule is proposed during the "wet" season of June through September, for Total Kjedaahl Nitrogen (mg/L), Chlorophyll a (mg/M³), Ammonia (mg/L), Nitrate (mg/L), and Total Phosphorus (mg/L). Field parameters of Turbidity, Water Depth (i.e., Stage), Specific Conductance, pH, and Dissolved Oxygen will also be obtained during sampling.***

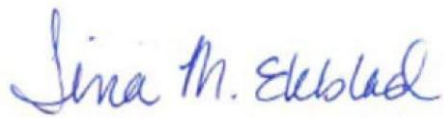
3. Water quality monitoring data will be provided to the Division of Natural Resources annually for 5 years after the first development Order and shall include a report with comparisons to State water quality standards where applicable, plots of parameters and if necessary, recommendations. Testing results shall also be reported as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources.

4. A contingency plan must also be included in the event of an exceedance of State Water Quality Standards is identified.

Please let us know if there is anything else needed for the approval of this request.

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.



Tina M. Ekblad, MPA, AICP, LEED AP
President & Director of Planning

Enclosure: Title Certificate
 Master Concept Plan
 Schedule of Deviations
 Water Quality Correspondence

Cc: Russell Smith
 Barry Ernst
 Neale Montgomery

MORRIS

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Crane Landing

Residential Planned Development

Schedule of Deviations

The existing Crane Landing RPD approved through Resolution Z-04-019 permits a maximum of 1,229 dwelling units. Development Order application DOS2005-00244 have been approved for site infrastructure and approximately 203 dwelling units. The site has been cleared, graded and public utilities and roadways have been installed pursuant to the ERP and DO and conservation easements recorded. CL Ventures, LLC is seeking an Amendment to the existing Planned Development to eliminate the golf course, reconfigure the development tracts and revise conditions and property development regulations accordingly.

- ~~1. Deviation (1) seeks relief from LDC §10-291(3) which requires that residential developments of more than five acres in size provide two or more means of ingress into the development to allow the project to be constructed with a single ingress egress connection. This deviation is APPROVED, SUBJECT TO the following conditions:~~
 - ~~a. The local development orders must include emergency access gates to be constructed on BOTH North 2nd Street and Garden Street access points as shown on the approved Master Concept Plan.~~
 - ~~b. The emergency access gates as shown on North 2nd Street and Garden Street must comply with all applicable regulations with respect to required equipment for an emergency override mechanism at the time of installation. Additionally, if an emergency necessitates the breaking of an entrance gate, the cost of repairing the gate and the emergency vehicle (if applicable) will be the responsibility of the owner or the operator of the gate.~~
 - ~~c. The local development order must provide primary access on Del Prado Boulevard in compliance with the LDC as shown on the approved Master Concept Plan.~~
2. Deviation (2) seeks relief from LDC §10-415(b) which requires large development with existing indigenous vegetation communities to provide 50 percent of the required open space through onsite preservation of existing vegetation communities to allow the restoration, preservation, and/or creation of the "Preserve" areas shown on the Master Concept Plan to fulfill this requirement. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. Prior to the Board of County Commissioner zoning hearing, the Master Concept Plan must be revised to delineate the native tree preservation and replanting

areas as shown on the exhibits prepared by Source, Inc. stamped received October 29, 2003 and entitled "Native Tree Planting Typical Areas" and "Potential Native Tree Preservation", and Lake No. 17 must be shown as dry detention/created marsh (See attached Exhibit C).

- b. Prior to local development order approval, the landscape plans must include the following for the Division of Environmental Sciences Staff review and approval:
- (1) Delineation of the wetland preserves (15.72 acres and 1.66 acres) and marsh creation areas (5.2 acres and 9.51 acres) in substantial compliance with the Master Concept Plan; and
 - (2) Details on the marsh creation areas including plant size, species and number; and
 - (3) Native tree planting details that provide a mixture of trees ranging from a minimum three-foot to 10-foot in height based on one native three-foot tree per 100 square feet, with a proportionate ratio for larger trees, to be installed in the tree planting areas delineated around the freshwater marsh preserve; and
 - (4) Delineate tree preservation areas in the southwest corner of the property as shown on the Master Concept Plan.

Justification: Deviation 2 is associated conditions are included in Z-04-019 and are proposed to be maintained as part of the requested amendment. An Environmental Resources Permit has been issued by the South Florida Water Management District and the existing on-site wetlands and restoration area are already placed under conservation easement.

3. Deviation from LDC Section 10-296(k)(1) which requires dead-end streets to be closed at one end by a circular turn around to allow a dead end with no turn around.

Justification: The proposed MCP has been designed to have an internal road system with a single point of access. The design has incorporated one street with a dead-end in lieu of a cul-de-sac to promote a more efficient use of the available land area. The dead-end is proposed to serve a small area of residential lots identified as R-2 with a minimum width of 50 feet. Due to the short length of the dead-end (approximately 150ft), significant traffic is not expected and allow access to a maximum of 3 lots is proposed at the minimum 50ft in width.

Due to the close proximity to an intersection, emergency vehicles will still be able to access the lots and exit quickly. An emergency vehicle is expected to pull forward to the end unit and back up straight past the intersection or conduct a turn in reverse to leave the street ensuring not only adequate entry to the lot but also exit to the internal street network. The requested design will continue to promote access by emergency services and will not negatively impact public health, safety and welfare.

4. Deviation from LDC Section 10-418(1) which states "Shorelines must be sinuous in configuration to provide increased length and diversity of the littoral zone," to allow some of the stormwater management ponds to be more rectangular in shape rather than sinuous which "is defined as serpentine, bending in and out, wavy or winding."

Justification: The internal design of the proposed residential planned development generally follows the city block design with interconnecting streets and minimal cul-de-sac neighborhoods. By utilizing smaller linear connections between blocks the residential neighborhood will naturally provide a slower vehicular speed and increased interconnectivity for residents. The shorter intersecting streets are a benefit to the community however the street network's impact does cause for two of the smaller lakes to take on more rectangular shapes.

Furthermore, the proposed layout of the project does provide the required features per LDC Section 10-418(2) which states *"The following features are considered sufficient to mimic the function of natural systems, improve water quality and provide habitat for a variety of aquatic species including wading birds and other waterfowl."*

The features required of the planted littoral shelf are summarized below;

- a. *Size requirements*
- b. *Location criteria*
- c. *Shelf configuration*
- d. *Plant selection*
- e. *Shelf elevation*
- f. *Survival of plant materials*

Littoral shelves will be provided consistent with the calculation and design standards of 10-418(2) as part of the construction of the subdivision. These littoral areas currently do not exist on site and upon completion may be utilized by limpkin and other wading birds for foraging. Goal 123 of the Lee Plan is to *"Manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics."* The overall proposed site plan protects 100% of the existing onsite indigenous upland and wetland ecosystems (i.e. native habitats) through preservation and exotic vegetation removal.

Specifically, the project will preserve and enhance the Willow Wetlands and Freshwater Marsh habitat which may be utilized by wading birds in addition to the required planted littoral shelves. The only policy under Goal 123 relating to littoral shelf design is Policy 123.10.3 which does not indicate that shorelines are required to be sinuous to be found consistent. The policy states, *"The county will encourage the creation of wood stork feeding areas in the mandatory littoral shelf design, construction and planting."* The required slopes, littoral shelves, littoral plantings and design requirements will continue to be met consistent with Goal 123 and the supporting objectives and policies to protect the public health, safety and welfare of future residents of the community and provide habitat for wildlife.

5. Deviation from LDC Section 10-211 which states "Building permits may be issued for model buildings and sales centers prior to recording of the plat, subject to evidence of unified control and provided that any certificate of occupancy issued if for the model or sales use only until the plat has been recorded," to allow building permits for any building to be issued prior to the recording of the plat, subject to evidence of unified control and that a certificate of occupancy for a building that is not a model building or sales center is not issued until the plat is recorded.

Justification: This deviation is requested to manage timing delays that are increasing between the platting process and construction commencement. Crane Landing is proposing to maintain the previously approved maximum of 9 model homes at a single point in time (see Proposed Conditions narrative). As demonstrated by the existing approved Development Order for the northern portion and the proposed Master Concept Plan, most of the streets have a greater linear footage than 9 homes. The deviation is being sought so that an economy of scale and efficient construction mobilization of equipment and staff can occur within the internal streets and neighborhoods of the subdivision. Enabling the construction of model homes as well as private homes within the same street at the same time will enable construction staff and equipment to maintain a sequential construction schedule and location. Rather than moving equipment and staff members back and forth across the site multiple times.

The deviation proposes to protect the public interest by continuing to require unified control and requiring the lot to be platted at the time a certificate of occupancy for a private home is issued. Therefore, the deviation will not negatively impact public, health, safety and welfare.

6. Deviation from LDC Section 10-329(d)(4) which states that lake banks be sloped at a ratio of six horizontal feet to one vertical foot (6:1) from the top of the bank to a water depth of two feet below the dry season water table, to allow the existing lake bank sloped on Lakes B1L1, B1L2, and B1L10 and a portion of B1L3, B1L4, B1L5, B1L6, B1L8, B1L9, B3L11, B1L12 as depicted on Sheet 1 of the Master Concept Plan to remain at a ratio of four horizontal feet to one vertical foot (4:1) as constructed as approved by the Development Order.

Justification: This deviation applies to the existing lake bank slopes throughout the community. Many of the lakes were constructed as part of DOS2005-00244 with a 4:1 slope consistent with this approval. The applicant seeks relief from the 6:1 lake bank slope as required by LDC Section 10-329(d)(4) to memorialize the existing conditions of the constructed stormwater management lakes. The lakes are not exhibiting erosion or destabilization despite the lack of development that occurred within the subdivision over the years. In locations where the lake is being modified to accommodate the proposed development pattern by the Master Concept Plan, the lake bank will comply with the current 6:1 requirement. Per LDC Section 34-145(d)(4)(a)(2)(c)(1&2), this deviation will not affect the health, safety and welfare of the community and promotes the existing characteristics of the planned development, thus satisfying the findings required of deviations requested within a planned development rezoning. Additionally, the previously constructed lakes were approved at a 4:1 slope with the finding that they did not affect the health, safety and welfare.

7. Deviation from LDC Section 10-418(2) which states that the planted littoral shelf must be calculated at 25% the total linear feet of the lake at control elevation, located in a single location of the lake, and a minimum of 20 feet wide to allow 1 littoral planting per a linear foot for Lakes B1L1, B1L2, and B1L10 and a portion of B1L3, B1L4 as depicted on Sheet 1 of the Master Concept Plan consistent with the approved Development Order.

Justification: This deviation applies to the existing lakes throughout the community. Many of the lakes were constructed as part of DOS2005-00244 with a 4:1 slope and reduced littoral plantings consistent with this approval. The applicant seeks relief from the 25% planted littoral shelf as required by LDC Section 10-418 to memorialize the existing conditions of the constructed stormwater management lakes. The lakes are not exhibiting erosion or destabilization despite the lack of development that occurred within the subdivision over the years. In locations where the lake is being modified to accommodate the proposed development pattern by the Master Concept Plan, the lake bank will comply with the current planted littoral shelf requirement. Per LDC Section 34-145(d)(4)(a)(2)(c)(1&2), this deviation will not affect the health, safety and welfare of the community and promotes the existing characteristics of the planned

development, thus satisfying the findings required of deviations requested within a planned development rezoning. Additionally, the previously constructed lakes were approved with the reduced littoral plantings and a finding that they did not affect the health, safety and welfare.

PAVESE LAW FIRM

CHARLES MANN
Board Certified Real Estate Attorney
Board Certified Condominium and
Planned Development Law Attorney
Direct dial: (239) 336-6242
Email: CharlesMann@pavselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

TITLE CERTIFICATION CRANE LANDING

Pavese Law Firm (as Agent/Title Company)

Plat Number:

Development Order Number: DCI2021-00016

Effective Date of Title Certification: July 13, 2021 at 5:00 PM

Certified To: Lee County Board of County Commissioners

I have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit "A." Based on the foregoing, we hereby certify Record Title to the above described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

Title to the property is vested in:

CL Ventures, LLC, a Florida limited liability company, by virtue of that certain Special Warranty Deed dated April 13, 2005 and recorded June 2, 2005 in Official Records Book 4734, Page 3673 as corrected by that certain Corrective Warranty Deed dated July 2, 2007 and recorded July 13, 2007 in Official Records Instrument No. 2007000221388, all of the Public Records of Lee County, Florida.

The following are all of those persons or entities holding a mortgage secured by the property:

None

All property taxes, due and owing, have been paid on the land described herein as of the date of this opinion.

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Easements contained on the plat of Crane Landing, recorded in Official Records Instrument No. 2021000027470, Public Records of Lee County, Florida.
2. The following blanket easements contained in the Master Declaration of Covenants, Conditions,

and Restrictions for Crane Landing recording in Official Records Instrument No. 2021000027453, as amended in Official Records Instrument No. 2021000127800, as may be further amended from time to time, all of the Public Records of Lee County, Florida:

- a. The Master Association shall have a perpetual non-exclusive easement over all of the Community, including the Living Units (but not inside any structure within a Living Unit), for the purpose of performing its maintenance responsibilities.
 - b. Blanket easements for public services, communications and telecommunications, and utilities purposes including, but not limited to, fire, police protection, and emergency services, garbage and trash removal, potable and non-potable water, sewage, telephone, electric and gas service, lake maintenance, and cable television.
 - c. An easement in favor of the CDD over Common Areas for the operation, maintenance, repair and replacement of irrigation lines and pumps reasonably necessary to serve the property owned by the CDD.
 - d. Blanket easement in favor of each Owner for ingress and egress over the private roads within the Common Areas.
 - e. An exclusive easement in favor of each Owner over any portion of a driveway servicing the Owner's Lot and located within the Common Areas.
3. Easement for Drainage, recorded January 26, 1983 in Official Records Book 1655, Page 1369, Public Records of Lee County, Florida.
 4. 30 foot Easement for Ingress and Egress and Drainage, recorded in Official Records Book 2047, Page 1613 and Book 1655, Page 1372, Public Records of Lee County, Florida.
 5. Grant of Perpetual Utility Easement and Temporary Construction Easement recorded January 6, 1988 in Official Records Book 1962, Page 3989, Public Records of Lee County, Florida.
 6. Easement granted to North Fort Myers Utility, Inc. by instrument recorded February 1, 1988 in Official Records Book 1967, Page 2830, Public Records of Lee County, Florida.
 7. Easement Agreement as set forth in instrument recorded April 5, 1988 in Book 1980, Page 3748, amended by Official Records Instrument Number 2006000175165, and affected by Release of Easement recorded as Official Records Instrument Number 2006000318763, Public Records of Lee County, Florida.
 8. Right-Of-Way Easement granted to Lee County Electric Cooperative, Inc. by instrument recorded April 5, 1989 in Official Records Book 2060, Page 4068, Public Records of Lee County, Florida.

9. Easement Agreement as set forth in instrument recorded February 21, 1990 in Official Records Book 2130, Page 206, as affected by instrument recorded in Book 2348, Page 3386, Public Records of Lee County, Florida.
10. Utility Easement granted to San Souci Lakes, Ltd. by instrument recorded August 7, 1990 in Official Records Book 2167, Page 2307, Public Records of Lee County, Florida.
11. Easement granted to Lee County Electric Cooperative, Inc. by instrument recorded May 11, 1992 in Official Records Book 2298, Page 3011, Public Records of Lee County, Florida.
12. Easement Grant and Partial Release of Easement granted to Lee County Electric Cooperative, Inc. by instrument recorded July 7, 1993 in Official Records Book 2403, Page 1575, Public Records of Lee County, Florida.
13. Grants of Utility Easement granted to North Fort Myers, Utilities, Inc. by instruments recorded November 15, 1993 in Official Records Book 2443, Pages 283, 285, 288, 291 and 294, Public Records of Lee County, Florida:
14. Perpetual Drainage Easement granted to Lee County by instrument recorded November 1, 1999 in Official Records Book 3183, Page 3942, and affected by Release of Easement recorded as Official Records Instrument Number 2006000318763, Public Records of Lee County, Florida.
15. Maintenance Agreement recorded as Official Records Instrument Number 2006000175182, Public Records of Lee County, Florida.
16. Agreement for Exchange Pursuant to Section 125.37, F.S., & Covenant to Maintain Drainage Facilities recorded as Official Records Instrument Number 2006000318761, Public Records of Lee County, Florida.
17. Perpetual Stormwater and Drainage Easement Grant & Covenant to Maintain Drainage Facilities in favor of Lee County, a political subdivision of the State of Florida, recorded as Official Records Instrument Number 2006000318762, Public Records of Lee County, Florida.
18. Deed of Conservation Easement in favor of South Florida Water Management District recorded as Official Records Instrument Number 2007000047962, Public Records of Lee County, Florida.

19. Notice of Establishment of the Palermo Community Development District, recorded as Official Records Instrument Number 2007000116159, Public Records of Lee County, Florida.
20. Easement in favor of Lee County Electric Cooperative, Inc., recorded in Official Records Instrument No. 201000140188, Public Records of Lee County, Florida.
21. Easement in favor of Hotwire Communications, Ltd. recorded in Official Records Instrument No. 2020000218736, Public Records of Lee County, Florida.

[Remainder of page intentionally left blank]

All Recording references are to the public records of Lee County, Florida.

Note, this is not a certification of ownership of any oil, gas, and mineral rights or interests.

This certification is provided pursuant to the requirements of § 177.041, Florida Statute and §34-202(a)(7), Lee County Land Development Code for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

By: _____

Charles Mann
Managing Partner

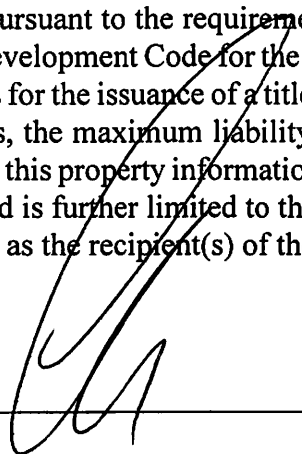
A handwritten signature in black ink, appearing to be 'CM', is written over a horizontal line that serves as a signature line.

EXHIBIT "A"

Crane Landing, a subdivision recorded in Official Records Instrument No. 2021000027470, Public Records of Lee County, Florida

Tina Ekblad

From: Sweigert, Rebecca <RSweigert@leegov.com>
Sent: Thursday, July 22, 2021 10:25 AM
To: Tina Ekblad
Cc: Badamtchian, Chahram
Subject: RE: Insufficiency Letter for DCI2021-00016/Crane Landing

Morning Tina,

I think the condition is a good suggestion, I might suggest the following to be included:

Since Powell Creek is impaired for fecal coliform, add e. coli to their list. Also, Ammonia (mg/L) instead of Nitrite, Total Phosphorus (mg/L) instead of Phosphorus. Also, include following parameters: Background Specific Conductance, pH, and DO.

Include the units for all of the parameters: mg/L for Kjeldahl Nitrogen and Nitrate, and mg/M³ for Chlorophyll A.

I hope this helps,
 Becky



Ehfn | #vz hLj huw# #Subflsdc#Hqylurqp hqwd#Solqghu#

Frp p xqlw | #Ghyhosp hqw# #Solqqlbj #Whfwlrq#

4833#P rqrh#Wwhw#Hruw# |hw/#EO#56<34

riilfh#56<,#B660;885#

hp dle#[lvz hLj huwC dhjrylfrp](#)

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Frqghfw#Z kXv#R q#VrfldP hgd#



From: Tina Ekblad <tekblad@m-da.com>
Sent: Tuesday, July 20, 2021 4:46 PM
To: Sweigert, Rebecca <RSweigert@leegov.com>
Cc: Badamtchian, Chahram <CBADAMTCHIAN@leegov.com>
Subject: [EXTERNAL] RE: Insufficiency Letter for DCI2021-00016/Crane Landing

Hi Becky

I just received the comment letter for Crane's Landing; which indicated that our proposed condition for Water Quality Monitoring wasn't included in the submittal.

Page 6 of the attached letter had the condition text. It might have been missed since it was pushed to a new page. Can you review and let us know if there are additional comments? We'd like to turn the response to the other questions around pretty quickly so we can get to HEX.

Thanks,
Tina



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Tina M. Ekblad
MPA, AICP, LEED® AP
President & Director of Planning

Leadership Florida Connect Class V

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Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free



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From: Toussaint, Tracy <TToussaint@leegov.com>

Sent: Tuesday, July 20, 2021 3:08 PM

To: Tina Ekblad <tekblad@m-da.com>; Badamtchian, Chahram <CBADAMTCHIAN@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Sweigert, Rebecca <RSweigert@leegov.com>; DeFilippo, Nicholas <NDeFilippo@leegov.com>; Dunn, Brandon <BDunn@leegov.com>; Griffin, Tyler <TGriffin@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Wu, Lili <LWu@leegov.com>; Reide, Beccagayle <BReide@leegov.com>

Subject: Insufficiency Letter for DCI2021-00016/Crane Landing

Dear Tina Ekblad:

Attached, please find your copy of the Insufficiency Letter for DCI2021-00016/Crane Landing.

PLEASE NOTE: A hard copy of this will not be provided.

Thanks,



Wudf | #rxvdlq##Dgp lqvwlyh#vshfkdvw##

Ghsdup hqw# #rp p xql#Ghyhαsp hqw#

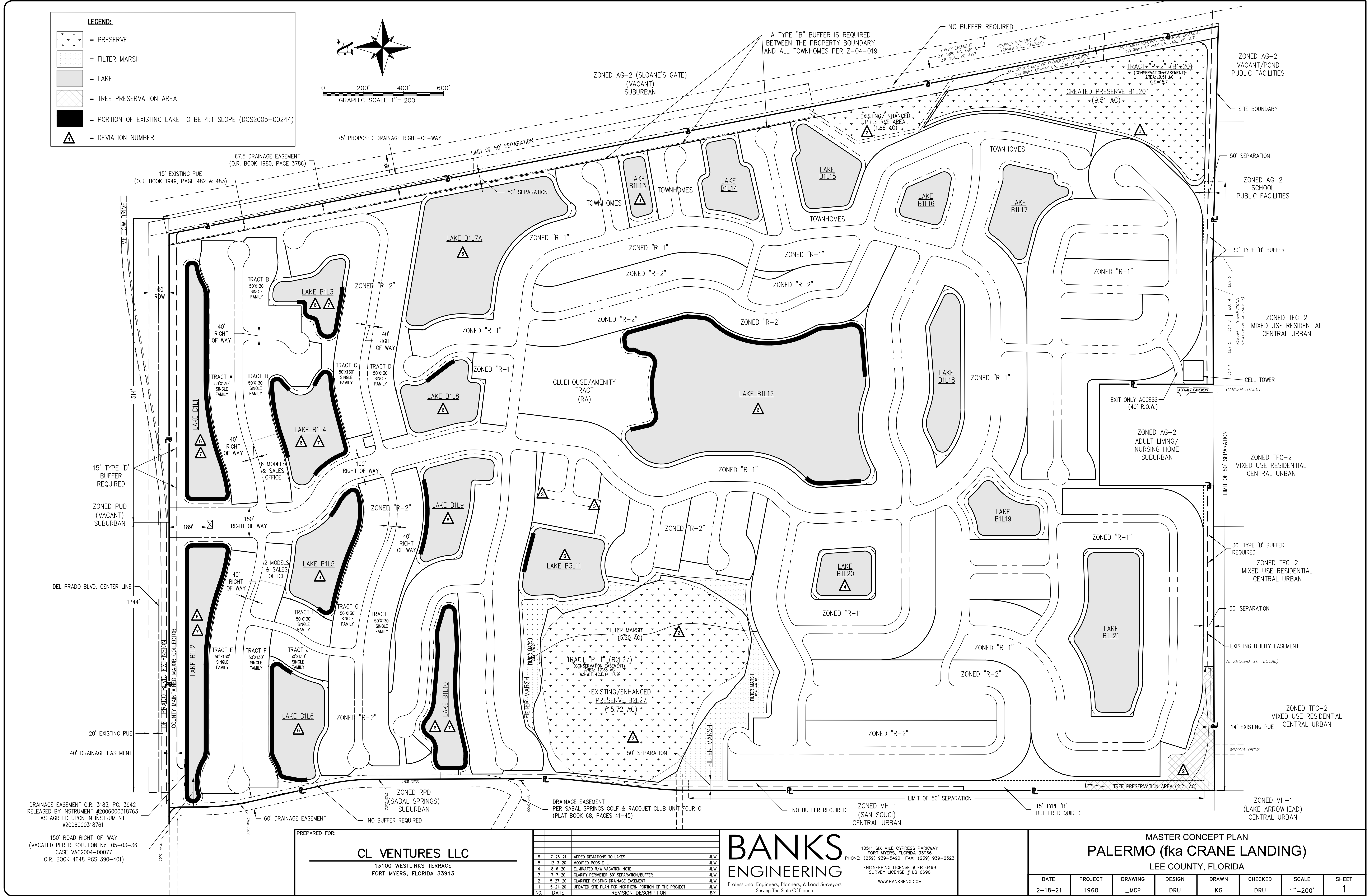
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z he=#z z lhhjrylfrp 2fg##
Frqghfw#Z lk#v#R q#Vrflde# hglb#
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Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



DRAINAGE EASEMENT O.R. 3183, PG. 3942
RELEASED BY INSTRUMENT #2006000318763
AS AGREED UPON IN INSTRUMENT
#2006000318761

150' ROAD RIGHT-OF-WAY
(VACATED PER RESOLUTION No. 05-03-36,
CASE VAC2004-00077
O.R. BOOK 4648 PGS 390-401)

PREPARED FOR:
CL VENTURES LLC
13100 WESTLINKS TERRACE
FORT MYERS, FLORIDA 33913

NO.	DATE	REVISION DESCRIPTION	BY
6	7-26-21	ADDED DEVIATIONS TO LAKES	JLW
5	12-3-20	MODIFIED PROS E-4, L	JLW
4	8-6-20	ELIMINATED R/W VACATION NOTE	JLW
3	7-7-20	CLARIFY PERIMETER 50' SEPARATION/BUFFER	JLW
2	5-27-20	CLARIFIED EXISTING DRAINAGE EASEMENT	JLW
1	5-21-20	UPDATED SITE PLAN FOR NORTHERN PORTION OF THE PROJECT	JLW
REVISION DESCRIPTION			BY

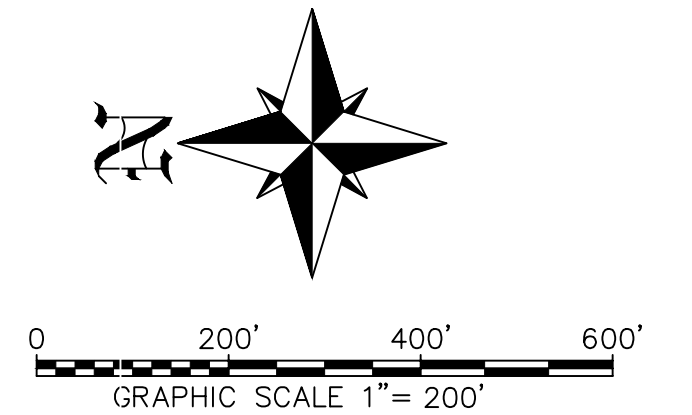
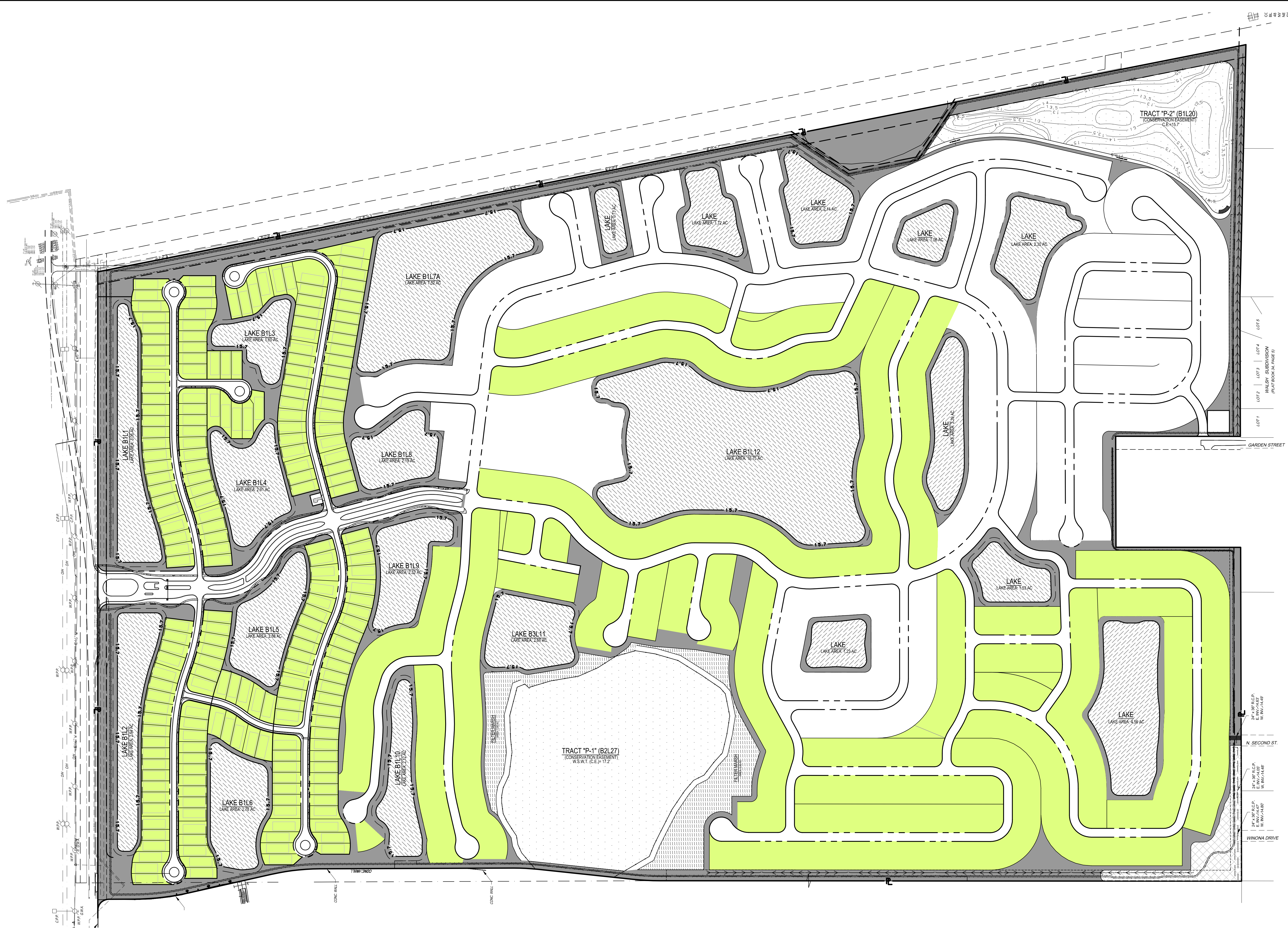
BANKS
ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
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MASTER CONCEPT PLAN PALERMO (fka CRANE LANDING) LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
2-18-21	1960	_MCP	DRU	KG	DRU	1"=200'	1

S:\BANKS\BANKS1960 LEENAR 2019\ZONING\EXHIBITS\1960-FUTURE-OPEN SPACE_3-16-21.DWG 8/7/2023 3:24 PM JMMV WREWAY



- LEGEND:**
- LAKE (±67.39ac.)
 - WETLAND/PRESERVE (±28.73ac.)
 - FILTER MARSH (±5.22ac.)
 - OPEN SPACE (±52.60ac.)
 - 6,500 SF LOTS (±120.63ac.)
 - TREE PROTECTION AREA (±2.21ac.)

OPEN SPACE CALCULATION:

PROJECT AREA = 385.64ac.

REQUIRED OPEN SPACE = 40%

OPEN SPACE NOT REQUIRED FOR LOTS GREATER THAN 6,500SF

AREA OF LOTS GREATER THAN 6,500SF = 120.63ac.

REQUIRED OPEN SPACE = 385.64ac. - 120.63ac = 265.01ac.

265.01 x 40% = 106ac.

OPEN SPACE PROVIDED:

WETLAND PRESERVE	28.73ac.
FILTER MARSH	5.22ac.
TREE PROTECTION AREA	2.21ac.
OPEN SPACE	52.34ac.
LAKES*	26.5ac.
TOTAL PROVIDED:	114.64ac.

*LAKE AREA LIMITED TO 25% OF REQUIRED OPEN SPACE = 106ac./4 = 26.5ac.

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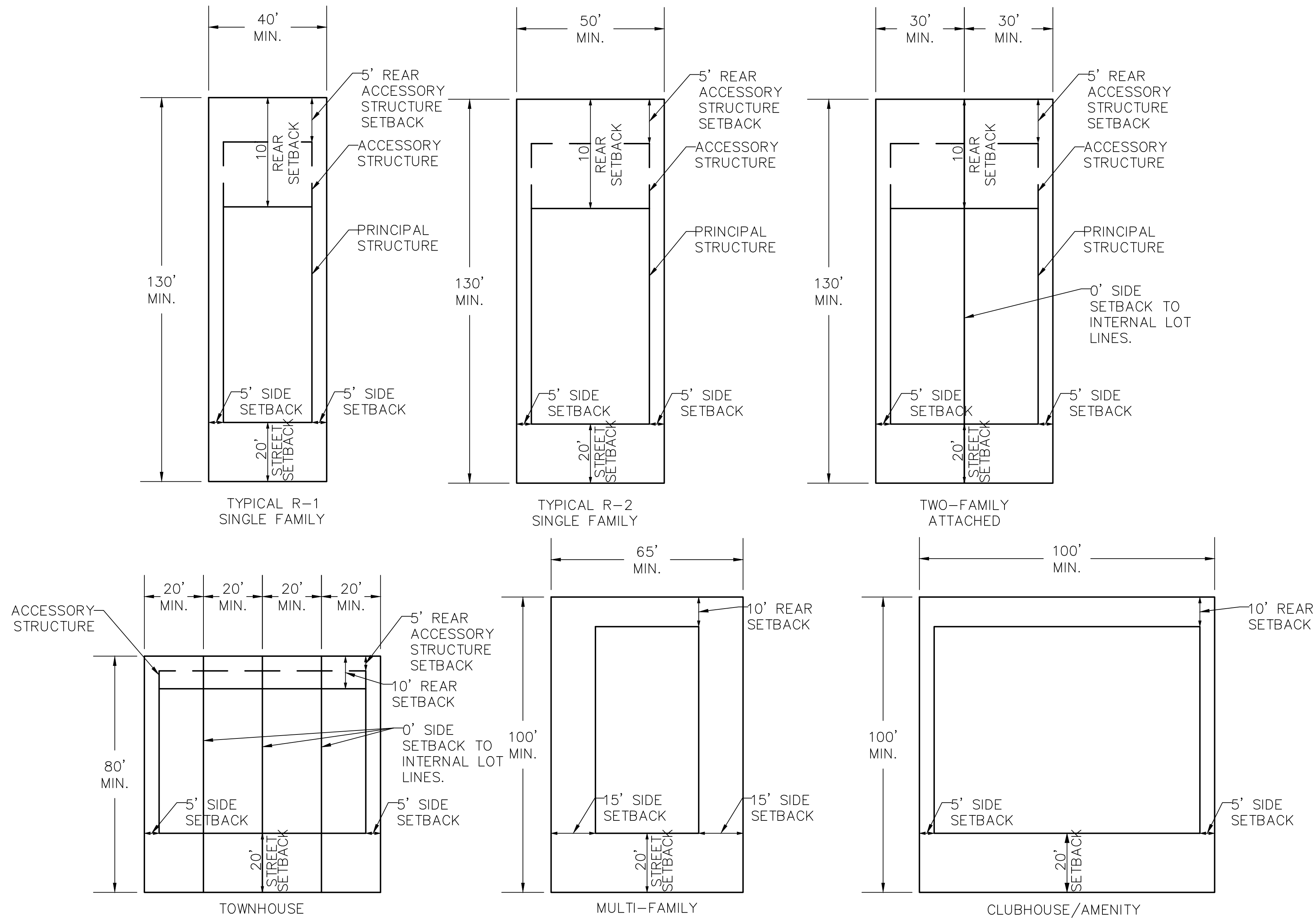
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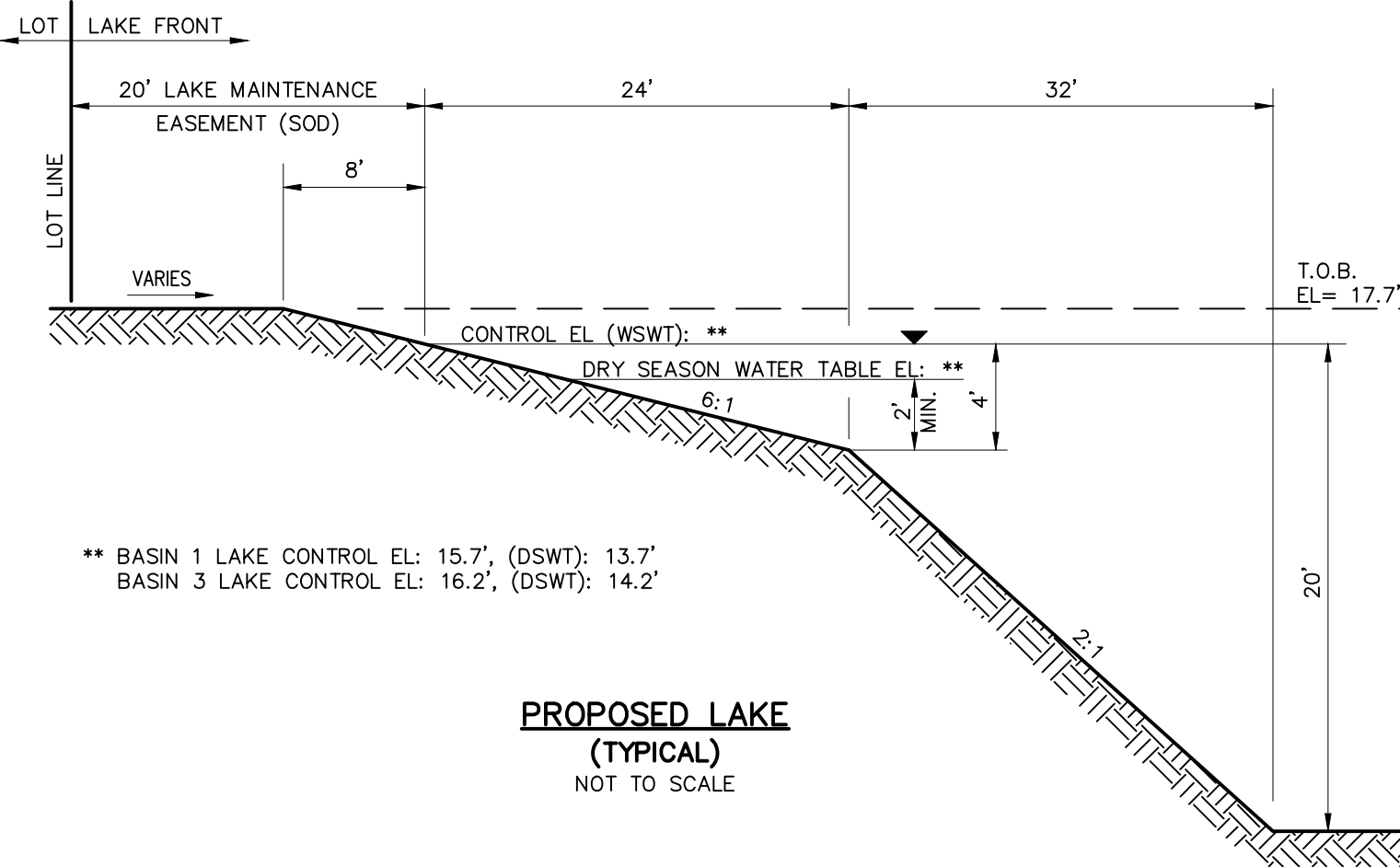
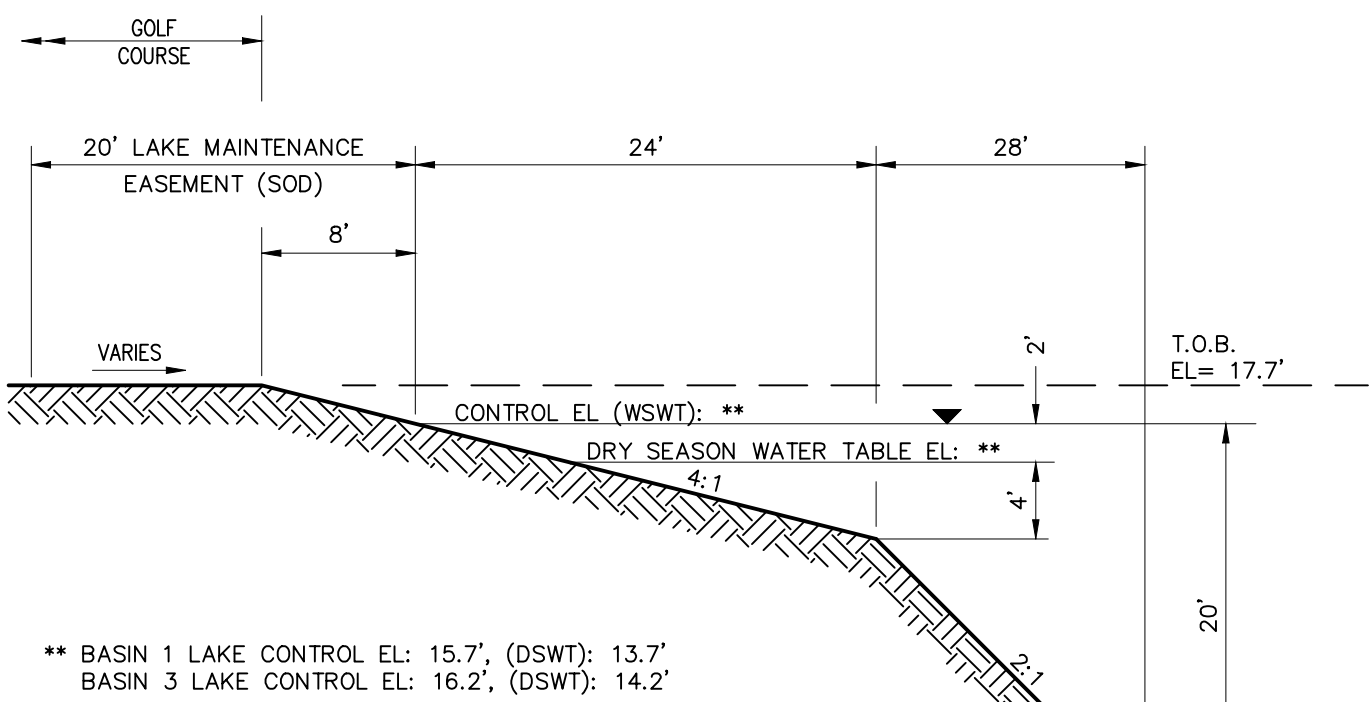
OPEN SPACE EXHIBIT
PALERMO
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
2-19-2021	1960	OPEN SPACE	DRU	KG	DRU	1"=200'	02



RESIDENTIAL PROPERTY DEVELOPMENT REGULATIONS								
LAND USES	MIN LOT AREA (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MIN STREET SETBACK (FT)	MIN SIDE SETBACK (FT)	MIN REAR LOT SETBACK (FT)	MAX BUILDING HEIGHT (FT)	MAX LOT COVERAGE (%)
R-1 SINGLE-FAMILY	5,200	40	130	20	5	10/5	35	50
R-2 SINGLE-FAMILY	6,500	50	130	20	5	10/5	35	45
TWO-FAMILY ATTACHED	3,900	30	130	20	5/0	10/5	35	40
TOWNHOUSE	1,600	20	80	20	5/0	10/5	45	65
MULTI-FAMILY	6,500	65	100	20	15	10	45	80
CLUBHOUSE/AMENITY SITE	10,000	100	100	20	5	10	45	40

- NOTES:**
- A MINIMUM 25' PRINCIPAL STRUCTURE SETBACK IS REQUIRED FOR ANY STRUCTURE ABUTTING AN INDIGENOUS PRESERVE.
 - CORNER LOTS, SECONDARY FRONTAGE IS TREATED AS SIDE YARD SETBACK.



PREPARED FOR:
CL VENTURES
13100 WESTLINKS TERRACE
FORT MYERS, FLORIDA. 33913

NO.	DATE	REVISION DESCRIPTION	BY

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NOTES & TYPICAL CROSS SECTIONS
PALMERO (fka CRANE LANDING)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
2-19-21	1960	_NOTES	DRU	KG	DRU		03