



May 27, 2022

Lee County Department of Community Development
Zoning Section
Attn: Mr. Adam Mendez– Planner
1500 Monroe Street
Fort Myers, FL 33901

Subject: ***Response to Insufficiency Letter***
 ADD2022-00068 – MPD Amendment – Savanna Lakes – A01

Dear Mr. Hahn:

Please accept this letter in response to the initial insufficiency letter, dated March 31, 2021, for the above subject project on behalf of our client, Lennar Homes, LLC. This letter outlines responses to each comment including any stipulations. Please find the following list of information and materials that are being submitted electronically for distribution, review and approval:

- 1. Planning Community – Public Information Session Summary**
- 2. Revised MCP**
- 3. Revised Narrative Request**

We provide our responses to the review comment in ***bold*** below.

Zoning Review

1. Public Information Session The owner or agent applying for administrative deviations amending the approved master concept plan or other provisions of the zoning resolution must conduct one publicly advertised information session within the Lehigh Acres Planning Community prior to obtaining approval or finding of sufficiency.

Response: The required public information session was conducted before the Lehigh Acres Architectural, Planning and Zoning Review Board (LAAPZRB) on 5/26/22 at 5:30pm located at 601 E County Ln, 601 E County Ln, Lehigh Acres, Florida. Please see the attached summary document.

2. Proposed MCP:

- A. Proposed MCP identifies southern road as “Rue Beam Drive” County GIS currently identifies the road as “Rue Labeau Circle”, Please clarify.

Response: Please see the revised proposed MCP identifying the road as “Rue Labeau Circle.”

- B. The MCP does not contemplate previously platted connections to the following external roadways: Parkdale Boulevard, Grant Boulevard, Parish Drive, Pelee Avenue. Please provide an explanation as to how these connections do not create an external impact when compared to the currently approved MCP.

Response: Based on the proposed MCP provided under this submittal, the existing connections to remain are to Parkdale Boulevard and Marabou Drive. These existing connection points do not create an external impact based on the following:

- The above referenced connection points were constructed and are utilized today based on the approved Mirror Lakes Subdivision platting process in 1973. This existing roadway infrastructure and rights-of-way are county maintained and dedicated to the public for unrestricted interconnected vehicular use. There are no anticipated additional trips proposed beyond those that either would be attributable to the existing platted lots or generated based on the MPD. As such, maintaining these interconnection points will not create any significant external impact to the surrounding area.*

- C. An additional access point on SR-82 is depicted on the MCP, a physical connection between Tomasello Drive and SR 82 (pavement) is not existing as Tomasello terminates in a cul-de-sac. Please confirm if access is proposed or revise the MCP accordingly. If a cul-de-sac design is utilized confirm the road design standards are met or seek requisite deviation.

Response: At this time, the applicant is no longer requesting to amend the MCP to develop/build upon the existing platted lots within Tract A. The MCP has been revised to remain consistent with the approved MCP for Tract A, except for a minor adjustment to the proposed right-of-way at the far eastern end in order to connect to the existing Parish Drive roadway in Tract H and I.

- D. How does the project propose to meet the currently adopted MCP required buffers within the platted lot boundaries that abut external rights-of-way and the project perimeter?

Response: The adopted MCP states under General Note #8 that, "NO BUFFERING IS REQUIRED FOR SINGLE FAMILY REGULAR OR ATTACHED OR TWO-FAMILY." Also, under LDC Sec. 10-416.d.3, no buffering is required between the proposed single family uses and existing rights-of-way and other single family.

Based on note #8 that no buffering is required for single-family uses; providing for consistency with LDC Sec. 10-416.d.3 that buffers between proposed single-family uses and existing uses are not required, except for public parks and preserve lands; and Sec. 10-416.d.6 that no proposed roadway is located less than 125 from existing single family residential subdivision or lots, we have amended the MCP to properly identify where buffers are required.

The area within Tract A maintains the minimum 25' buffer requirement between the proposed roadway and the PUD boundary. Within Tracts H and I, no buffers are proposed since the single-family residential tracts, per the existing platted lots, are adjacent to either existing roadways, a canal, or residential lot(s).

These proposed changes do not alter the compatibility of single-family residential uses adjacent to existing roadways, canal, or residential lots/homesites.

- E. Is the Parish Drive platted right-of-way width extension 30-feet or 60-feet-wide south of the LAMSID-owned AG-2 tract?

Response: Based on the proposed MCP that reverts back to the current approved layout for Tract A, the proposed right-of-way width for the extension of Parish Drive will be consistent with the standards required at time of permitting.

Environmental Sciences Section Review

1. Please indicate where on the MCP the conservation area reduction is located. The proposed MCP indicates 46.6 acres and the approved MCP under ADD2019-00207 requires 49.6 acres. Revise or explain why the change and indicate if the applicant will be submitting a partial release of the conservation easement to reflect the reduced acreage.

Response: After further consideration, the applicant has retained the conservation area that was proposed to be removed. The MCP continues to indicate 49.6 acres as currently approved, and thus, no conservation areas are being reduced.

We look forward to your review and are available to answer questions related to this application.

Sincerely,
RWA, Inc.

A handwritten signature in blue ink, appearing to read "Kenrick S. Gallander".

Kenrick S. Gallander, AICP
Director of Planning

cc: Barry Ernst, AICP
Scott Edwards