ADD2022-00068 Lee County ePlan

July 19, 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 – A03

Dear Mr. Mendez:

Please accept this letter in response to the initial insufficiency letter, dated June 24, 2022, 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. **MCP – Revised**
2. **Narrative of Request – Revised**
3. **Perimeter Buffer Exhibit**

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

Zoning Review

1. MCP The MCP provided may be utilized as an exhibit to contrast proposed changes, however, an amended MCP with consistent line color throughout is necessary as previously accomplished by the currently approved MCP (ADD2019-00207).

   Response: Please see the revised MCP, which is now consistent with the currently approved MCP (ADD2019-00207) in terms of line color/shading.

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Environmental Sciences Section Review

1. The proposed site plan (inset) to the approved Master Concept Plan (MCP) depicts a 25-foot-wide buffer along the perimeter as well as a 50-foot buffer with wall that were required per zoning resolution Z-06-074. The zoning resolution was approved with conditions stating no buffers were required (condition 9) and conditioned the open space (deviation 7). The MCP provided an open space table stating the perimeter buffers provided 21.5 acres of open space. It is unclear where the 25-foot wide perimeter buffer is located by the line work provided on the site plan (inset). The 25-foot-wide buffer appears to be located in the proposed single-family lots. It is unclear how the 21.5 acres of open space from perimeter buffers is being met.

   Response: The proposed MCP has been revised to clarify that no buffers are required in Tracts H and I, which is consistent with Condition #9 of Z-09-074 and note #8 of the MCP that no buffers are required for single-family lots. The 25-foot wide perimeter buffer does remain as labeled for that portion within Tract A and other perimeter buffer labelling remains consisted with the current approved MCP under ADD2019-00207.

   Based on the amended perimeter buffering in Tracts H and I, being consistent with Condition #9, the provided open space table on the revised MCP has been updated to reflect the adjusted perimeter buffer area from 21.5 acres (Approved MCP) to 13.50 acres. The overall provided open space area is reduced to from 386.1 to 378.1. The Narrative of Request has also been updated/revised to reflect the updated acreages and applicability to the review criteria.

2. Provide an overall open space exhibit to depict how each component of open space is being met to comply with Z-06-074.

   Response: Based on further coordination with staff on July 13, 2022, an overall open space exhibit for the entire MPD is not necessary for this amendment petition. The Narrative of Request has been revised (see page 2 – Criteria "c"), outlining that the provided open space has been reduced from 386.1 acres to 378.1, which is less than a 10% reduction. For further clarification, a Perimeter Buffer Exhibit is provided to specifically demonstrate where the 8 acres of provided open space was removed within Tracts H and I.

3. Staff recommends revising the application/MCP to remove a commercial that has since been rezoned separately through Z-10-021 (Heavytree Center CPD). A proportionate reduction in commercial intensity may be required to accomplish this.

   Response: Please see the revised MCP reflecting the MPD's boundary, consistent with the approved MCP per ADD2019-00207, which does not include the property associated with the rezone of Z-10-021 for the Heavytree Center CPD.

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

Sincerely,
RWA, Inc.

Kenrick S. Gallander, AICP
Director of Planning

cc: Barry Ernst, AICP
Scott Edwards

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