



7400 Trail Blvd., Suite 200
Naples, FL 34108
PH: (239) 597-3111
www.ABBINC.com

March 23, 2023

Lee County Development Services
1500 Monroe Street
Fort Myers, FL 33902

Via: e-permitting

RE: **The Nest SWFL (formerly known as Eagle's Nest) - DCI2022-00004**
Planned Development Application RPD/CPD - *Submittal 7*
(ABB PN: 20-0017)

Dear Intake Coordinator,

This letter is in response to the County's comments dated March 20, 2023, to the Planned Development application for the above-referenced project. Responses to each comment are provided below in ***bold italics*** and the revised documents submitted are described below.

1. Revised MCP
2. Open Space Exhibit

Environmental Review:

On the open space chart, please provide the acreage of the indigenous area separate, due to both the RPD and CPD utilizing the area for the indigenous requirement (both are considered large developments). Please indicate where the open space is being provided on the CPD.

Response: The open space tables have been revised. The Indigenous Preserve acreages are called out separately on the table. See revised MCP. The CPD does not have 2 or more acres of impervious therefore the 20% required open space is correct and the CPD does not qualify as a large development.

Although the applicant is requesting a deviation from the 50-foot waterway buffer, please provide the 50-foot natural waterway line.

Response: The MCP has labelled the location of the 50-foot natural waterway line.

Please contact Camryn Siverson at CSiverson@leegov.com or by calling 239-

533-8313 with any questions regarding the above review comments.

Natural Resources Review:

Please depict the 330' and 660' bald eagle buffer zones on the MCP. The MCP provided as part of the resubmittal did not include the buffers.

Response: The MCP has been revised to include the 227ft, 330ft, and 660ft. areas to match the BEMP.

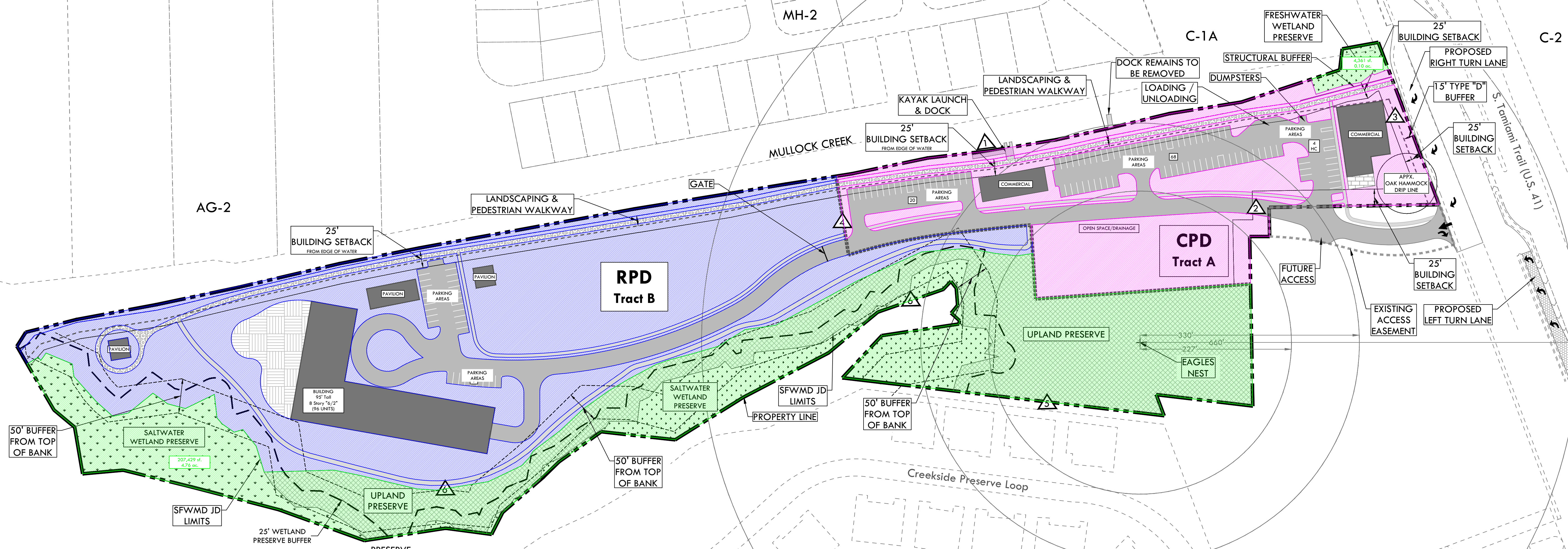
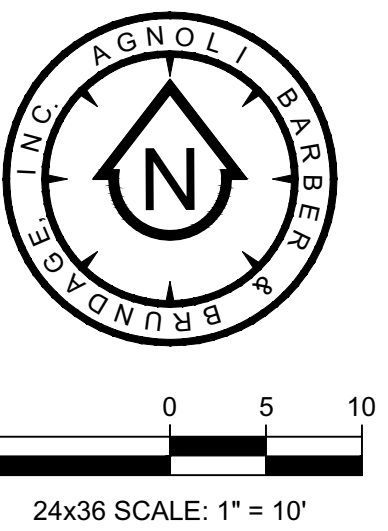
Please contact Nicholas DeFilippo at NDeFilippo@leegov.com or by calling 239-533-8983 with any questions regarding the above review comments.

If you have any questions, you may reach me by telephone 239-597-3111 or email (Emblidge@abbinc.com).

Regards,

Margaret Emblidge

Margaret Emblidge, AICP



OPEN SPACE TABLE

CPD Tract:
 +/-3.75 acres
 Open Space Required: 20% = 0.75 acres
 Open Space Provided: +/- 1.50 acres
 Indigenous wetland preserve: +/-0.10 acres

RPD Tract:
 +/- 12 acres
 Open Space Required: 40% = 4.8 acres
 Open Space Provided: +/- 5.0 acres
 Indigenous Upland Preserve: +/-3.01 acres
 Indigenous Wetland Preserve: +/- 1.74 acres

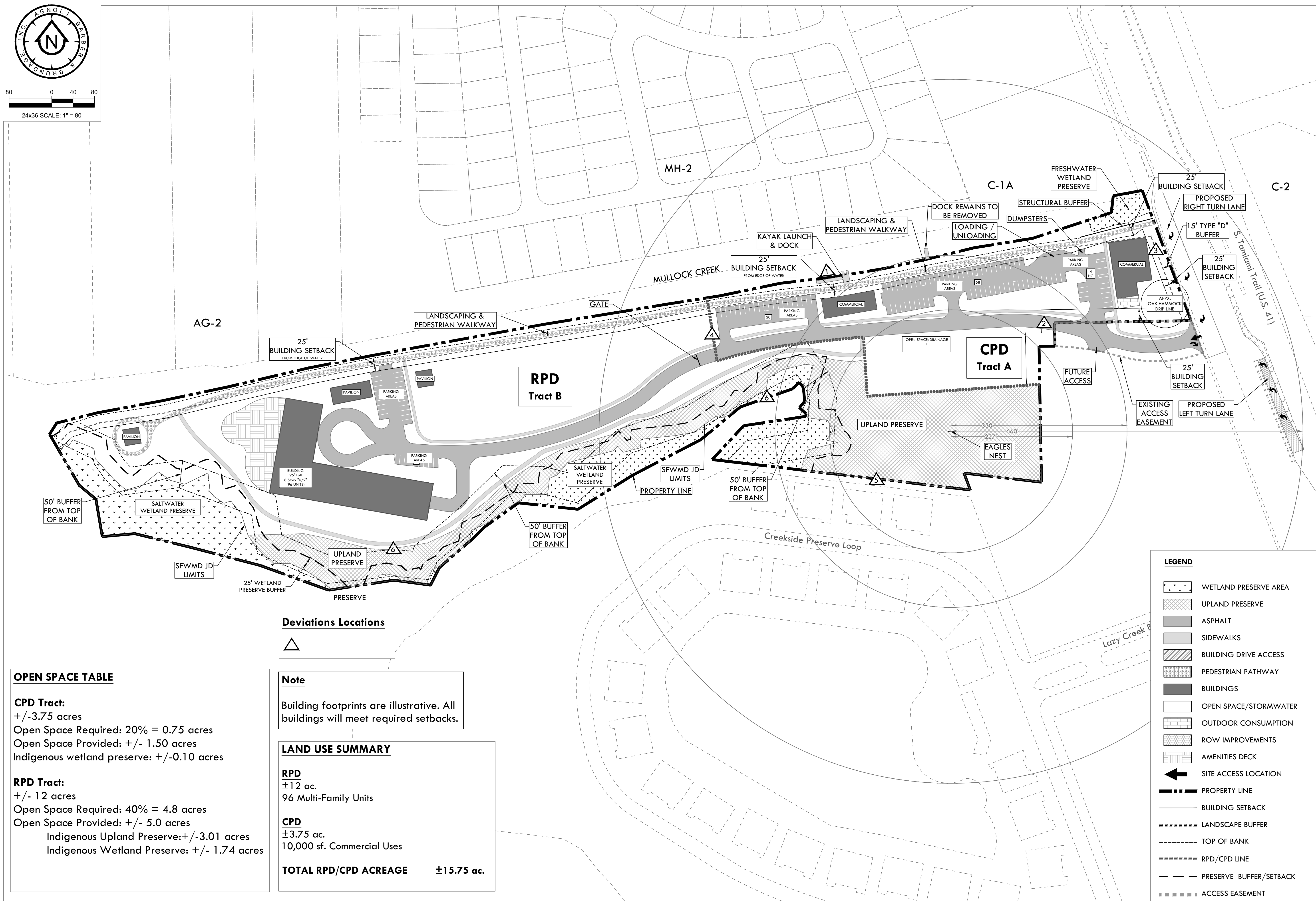
Pink = CPD Open Space
 Blue = RPD Open Space
 Green = Indigenous Preserve

Note: Impervious area includes buildings, parking, patios, sidewalks and pathways.

Note: Open space areas include Mullock creek, waterfront pathway, buffers, dry detention areas, Indigenous wetland preserve.



The Nest of SWFL Open Space Exhibit



	WETLAND PRESERVE AREA
	UPLAND PRESERVE
	ASPHALT
	SIDEWALKS
	BUILDING DRIVE ACCESS
	PEDESTRIAN PATHWAY
	BUILDINGS
	OPEN SPACE/STORMWATER
	OUTDOOR CONSUMPTION
	ROW IMPROVEMENTS
	AMENITIES DECK
	SITE ACCESS LOCATION
	PROPERTY LINE
	BUILDING SETBACK
	LANDSCAPE BUFFER
	TOP OF BANK
	RPD/CPD LINE
	PRESERVE BUFFER/SETBACK
	ACCESS EASEMENT

**AGNOLI
BARBER &
BRUNDAGE, INC.**

Professional engineers, planners
and land surveyors

Certificate of Authorization Nos.
LB 3654 and EB 3654

Collier County:
7400 Trail Blvd., Suite 200
Naples, FL 34108
Phone: (239) 997-3111
Fax: (239) 556-2203

STA FUND LLC.
NAPLES, FL 34108

THE NEST SWFL

PROJECT NAME:

DESIGN BY: ABB

DRAWN BY: BLB

CHECKED BY: .

REVIEWED BY: .

HORIZ. SCALE: 1" = 10'

DATE: SEPTEMBER 2022

REVISION	01/27/2023
07/26/2022	
07/26/2022	
10/19/2022	
10/24/2022	
12/06/2022	
01/12/2023	
01/12/2023	
01/19/2023	
01/20/2023	
01/23/2023	
01/26/2023	
02/06/2023	

ACAD FILE NAME

ABB PROJECT #
20-0017

PLOT VIEW \ LAYOUT

Master Concept Plan

SHEET 1
OF 1

Acad File #	
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