



Engineering • Surveying • Project Management

March 2, 2023

Camryn Siverson
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Lee County Community Development
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RE: ITEC Northern Basin Lake Relief; ADD2022-00161

Please see the following responses below to the insufficiency letter dated October 27, 2022 for ITEC Northern Basin Lake Relief (ADD2022-00161).

Please find the following documents for approval and processing:

- 1.) MCP and Site Plan
- 2.) Narrative
- 3.) Copy of Deeds for Tracts "O" and "Q"

Please contact us should you have any questions or concerns.

Sincerely,
CE-SITE

Jarrold McCleary, E.I.
Project Manager

Office: 239-936-9777

ITEC Northern Basin Lake Relief; ADD2022-00161 COMMENTS AND **RESPONSES**

Environmental Sciences

1. Please provide more details within the narrative such as distance (sq ft) from RSW, language from the FAA circular, etc.

Response: More detail has been added.

2. In the narrative the applicant requests to eliminate 10-418(2). Please revise the request for a deviation from 10-418(d)(3) to provide 100% native wetland trees to promote water quality instead of herbaceous vegetation.

Response: The narrative has been modified to promote water quality by providing 100% native wetland trees instead of herbaceous vegetation.

3. The MCP demonstrates a "new lake". Please note the new lake does not meet the criteria in 61.3.12 of sinuous structure. Please revise MCP to demonstrate compliance with 61.3.12.

Response: The "new lake" has been revised to be of sinuous structure.

4. Please provide an updated overall MCP with the additional tract site plan.

Response: Please see updated site plan with all three Tracts in the Northern Water Management Basin and the relationship to the overall MCP.

Development Services

1. Tract Q and Tract O are separate parcels under separate ownership. LDC 10- 329(d)(1)(a)(3) requires excavations to be setback 50 feet from any private property line under separate ownership. This does not apply if the excavation and lot were created in the same development order. This exempts lot O as the lake and Tract A were created when DOS 2014-00052(M04) was approved. The applicant is proposing to connect an Tract A excavation with a Tract Q excavation effectively creating a 0 foot setback. The requirements of LDC 10-329(d)(1)(a)(3) apply in this situation. An administrative deviation can only be granted to a maximum of 25' from a property line under separate ownership.

Response: Tract O and Q are now under the same ownership of Tract A, because of this the "new lake" would qualify to be at a zero setback. Tracts O and Q were original permitted at a 25' setback from Tract P, but we can not locate a deviation from the LDC. At this point we are adding a request for an administrative deviation of 25' from the property line that is under separate ownership.

2. Is the Tract Q excavation part of the master storm water management system? This has the potential to create an operations and maintenance issue. Please clarify.

Response: Tract O and Q are now under the same ownership of Tract A and they will be the responsible entity once the SFWMD permit is issued.

3. The western portion of the excavation does not meet the requirements in LDC 10-418(1) shoreline configuration. This is also a Lee Plan requirement therefore a deviation from this requirement is not available. Please revise the plan to meet the sinuous shoreline as required.

Response: The “new lake” has been revised to be of sinuous structure.

4. Staff cannot support the requested deviation as the site plan is not compliant with the requirements in the Land Development Code as discussed above.

Response: The “new lake” has been revised to be of sinuous structure.

Natural Resources

1. Please clarify if the request is limited to the "New Lake".

Response: Tract O and Q are now under the same ownership of Tract A and the intent is to cover all the lakes including the Tracts O and Q.

2. Please clarify if the LCPA Landscape List will be implemented for all proposed native wetland trees within the 10,000' Hazardous Wildlife Buffer.

Response: The LCPA Landscape List will be implemented for all proposed native wetland trees within the 10,000' Hazardous Wildlife Buffer.