



Professional Engineers, Planners & Land Surveyors

December 13, 2022

Mr. Dirk Danley, Jr., AICP, Principal Planner
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

Reference: **WHISPERING LAKES I RPD**
ADD2022-00139
1ST SUFFICIENCY RESPONSE

Dear Dirk:

This letter is written in response to the review comments dated September 6, 2022. The application has also been revised to also add two-family attached use and conversion ratios. The request is now to amend the Master Concept Plan, reallocate approved density, add townhouse and two-family attached uses with conversion ratio, amend property development regulations and add new deviation requests to allow the existing lakes to remain in their current configuration. The previous deviation for internal private dead end streets without circular turnarounds has been removed so the deviations have been revised and renumbered.

With this letter we are submitting the following additional information for the project:

1. Revised Application
2. Revised MCP
3. Revised Property Development Regulations
4. Revised Schedule of Uses
5. Revised Narrative of Request
6. Email from TR Transportation Consultants, Inc.
7. Revised Schedule of Deviations and Justifications
8. Public Information Meeting Summary

Presented below are responses to each review comment:

ZONING

Comment 1: Please prepare the following changes applicant's proposed Master Concept Plan:

- At the top of the Master Concept Plan, there is a note seems to have overlapping text, please revise
- Please remove references to areas not part of the planned development amendment.
- Please remove deviation language from the Master Concept Plan.
- The second sheet of the Master Concept Plan includes property development regulations, schedule of uses, and density requirements. All of these items should be removed from this sheet and provided as separate documents.

Response: Please see attached revised MCP, Property Development Regulations and Schedule of Uses with density requirements.

Comment 2: Staff notes that the applicant will be scheduling a public information meeting in accordance with LDC Section 33-1401. Please be aware staff will not be able to find this case sufficient until this information is provided.

Response: Please see attached Public Information Meeting Summary.

Comment 3: Maximum height is limited to 35 feet in resolution Z-89-100. Please reduce the proposed height in this amendment to 35 feet from the requested 45 feet.

Response: Please see attached revised Property Development Regulations.

DEVELOPMENT SERVICES

Comment 1: Please show all existing and proposed easements on the MCP in accordance with LDC 34- 373(a)(6)(a). Please verify/indicate a 20' LME for lakes #1, #2.

Response: Please see attached revised MCP. There is a 20' LME for lakes #1 and #2.

Comment 2: The MCP provided shows Caneva Circle connecting to and ECWCD drainageway. Please provide additional information regarding this connection/access point on the MCP. Please note that at time of development order improvements to Cane Street and/or Charwood Avenue may be required to meet LDC 10-291 requirements.

Response: The existing approvals and MCP include this connection and no changes are proposed to the previously approved connection. Please see attached revised MCP.

Comment 3: Should deviation #4 be noted on existing lake #8?

Response: Yes, thank you. Please see attached revised MCP.

Comment 4: Please clarify the access to the multi-family development areas. LDC 34-3737(a)(6)(b) requires access to multi-family lots.

Response: The multi-family lots will be developed with either Townhomes or Multi-family. Townhomes would have driveways and parking lots for guests. Multi-family would have parking lots. Arrows have been added to the revised MCP demonstrating approximate locations for guest parking lot access and a note that minimum connection separation of 40' for any additional access points.

Comment 5: The revised MCP does not include model home lots or a sales center. Are these uses anticipated? If so, please demonstrate consistency with LDC Section 34-1953.

MR. DIRK DANLEY, JR., AICP, PRINCIPAL PLANNER
WHISPERING LAKES I RPD
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Response: Please see attached revised MCP and revised Schedule of Uses. No deviations are requested from the referenced LDC Section, so compliance must be demonstrated at the time of local development order approval.

If you have any questions or I may be of further assistance, please do not hesitate to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,
BANKS ENGINEERING

A handwritten signature in blue ink, appearing to read 'Stacy Hewitt', is written over the company name.

Stacy Ellis Hewitt, AICP
Director of Planning

SEH:jms