



February 20, 2023

Elizabeth Workman
Principal Planner
Lee County Department of Community Development, Zoning Section
1500 Monroe Street
Fort Myer, FL 33908

**Re: RE: Gulf Landings Logistics Center MPD
ADD2022-00206**

Dear Ms. Workman:

Enclosed please find responses to your insufficiency letter dated *February 6, 2023*. Since the time of the initial submittal two (2) deviations have been added to the request. The following information has been provided to assist with the approval process:

1. Insufficiency Comment Response Letter;
2. Revised Administrative Amendment Narrative;
3. Gulf Landings Logistics Center South Florida Water Management District Conservation Area Management Plan;
4. Letter from SFWMD in reference to EPR No. 36-05415
5. Revised Master Concept Plan;
6. Exhibit A - Master Concept Plan Proposed Changes;
7. Exhibit B – Conservation Easement Changes; and
8. Deviations and Justification.

The following is a list of staff comments with our responses in **bold**:

Legal Review:

1. Lake 4A is included in the boundary of the MCP for this project but is not included in the boundary of the legal description and sketch. Please clarify the reasoning for this. The legal description and sketch must match the project boundary.

RESPONSE: Please see revised MCP where Lake 4A has been removed from the MCP boundary. At the time of the rezone/major amendment approved via Z-18-027 the lake parcel was not under control of the applicant and was not included in the legal description or boundary. Therefore, the Pond 5/ Lake 4A is not a part of the current MPD and appears to be included in previous approvals in error.

Zoning Review:

1. Provide a site plan circling or noting where the changes are proposed.

RESPONSE: See Exhibit A - Master Concept Plan Changes identifying the proposed changes to MCP.

2. The revisions to the approved zoning conditions removes the reference to the acreage that is indigenous per LDC Section 10-1 definitions of indigenous vegetation. The condition must keep the acreage of indigenous and provide the acreage of restoration for mitigation.

RESPONSE: See revised Administrative Amendment Narrative, which provides the required indigenous acreage.

3. It may provide more clarity if the applicant provided an MCP with distinct hatching for mitigation planting, indigenous preserve, and enhanced preserve (exotics removed). Staff understands that there is an increase in open space but is unclear as to how much indigenous open space is being provided that complies with the indigenous vegetation definition. Summary table may need to be updated accordingly.

RESPONSE: See revised MCP with distinct hatching for: indigenous preserve, preserve restoration. Per the letter, from SFWMD, the existing preserve areas has been identified as meeting SFWMD standards and do not require enhancement. Exotics will not be located in proposed 5.81 acres of restoration area, as these areas are disturbed and cleared. Any exotics that may be found would be negligible/nonquantifiable and will be removed.

Development Services Review:

1. Per LDC 10-329(d)(1)(a)(2), a minimum excavation setback of 50 feet from any existing or proposed right-of-way line or easement for a collector or arterial street unless granted an administrative deviation is required. The applicant has revised Lake A1. As revised it does not appear to meet the setback requirements from Ben Hill Griffin Parkway. Please revise or request the appropriate deviation.

RESPONSE: See revised Deviations and Justification. A new Deviation (No. 17) has been included, requesting a reduction to the minimum excavation setback to 40 feet from the Ben Hill Griffin right-of-way.

Environmental Sciences Review:

1. The area proposed where proposed restoration is being request appears to be cleared. Please provide a restoration plan for the 5.81 acres. Please note additional comments may follow.

RESPONSE: Please see submitted GULF LANDINGS LOGISTICS CENTER South Florida Water Management District Conservation Area Management Plan identifying restoration for areas cleared within the conservation easement areas.

2. Please demonstrate the area where the 1.36 acres of conservation easement is being removed.

RESPONSE: Please see revised Exhibit B – Aerial and Conservation Easement Changes showing the area where the 1.36 acre of conservation easement is being removed.

Thank you in advance for your consideration of this additional information. If you have questions, please contact me directly at (239) 908-3421 or JMedina@RViPlanning.com

Thank you,

RVi Planning + Landscape Architecture

A handwritten signature in blue ink, appearing to read 'J. Medina', with a stylized flourish at the end.

Josephine Medina, AICP
Project Manager