



Professional Engineers, Planners & Land Surveyors

August 4, 2023

Mrs. Elizabeth A. Workman, Principal Planner
Zoning Section
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

Reference: **THE SHOPPES AT VERDANA VILLAGE
ADD2023-00031**

Dear Beth:

This letter is written in response to your review comments dated July 17, 2023. With this letter we are submitting the following additional information you requested:

1. Proposed Revised Property Development Regulations Table
2. Revised Master Concept Plan
3. Revised Narrative
4. Revised Schedule of Deviations & Justifications
5. No objection email from Lee County Utilities

Presented below are responses to each review comment:

ZONING & ENVIRONMENTAL

Comment 1: Revise the minimum setback chart approved in Resolution Z-20-006 to reference Note 1 on sheet three of the MCP for a 25-foot setback from the west property line for Lots 2 and 3. This change should be associated with the Public Street setback, provide an asterisk that states Note 1.

Response: ***Please see attached revised Property Development Regulations Table.***

Comment 2: Revise the Neighborhood Commercial Tract Detail to depict the 25-foot setback from the west property line for Lots 2 & 3.

Response: ***Please see attached revised Master Concept Plan.***

Comment 3: The Neighborhood Tract Detail must be revised to state "Enhanced Type A Buffer per Condition 7(d)".

Response: ***Please see attached revised Master Concept Plan.***

Comment 4: Deviation 12 cannot be approved because the applicant is not providing an equal or better buffer to enhance the proposed project. Revise to provide an alternative buffer.

Response: *Pursuant to follow up discussions, while the applicant does not believe any buffers are required before the lot lines and that the addition of lot lines without buffers does not reduce existing buffers on the MCP, we have agreed to revise the deviation to request no internal buffers with the exception of providing a 3' buffer with hedge row abutting the west property line of lots 2 and 3 and abutting the east and south property lines of lot 1. These buffers are within the proposed Lee County Utilities Easement; however, Lee County Utilities has confirmed they have no objection to the proposal. Please see attached revised MCP, revised Schedule of Deviations and Justifications, and email from Lee County Utilities.*

DEVELOPMENT SERVICES

Comment 5: The MCP does not reflect the meeting discussion. Development Services staff does not support the requested deviation to allow Lot 2 and 3 to have access via internal vehicular circulation without abutting ROW or access easement. All deviations from LDC Section 10-296 must meet the standards and criteria established by FDOT in the Florida Greenbook with consideration of the Plans Preparation Manual and guidance in AASHTO publications in accordance with LDC 10-296(d)(3). The narrative did not address these requirements. Please revise the narrative to include this requirement.

Response: *Please see attached revised MCP and revised Schedule of Deviations and Justifications.*

Comment 6: Please provide an exhibit showing the required access road cross section from the LDC and the proposed cross section.

Response: *Please see attached revised MCP and revised Schedule of Deviations and Justifications.*

Comment 7: LDC 10-291(1) requires developments to be designed so as not to create landlocked areas. As shown on the MCP Lots 2 and 3 become landlocked if no roadway is provided. Per our meeting, please show a ROW or access easement on the MCP that provides the minimum required lot frontage for Lots 2 and 3. Staff is not opposed to a deviation from the criteria in LDC 10-296 but more detail is needed to include the cross section being provided, any proposed easements, addressing turn around requirements, access or right-of-way width being provided, construction specification, and addressing the comments above.

Response: *Please see attached revised MCP and revised Schedule of Deviations and Justifications.*

Comment 8: Per our meeting, a deviation from LDC 10-296(k) that requires a cul-de-sac at the end of dead-end roads to allow internal vehicular circulation through the parcel is required.

Response: *Please see attached revised MCP and revised Schedule of Deviations and Justifications.*

Mrs. Elizabeth Workman
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If you should have any questions or require additional information, please contact me at our Fort Myers office.

Sincerely,

BANKS ENGINEERING



D. Brent Addison, P.E.
Vice President

DBA:jms