

September 1, 2023

Mr. Dirk A Danley, Jr.
Lee County Community Development - Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

Re: Gully Creek RPD
ADD2022-00095- Amendment to a Planned Development

Dear Mr. Danley:

Please accept the following information in response to your March 12, 2023 correspondence regarding the referenced project. The following responses are provided in order with respect to your correspondence.

Zoning Review:

Comment 1:

Please demonstrate compliance with all requirements for Model Display Center as described in LDC Section 34-1956. The applicant states that the proposed use meets the definition for Model Display Center but does not provide analysis of how the proposed use meets the requirements found in LDC Section 34-1956.

Response 1:

The proposed use meets the definition of a Model Display Group as defined in LDC Section 34-1952. The proposed locations of the Model Display Groups are two separate areas each with multiple (more than two) abutting single-family lots for which each lot will have its own strap number and standalone single family unit which will be used for the purposes of model homes and sales for the proposed community. In order to stay consistent with LDC Section 34-1956 the Model Display Group will provide additional parking for the model homes on a lot(s) directly abutting the model homes.

Legal Description Review:

Comment 3:

The metes and bounds description provided has calls following a gully and a creek with a "more or less" distance. This is not sufficiently detailed so as to locate the property on County maps. Please update the legal description for the call following Foose Gully and Daughtrey's Creek.

Response 3:

The metes and bounds description provided utilizes the phrase "more or less" as it pertains to the intersection of the thread of one creek with the thread of another creek to stay consistent with the historical description of the parcel as depicted in previous property deeds.

At the request of Lee County Department of Transportation (LCOT), access from Slater Road into the proposed development has been shifted from the south side of the property to the north side of the property. The request by LCDOT was made to allow for the accommodation of the

Mr. Dirk A. Danley, Jr. – Lee County DCD

Re: Gully Creek RPD - ADD2022-00095 (Amendment to a Planned Development)

September 1, 2023

required northbound right turn lane within the boundary of the property as well as to allow for the construction of the southbound left hand turn lane within the existing right-of-way the need to additional right-of-way acquisition. Also, the shifting of the previously described entrance will minimize the impact the turn lanes would have had on the adjacent residents and reduce the amount of drainage infrastructure that LCDOT will have to maintain. Both Site Plan Option A and Site Plan Option B have been revised to reflect the previously mentioned relocation of the entrance into the proposed development.

If you have any questions or require additional information, please advise.

Sincerely,

BARRACO AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'CB', is written over a horizontal line.

Carl Barraco, Jr., P.E.
Vice President

CBjr/cmh
24031
Enclosure