

February 8, 2023

Dirk A Danley, Jr
Dept. of 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, Jr:

Please accept the following information in response to your July 14, 2022 correspondence regarding the above referenced project.

Additionally, the applicant has reconfigured the southernmost lake that was previously bordered by an existing wastewater percolation pond (Strap Number 19-43-25-00-00014.0000) on its western perimeter. The required lake shift is needed per the South Florida Water Management District Applicants Handbook Volume II, Section 4.5 "Sewage Treatment Ponds" which states, *"above-ground percolation pond dikes shall not be within 200 feet of water management lakes"* As such, the southernmost lake was reduced in size and a single-family pod now provides the required separation between the wastewater percolation pond and the water management lake. While no buffer is required on other areas of the project with Single-Family development abutting the perimeter, a Type A Buffer will continue to be required in this area as approved in the original Master Concept Plan associated with Resolution Z-18-002.

Zoning Review:

Comment 1:

Please provide evidence of a public information meeting in accordance with LDC Section 33-1532.

Response 1:

Please see enclosed public information documentation.

Comment 2:

Please clarify if the proposed use will meet the definition of a Model Display Group, Model Home, or Model Display Center, as defined in LDC Section 34-1952. Please note that there are different requirements for each of these defined uses as described in LDC Section 34-1951 through 34-1956. Please demonstrate compliance with all requirements set forth in these sections. Please note that tracts referenced as possible locations for model centers/model homes may not meet the requirements set forth in these sections.

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Response 2:

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.

Legal Description Review:

Comment 3:

Please provide an Exhibit A list of STRAPs or metes and bounds legal description as required in LDC Section 34-203.

Response 3:

Please see enclosed list of STRAP numbers and Parcel Inquiry reports from the Lee County Property Appraiser's website.

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

Sincerely,
BARRACO AND ASSOCIATES, INC.



Jennifer Sapien, AICP
Vice President of Land Planning

JS/CABjr
24031