May 22, 2024

Lee County Community Development - Zoning Department
1500 Monroe Street
Fort Myers, FL 33901

Subject: ***Buckingham 345 RPD***
ADD2024-00081
2nd Review

To Whom It May Concern,

The below items are included for your review and approval.

1. Response Letter
2. Request Statement
3. Community Meeting Summary
4. Application *(PD amendment description updated on the first page)*

In response to the review comment letter received May 22, 2024, I offer the following responses:

Planning Review, Brian Roberts

1. Please address Lee Plan Policy 5.1.5. Staff has concerns about lack of the proposed lack of buffering of the temporary sales center and compatibility with the residential uses directly south.

   Response: The requests for a temporary real estate office on the School Site Reserved Area and temporary access from Buckingham Road have been eliminated from this ADD.

2. Please clarify how the requested temporary sales center complies with condition 5(f.) of the approved zoning resolution Z-21-002 which limits temporary real estate trailers, model units, and model display centers to the Recreational Amenity area (Tract RA).

   Response: The requests for a temporary real estate office on the School Site Reserved Area and temporary access from Buckingham Road have been eliminated from this ADD.

3. Staff object to request #4 to allow accessory structures a 0' minimum rear yard setback for any lots in the R3 Tracts. The R3 tracts abut the Buckingham Rural Preserve to the south and include a required landscape buffer and open space to provide compatibility. Reducing the setback in this area reduces compatibility with the properties to the south.

   Response: The R3 lots are not included in the request for a minimum 0' rear yard setback. This is identified in the Request Statement. Also refer to the Development Standards Table.

Environmental Review, Elizabeth Workman

1. Provide a 25-foot-wide Type-D landscape buffer abutting Buckingham Road along the west property line of the School Site Reserved Area parcel since development is proposed.

   Response: The requests for a temporary real estate office on the School Site Reserved Area and temporary access from Buckingham Road have been eliminated from this ADD.

2. Provide a 30-foot-wide Type-F buffer along the south property line of the School Site Reserved Area parcel since development is proposed.

   Response: The requests for a temporary real estate office on the School Site Reserved Area and temporary access from Buckingham Road have been eliminated from this ADD.

3. Provide a protected species survey for the School Site Reserved Area.

   Response: The requests for a temporary real estate office on the School Site Reserved Area and temporary access from Buckingham Road have been eliminated from this ADD.

4. Provide open space and indigenous open space calculations due to the School Site Reserved Area.

   Response: The requests for a temporary real estate office on the School Site Reserved Area and temporary access from Buckingham Road have been eliminated from this ADD.

LCDOT, Brittany Banker

1. LCDOT staff has reviewed the information submitted on April 30th, 2024 and found it is insufficient to approve the request for an administrative deviation from LDC Section 10-285-Connection Separation on Buckingham Rd. Additional request to the deviation will be required.

   Response: The requests for a temporary real estate office on the School Site Reserved Area and temporary access from Buckingham Road have been eliminated from this ADD.

2. Please provide connection separation from the previously approved emergency access across the street (Z-17-005), please provide justification why the temporary access cannot line up with the said existing emergency access.

   Response: The requests for a temporary real estate office on the School Site Reserved Area and temporary access from Buckingham Road have been eliminated from this ADD.

Should you have any questions, or require any additional information, please do not hesitate to contact me at 239.403.6751, or by email at jharrelson@pen-eng.com.

Sincerely,



Jessica Harrelson, AICP
Planning Manager