



September 5, 2024

Ms. Beth Workman
Principal Planner
Lee County Government
Zoning Department
1500 Monroe St
Fort Myers, FL 33901

**RE: Pelican Landing MPD
DCI2023-00052 – Submittal 3**

Dear Ms. Workman,

It is my pleasure to submit to you the attached revised documents related to the rezoning request for the Pelican Landing MPD. Please see the following responses in **bold** to your comments received on August 19, 2024.

The following information has been provided to assist in your review of the petition:

- 1) Comment Response Letter, and
- 2) Revised MCP.

PLANNING COMMENTS

Provide a statement clarifying how the preliminary density calculations table relates/translates to the Land Use Summary on the Master Concept Plan.

RESPONSE: All of the acreage identified as within Wetlands, with the exception of 2.76 acres of “Impacted Freshwater Wetland” make up the Preserve – Wetland area of the MCP Land Use Summary Chart. I.e. the MCP shows 141.25 acres of wetland preserve post-development. When coupled with the impacted wetlands, this totals 144 acres aligning with the density calculation table.

All other areas on the chart below within the Suburban, Outlying Suburban, and “Impacted Freshwater Wetland” make up the Preserve – Upland and all other development areas on the MCP Land Use Summary chart.

Future Land Use	Acres	Allowable Density	Allowable Dwelling Units
Suburban	95.83 AC		
Residential (Preserved Uplands)	18.03 AC	6 DU/AC	108.18 DU
Non-Residential Area (Upland)	77.80 AC	0 DU/AC	0 DU
Outlying Suburban	190.27 AC		
Residential (Uplands)	90.78 AC	3 DU/AC	272.34 DU
Non-Residential Area (Uplands)	99.49 AC	0 DU/AC	0 DU

Wetlands	144 AC		
Saltwater Wetland	6.5 AC	1 DU/20 AC	0.33 DU
Impacted Freshwater Wetland	2.76 AC	1 DU/20 AC	0.14 DU
Preserved Freshwater Wetland (within Outlying Suburban)	121.11 AC	3 DU/AC	363.33 DU
Preserved Freshwater Wetlands (within Suburban)	13.63 AC	6 DU/AC	81.78 DU
TOTAL	430±		826.1 DU

ZONING COMMENTS

The Lee County BoCC has not approved an extended buildout date for DRI 1-9293-121. Resolution 13 08-06 Sixteenth Development Order was approved for a buildout date of August 28, 2022 and a termination date of August 27, 2028. The DRI must be revised to recognize the changes proposed within the MPD and new buildout date.

RESPONSE: Acknowledged. An application for a DRI DO Amendment will be submitted to the Planning Department following this resubmittal.

DEPARTMENT OF TRANSPORTATION COMMENTS

Kindly show the distances between the entrance of the proposed project and the adjacent streets or driveways along Coconut Road in the MCP.

RESPONSE: Please see the revised MCP which has been updated to include a separation measurement to the east of the project entrance on Coconut Road. As noted, this entrance meets the LDC's minimum standards for connection separation.

Thank you in advance for your consideration of the above information. If you have any further questions, please do not hesitate to contact me directly at (239) 357-9580 or jfrantz@rviplanning.com.

Sincerely,
RVi Planning + Landscape Architecture



Jem Frantz, AICP
Project Director



MASTER CONCEPT PLAN

PELICAN LANDING MPD

CLIENT: LONDON BAY

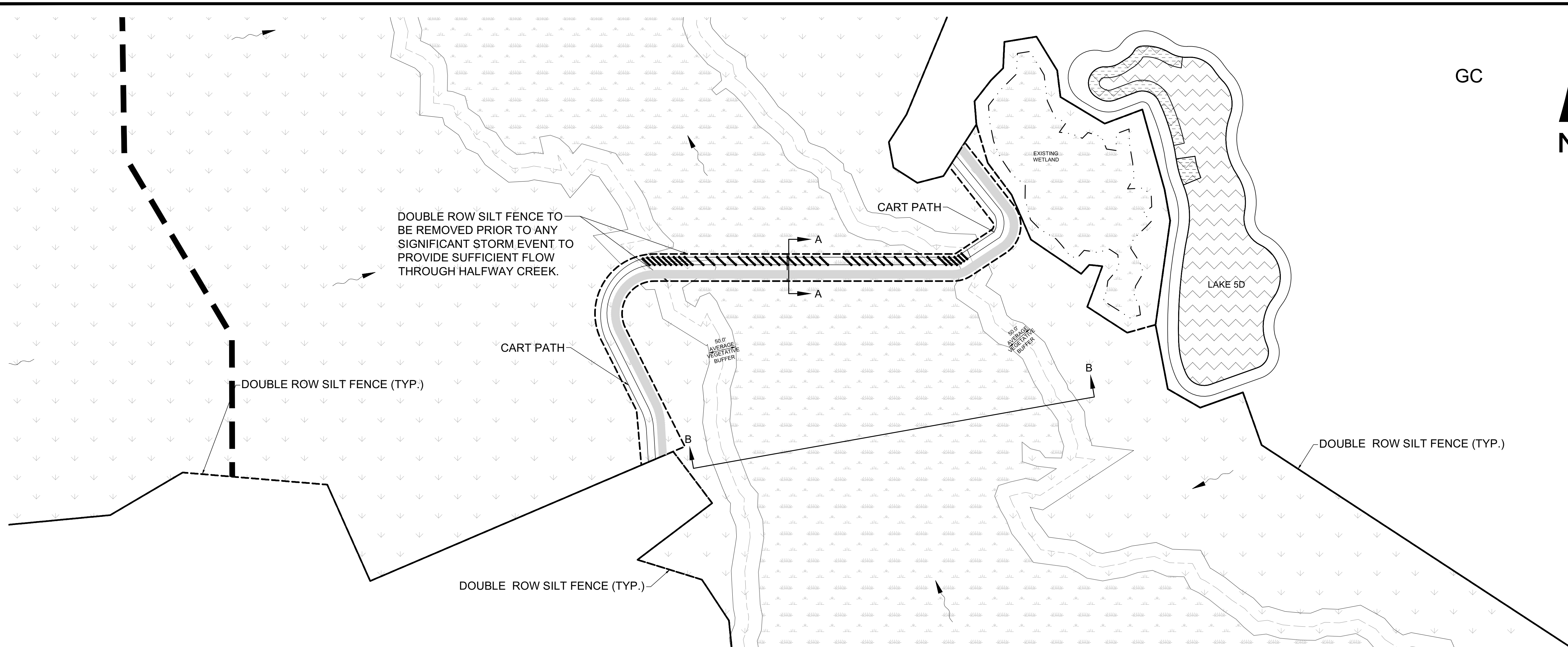
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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER: 704-20

SHEET :

NOTE: INTERNAL ACCESS POINTS SHOWN FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO REFINEMENT AT THE TIME OF LOCAL DEVELOPMENT ORDER PERMITTING, INCLUDING THE ADDITION OF ACCESS POINTS, SUBJECT TO COMPLIANCE WITH THE LDC



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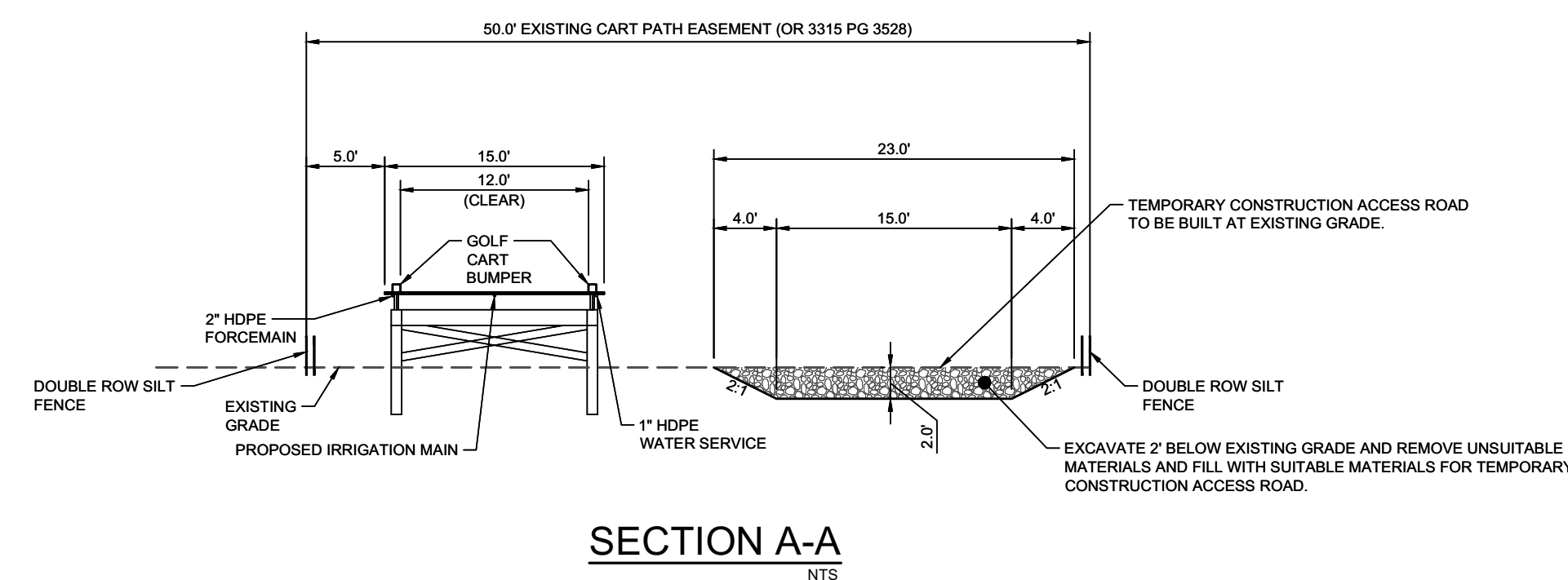
HALFWAY CREEK GOLF CART BRIDGE CROSS-SECTION

PELICAN LANDING MPD

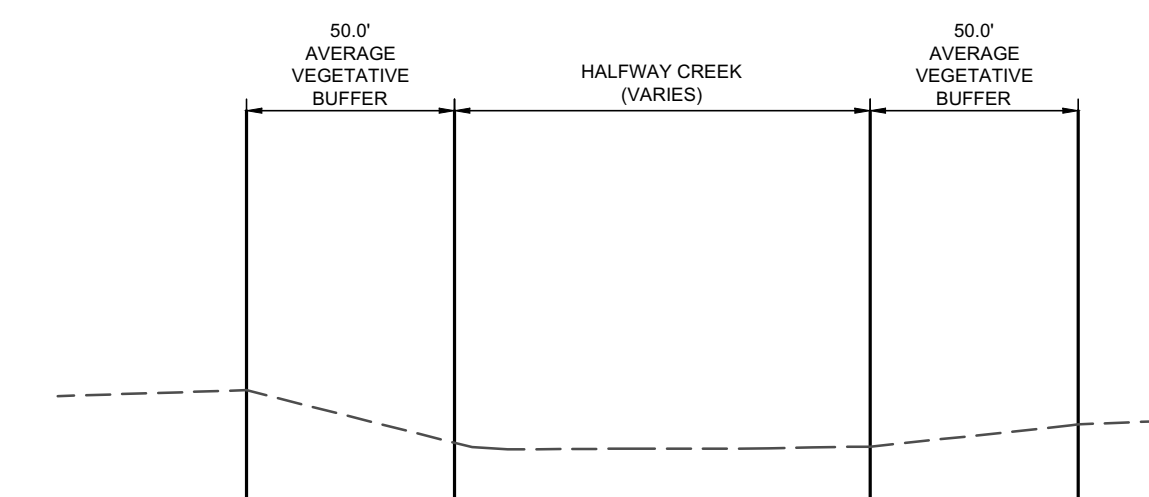
CLIENT: LONDON BAY

NOTES:

1. BRIDGE DETAIL SHOWN IS FOR PERMITTING PURPOSES ONLY, BRIDGE DESIGN BY OTHERS.
2. TEMPORARY CONSTRUCTION ACCESS ROAD TO BE CONSTRUCTED OF COMPACTED LIMEROCK BASE MATERIAL OR SIMILAR CRUSHED ROCK.
3. ALL MATERIAL USED IN THE CONSTRUCTION OF THE GOLF CART BRIDGE AND TEMPORARY ACCESS ROAD SHALL BE REMOVED UPON CONSTRUCTION COMPLETION AND RETURNED TO EXISTING GRADE.
4. ANY MUCKY SOILS REMOVED FROM HALFWAY CREEK FLOWWAY SHALL BE STOCKPILED IN GOLF COURSE AREA FOR REPLACEMENT AFTER REMOVAL OF CONSTRUCTION ACCESS ROAD.
5. TEMPORARY CONSTRUCTION ACCESS ROAD SHALL BE REMOVED AND RESTORED WITH IN-SITU LIKE SOIL MATERIAL PRIOR TO THE GOLF COURSE RECEIVING FINAL CERTIFICATE OF COMPLIANCE WITH LEE COUNTY.
6. EXISTING SPOIL WITHIN HALFWAY CREEK SHALL BE REMOVED PER ACOE AND SFWMD PERMITS.



SECTION A-A



SECTION B-B
NTS

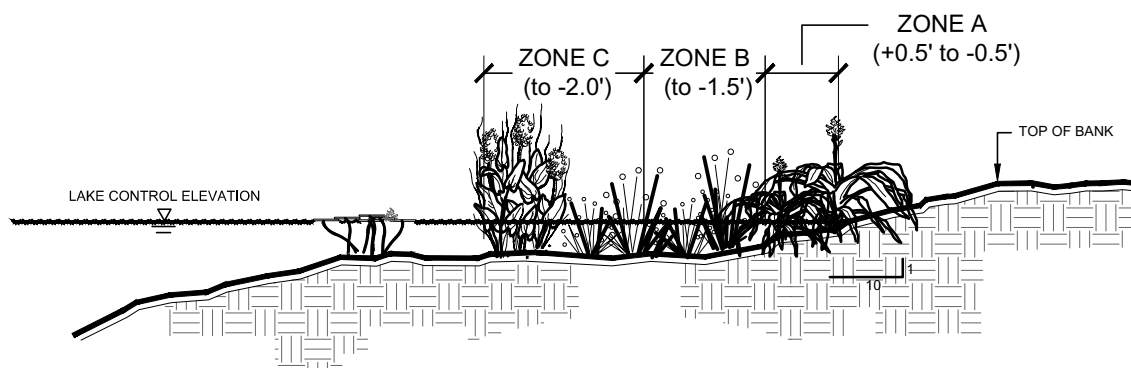
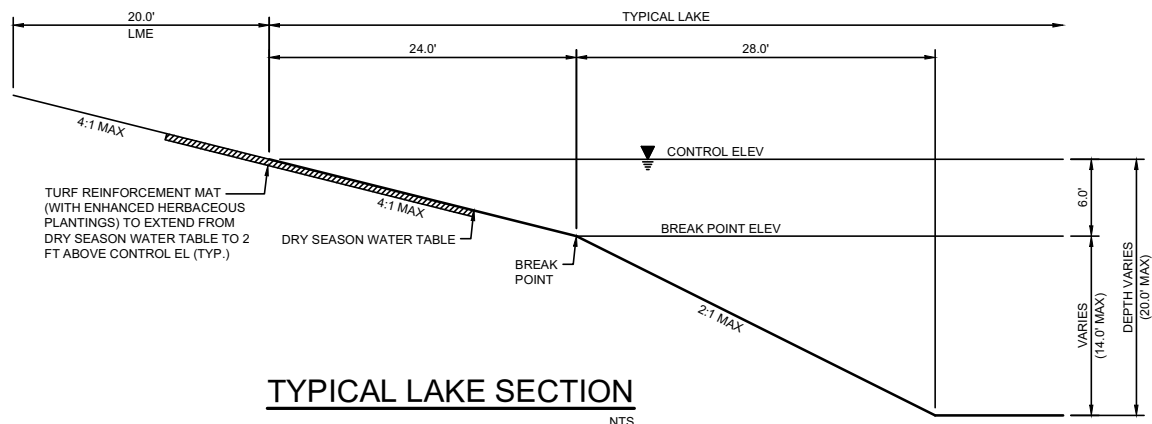
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SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

SET NUMBER:	704-203
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SHEET :	2
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LITTORAL PLANTING AREA MATERIALS LIST
(MAX PLANTING DEPTH)

CONTROL - 0.5' DEPTH	1.5' DEPTH	2.0' DEPTH	4' DEPTH
LEATHER FERN GOLDEN CANNIA SAND CORDGRASS	JOINTED SPIKE RUSH PICKERELWEED	ALLIGATOR FLAG THALIA	NA

PLANT MATERIALS LISTED DO NOT CONSTITUTE A COMPLETE LIST OF ACCEPTABLE LITTORAL SPECIES. CONTRACTOR MAY SUBMIT ALTERNATES FOR APPROVAL PRIOR TO INSTALLATION.

PLAN REVISIONS

REV00 <<SUBMITTED>> XX/XX/XX

PELICAN LANDING MPD

PREPARED FOR:

LB RAPTOR BAY INVESTMENTS, LLC
2210 VANDERBILT BEACH ROAD
NAPLES, FLORIDA 34109
PHONE: (239) 449-1500

SECTION: TOWNSHIP: RANGE:
5,6,7,8 47S 25E
COUNTY, FLORIDA

FILE NAME: 704203E1111.dwg
SHEET: 1 OF 1

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

