January 28, 2025

MarySue Groth
Planner
Lee County Community Development, Zoning Section
1500 Monroe Street
Fort Myer, FL 33908

Re: Town Lakes CPD Amendment
3rd INSUFFICIENCY RESPONSE LETTER
ADD2024-00149

Dear MarySue:

Enclosed please find responses to your insufficiency letter dated *January 21, 2025*. The following information has been provided to assist with the approval process:

1. Insufficiency Comment Response Letter
2. Revised MCP (to add shared access)

The following is a list of staff comments with our responses in **bold**:

Zoning

- Condition #23 of Z-24-013 speaks to the closure of access to Fountain Mist Blvd. LCDOT was in favor of this closure based on a cross-access between the subject property and the property to the south (church), allowing for a shared access onto Williams Avenue.
- Removal of the cross-access would create external impacts, in addition to removing conditions approved through the HEX process. This request would need to be done through a public hearing amendment.

  RESONSE: The shared access has been reestablished on the revised MCP.

Development Services

- The proposed access off of Williams Ave and the proposed interconnection with the parcel to the south is not consistent with the approved Development Order plans associated with the parcel to the south (DOS2021-00079). Development Services staff acknowledges the response to comments that the interconnection is no longer desired by the parcel to the south and that the DO (DOS2021-00079) will be modified to reflect the new acreage and design. Interconnection between the sites is required pursuant to LDC Sec. [10-610(e)].

  Please refer to DOT comments.

  RESONSE: The shared access has been reestablished on the revised MCP.

DOT

- The access on Williams Ave must be shared with the property adjacent to the south (Tract A-S) to be consistent with the master concept plan MCP approved in Resolution Z-24-013. Please clearly depict and identify the boundary of the cross-access easement in the MCP.

  RESONSE: The shared access has been reestablished on the revised MCP. The cross-access easement boundary has been depicted.

If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or fdrovdlic@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture

Fred Drovdlic, AICP
Planning Director