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June 7, 2021

Mr. Adam Mendez
Planner
Zoning Section
Lee County Development Services
PO Box 398
Fort Myers, FL 33902-0398

RE: Miromar Lakes Messina
RE: Final Plan Approval
ADD2021-00066

Dear Mr. Mendez:

This letter is in response to your correspondence of May 18, 2021 for the above referenced project. The following are responses to your comments.

Zoning Review Comment:

1. Condition 1.d of Resolution Z-13-020 requires the application for final plan approval to include certain information, including adjacent zoning and land uses which was not demonstrated on the plans or articulated in the narrative provided.

RESPONSE: The land north, west and south of the project is a golf course within Miromar Lakes, zoned MPD. Across Ben Hill Griffin Parkway to the east, the land belongs to FGCU and is zoned AG-2. We have added labels to the Sheet 2 of the plans to include this information.

Environmental Review Comment:

1. Provide the open space, including an ongoing tabulation of required open space per Z-13-020(1)(d)(viii).

RESPONSE: An ongoing tabulation of provided open space is located on Sheet 1 of the plans.

2. Provide buffers and landscape strips on the MCP that are required or proposed in accordance with Z-13-020(1)(d)(viii).

RESPONSE: Labels denoting the proposed 15' landscape buffer along Ben Hill Griffin Parkway have been added to Sheet 2 of the plans.

Development Review Comments:

1. Deviation (5) requires approval of emergency services in writing. Please provide approval from the applicable emergency service providers.

RESPONSE: We have included written approval in the form of a letter from Public Safety in this re-submittal.

2. Deviation (6) requires that drainage and utility easements to be located outside of the right- of-way. Please show the required easements on the plan and verify that they are adequate

RESPONSE: Labels for all proposed easements have been added to Sheet 2 of the plans.

If you need further information, please do not hesitate to contact me at 239-985-1200.

Very truly yours,

HOLE MONTES, INC.



John C. Baker, PE
Project Engineer

JCB/jlo