



May 14, 2024

Mrs. Elizabeth A. Workman
Zoning Section
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

Reference: **IBIS LANDING**
ADD2024-00046

Dear Beth:

This letter is written in response to your review comments dated February 5, 2024. With this letter we are submitting the following additional information you requested:

1. Letter of No Objection from Lehigh Acres Fire Control & Rescue District
2. Revised Schedule of Deviations & Justifications
3. Revised MCP
4. Public Information Meeting Summary

Presented below are responses to each review comment:

DEVELOPMENT SERVICES

Comment 1: Please provide a Letter of No Objection from the Lehigh Acres Fire Control and Rescue District specifically related to the proposed T-turnaround(s) as requested under Deviation (11) where shown on the MCP.

Response: Please see attached Letter of No Objection.

Comment 2: Please provide justification for Deviation (14) including these criteria. Pursuant to LDC Sec. 34-2020(a), Note (3), if vehicles back directly onto an internal roadway or accessway, the driveway must be designed so that:

- i. The driveway connects to a private internal local road or accessway with a design and posted speed limit of 25 miles per hour, or less;
- ii. The visual clear zone sight distance (considering vehicles that may be parked nearby) is a minimum of 200 feet and in conformance with the visibility triangle criteria of Section 34-3131;
- iii. Traffic calming devices are provided per Lee County AC-11-14; and
- iv. The length of the driveway, as measured from the garage structure or the end of the stacked parking space farthest from the street or accessway must be a minimum of 22 feet to the edge of a private street right-of-way or easement line or 27 feet to the edge of pavement of an accessway. However, this section is not to be interpreted to allow buildings or structures closer to a street right-of-way or easement than permitted by Section 34-2192.

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Response: Please see attached revised Schedule of Deviations and Justifications and revised MCP.

ENVIRONMENTAL

Comment 1: Sufficient per the following condition:

Prior to issuance of the development order, development order plans must depict 45.47 acres of indigenous preservation area, per the following breakdown:

-7.65 acres of uplands, utilizing credits

-37.82 acres of wetlands

If impacts occur without proper permitting, the applicant must restore the impacted area to the habitat that was previously located within the designated area.

Response: Acknowledged.

DOT

Comment 1: Deviation 4 Approved. DOT has no objections to the proposed deviations. At the time of the approval of the zoning resolution, connection separation (LDC 10-285) was measure from center-to-center rather than EOP-to-EOP.

Response: Acknowledged.

If you should have any questions or require additional information, please contact me at (239) 770-2527 or shewitt@atwell-group.com.

Sincerely,
ATWELL, LLC



Stacy Ellis Hewitt, AICP
Planner

SEH:jms