



February 17, 2025

Mr. Chahram Badamtchian, AICP
Lee County Development Services
PO Box 398
Fort Myers, FL 33902-0398

**RE: Miromar Lakes Messina
ADD2025-00009
HM Project No. 2021.007 Bowman Project No. 340817-01-001**

Dear Mr Badamtchian:

This letter is in response to your correspondence of February 14, 2025, for the above referenced project. The following are responses to your comments.

Development Services

1. Please demonstrate that the proposed roadway extension meets or exceeds the minimum standards set forth in LCLDC Sec. 10-296 for a suburban local street. The term "street" means an accessway that affords the principal means of ingress or egress for two or more parcels of land pursuant to LCLDC Sec. [10-1].

RESPONSE: We are seeking relief from the minimum standards set forth in LCLDC Sec. 10-296 under previously approved Deviation 9 of Z-13-020. Please see the approved deviations listed on sheet C-02 of the previously submitted FPA plans.

2. INFORMATIONAL COMMENT: An Amendment to the previously approved Development Order (DOS2021-00060) is required in addition to the approved zoning action.

RESPONSE: Stipulation acknowledged, an Amendment to DOS2021-00060 is under review.

Utilities Review:

1. Staff notes that a final acceptance for utilities has been approved for phase 1 and 2. Will the new proposed lot layout require revised infrastructure?

RESPONSE: The new proposed lot layout will require revised infrastructure that is currently under review as part of Amendment #1 to DOS2021-00060.

2. A revised fee quote will be required for the additional lots. Previous fee quote indicated 35 lots within phase 2 of the development.

RESPONSE: Stipulation acknowledged. A revised fee quote will be provided to LCU as part of a new project submittal.

Environmental Review:

1. The applicant has stated they are submitting the application for Administrative Action for Final Approval. Provide the items listed in Z-13-20 (d).

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

RESPONSE: The ongoing open space tabulation for Z-13-020 can be found on the cover sheet of the previously submitted FPA plans.

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

RESPONSE: All previously approved buffers and landscape strips required or proposed in accordance with Z-13-020 (1) (d) (viii) remain. The 40' landscape buffer easement along Ben Hill Griffin Parkway has been extended to accommodate the additional site area as shown on sheet C-02 of the previously submitted FPA plans.

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

Very truly yours,



John C. Baker III, PE
Senior Project Engineer

JCB/jlo