

**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Date: February 18, 2014

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Attachment "D"

Project: Red Roof Inn Lot Split
Case: ADD2013-00180
STRAP: 11-44-24-00-00017.4A8B

The Division of Environmental Sciences (ES) staff has reviewed the proposed Red Roof Inn Lot Split administrative amendment request and offer the following analysis and recommendation.

PROJECT HISTORY/PROPOSAL:

This site is zoned C-1A and C-2. The site contains an existing hotel and associated infrastructure which was constructed in the mid 1980's per development plan 84-04-012.00D. The applicant wishes to split the existing parcel into parcel A (consisting of 2.21 acres) and parcel B (consisting of 3.67 acres). No changes or new structures are being proposed on the site. To accomplish the lot split the applicant has requested several deviations so that the existing structures can comply with the current land development code. The deviations being requested include parking, solid waste, setbacks, and buffers.

OPEN SPACE & BUFFERS:

Per the site plan provided by the applicant the site will be able to provide the minimum LDC required open space of 20% for each proposed parcel. The applicant has requested two buffer deviations. The first deviation is from LDC 10-416(d) which requires a 5' wide type "A" buffer be placed when a commercial use abuts another commercial use. The applicant is requesting to provide no buffer between the two proposed parcels. The lot line which is being proposed between parcels A and B primarily runs through asphalt parking area and existing mangrove fringe which is to be undisturbed. This leaves no space to provide the 5' wide planted buffer. In addition this buffer is located internal to the existing site and no new structures are being proposed.

The second deviation is from LDC 10-416(d)(9) which requires a 50' wide natural waterway buffer adjacent to the Caloosahatchee River. The applicant is requesting that the existing setbacks for the existing buildings, parking, and pool area be allowed to remain. The site was developed prior to this code section being adopted. Per the site plan, the site does provide the 50' natural waterway buffer width in a couple of locations. There is an existing mangrove fringe along the river which per the original development plans is to remain undisturbed. No new structures are being proposed. Given that the site is existing, was developed prior to these code sections being adopted, an existing mangrove fringe adjacent to the Caloosahatchee River which is to remain undisturbed, and no new structures are being proposed at this time; ES staff recommends approval of the requested buffer deviations. The site landscaping must remain in compliance with the approved landscape plan per development order 84-04-012.00D. Any future

construction on the site will address the required land development code sections at time of local development order review.

The following Lee County Comprehensive Plan (Lee Plan) Goals, Objectives and Policies support ES staff analysis and recommended conditions:

Policy 6.1.6: The land development regulations will require the commercial development to provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

ES staff is recommends approval of the requested deviations subject to the following condition:

The site landscaping must remain in compliance with the approved landscape plan per development order 84-04-012.00D. The existing structures and improvements may remain within the 50' natural waterway buffer. Any future structures or improvements must comply with the land development code natural waterway buffer and all other landscaping requirements at time of local development order review.