ADD2016-00090 Lee County ePlan

**LEE ROAD**
**ADD2016-00090**
**ES Zoning Review**

1. The application indicates that the ADD is only for the addition of access drives to Parcels P and O. However, the MCP states that in addition to the access point request a revision to the preserve limits in Parcel P, reduction in preserve buffer, addition of a lake, and a deviation from the parking canopy trees to eliminate the requirement within the open storage/access/parking areas adjacent to the industrial warehouse. Please revise the application to accurately state what this application is applying for.

   Response: The application form has been revised.

2. The original zoning resolution (Z-04-055) contains approved conditions relevant to the four wetlands within the IPD. Will the changes being proposed affect the previously approved conditions? If so, please provide strike thru and underline to the previously approved conditions.

   Response: No changes are proposed.

   A FLUCCS map has been prepared and the preserve area and its buffer are proposed as a conservation easement. See the included environmental supplement.

   The 12' berm and buffer adjacent to Fiddlesticks is not affected by this project.

3. The original zoning resolution (Z-04-055) contains an approved deviation that allows for a 65 foot in height building above flood with five habitable floors if 9 acres of common open space is provided around the four wetlands with specific trees and shrubs as well as an enhanced Type D buffer. Will this development be utilizing this deviation? If so, will a portion of the 9 acres of enhanced plantings be met around the wetlands?

   Response: The deviation will not be utilized for this project.

4. The zoning property regulations state that the IPD must provide 20% open space with 2.99 acres of indigenous open space. Please provide the cumulative indigenous open space being provided for the IPD and show how the changes to the indigenous areas will not affect the 2.99 acre requirement.

   Response: The site is providing 11.39 acres of open space which is 29.5% open space and includes the entire indigenous open space of 0.99 ac within the preserve.

5. The zoning property regulations require 40% lot coverage. With the proposed lot recombination, will the lot meet the 40% lot coverage limit?

   Response: The building coverage is 19.31%.

**Community Engineering Services, Inc.**
EB 6613 LB 6572
13650 Fiddlesticks Blvd., PMB 202-389, Fort Myers, FL 33912

**AE Site, LLC**
EB 30103 LB 7995
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Modification #2 changes the limits of the preserve and adds a lake. Please provide the following:

6. Chapter 34-380 (b) (2) reduction in open space or decrease in amount of indigenous open space and (b) (3) decrease preservation areas cannot be approved administratively. Is there a reduction in the open space?

   Response: No. The required open space is 7.72 acres. The provided is 11.39 acres.

7. Please provide the species survey and indigenous management plan. The documents must state what has changed since the originally rezoning of the overall IPD. Please provide the acreage that was approved and show the acreage being provided in the subject application.

   Response: A copy of the species survey and indigenous management plan is provided.

8. Please provide all changes to previous zoning resolutions and provide strike thru and underline versions to all conditions/deviations that will be affected by the subject changes.

   Response: The only revision to the zoning resolution is the revised MCP and the deviation for the warehouse parking tree canopy. No other revisions to the original resolution are proposed.

9. Please provide the surface water management narrative stating the current wetland preserve grade, the depth of the proposed lake, the control of the proposed lake, cross sections of the preserve and the lake, and the surface water management flow patterns.

   Response: The current wetland preserve approximately 15.9' to 16.0' NAVD. The WSWT or control elevation for the lake is 16.0'. The proposed lake depth is 12 feet. A copy of section H-H, the interface between the lake and the preserve is provided. A copy of the section between the preserve and the nearby dry detention is also provided. The surface water management flow patterns direction runoff to the dry detention areas for water quality treatment prior to discharging into the lake and spreading into the wetland.

10. The indigenous management plan must include a section stating the natural condition of the preserve and how the inundation of water from the site, to the lake, to the preserve will enhance the project and how the species will survive within the preserve.

    Response: A copy of the environmental report is provided.

    The water management system is designed so the storm water runoff from the site will be pretreated for water quality within dry detention basins on the site. The runoff will then bleed into the lake. When the water level rises the treated runoff will flow to the preserve area. The lake discharges into the existing ditch on the west side of the property. By providing 100% of the water quality treatment in the dry detention areas, the runoff from the site is treated prior to entering the preserve reducing potential contamination. The natural interface between the

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lake and the preserve will allow for more regulated water levels. The species will have a more consistent water level allowing the plants to have a better survival rate.

11. Will the preserve be restored? Any restoration planting plans?

    Response: Restoration will occur in areas (0.38 ac) with a FLUCCS code of 621E3 (50%-75% Exotic Vegetation). Replanting includes indigenous trees at approximately 10' o.c. and indigenous shrubs at approximately 7' o.c. This planting ratio provides significantly more trees (200 trees/acre) and shrubs (660 shrubs/acre).

    Trees will include a mixture of Slash Pines, Cabbage Palm, Laurel Oak and Cypress which matches the existing trees. The shrubs will be a mixture of Coco Plum, Wax Myrtle, Wild Coffee, Myrsine and Buttonbush. The planting information is included on Sheet 3 of the Landscape plans included in the Development Order Package.

    The buffer will also be restored at with trees at 10' o.c. (432 tree/ac) and shrubs at 7' o.c. (942 shrubs/acre). The plant list includes the addition of Fetterbush, Galberry and Firebush in more upland areas.

    (Note: The planting ratios change because the plant layout varies based on the existing vegetation being preserved in the restoration areas.)

12. How will this affect the overall IPD indigenous open space and the open space?

    Response: The Indigenous Open Space remains within the preserve. The Open Space provided exceeds the required open space.

Modification #3 is to eliminate the requirements that 10% of the VUA must be green space; 1 tree / 250 square feet of internal planting area; 1 tree must be within 200 feet of a parking space. Please provide the following:

13. Chapter 34-380 (b)(3) Changes to buffers or landscaping areas are permitted but must provide equivalent or better (by comparison with the approved MCP) landscaping or buffering. Please provide a better description of an alternative to planting parking canopy trees within 200 feet of a parking space and providing green space equal to 10% of the VUA.

    Response: Traditional parking canopy trees are provided with the parking north of the preserve and at the proposed office parking. The Warehouse facilities will be customized with units from 50 feet wide by 40 feet deep up to 650 feet wide by 80 feet deep. The final parking configuration will vary based on the warehouse utilized by the ultimate tenants. The warehouse is bordered on the north and south sides by a paved parking and open space area. The traffic utilizing these areas is anticipated to include a larger volume of truck traffic which requires larger turning radii and entrance to the bays through overhead doors. Trees within this area would become traffic hazards and would have a greatly reduced life expectancy.

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14. Please provide a site plan showing the paved open storage/parking area.

    Response: A copy of a potential open storage/parking area layout is provided. Please note the layout is subject to change based on the size of the warehouse units and open storage/parking for each ultimate tenant.

15. Will the paved open storage/parking area be striped for parking?

    Response: The parking spaces will be striped as each warehouse area is finalized.

16. Will the paved open storage/parking area be calculated in the parking requirements?

    Response: The parking area (based on units at 50' wide by 40' deep – the most intensive traffic pattern) is included in the parking requirements.

17. Will the paved open storage/parking area be used for employee and or customer parking?

    Response: The parking is intended to be utilized for both but minimal customer parking is anticipated with the industrial uses.

18. How much green space will be provided to accommodate the parking canopy trees if the deviation is granted?

    Response: The green space required for the warehouses is 22,815 sf. The provided green space includes green strips approximately 18' wide adjacent to the western end of the open storage/parking and green strips approximately 10' wide adjacent to the east end of the open storage/parking. The provided green space is 26,016 sf – in excess of the required green space.

19. Trees must not be crowded so as to form tree conflicts and future pruning.

    Response: The trees provided adjacent to the open storage/parking area are not crowded. The remaining trees provided with the preserve buffer are significantly closer together to meet the spacing required by SFWMD.