ADD2016-00090 Lee County ePlan

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.

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.

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?

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.

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

   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?

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.

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.

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.

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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.

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

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

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

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

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

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

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

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