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Southwest Florida

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March 23, 2018

ALEXIS CRESPO, AICP
WALDROP ENGINEERING, P.A.
28100 BONITA GRANDE DR
SUITE 305
BONITA SPRINGS, FL 34135

Re: TREELINE 115 MPD
DCI2018-00007 - Major Plan Dev Application

Dear ALEXIS CRESPO, AICP:

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Dirk A Danley Jr.
Planner, Senior

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address http://www.lee-county.com
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

Insufficiency Comments

March 23, 2017

DCI2018-00007

1. Please provide a protected species per LDC 10-473. The environmental assessment does not meet the requirements of LDC10-473.

2. Please provide a FLUCCS map at the same full size scale as the MCP. Please indicate the acreages for each FLUCCS code on the map as well. FLUCCS is pending site inspection. Also, the application indicates the existing use of sod farming, row crops and cattle grazing are occurring on the property but the FLUCCS code does not indicate any pasture or crops. The focus is on the cattle grazing. Please address.

3. Please provide Lee Plan analysis for the Wetlands Future Land Use Category 1.5. Please provide Analysis for stormwater and green infrastructure (Goals 60 and 61), species and habitat Goal 107. Will the onsite wetlands be incorporated into the stormwater design?

4. Please provide buffers per LDC along Treeline Ave. The current MCP reflects Type A buffers which are the incorrect buffers. Please revise or provide a deviation request with justification. Also, please provide a Type A buffer along the southern property line.

5. Please clarify if a project perimeter berm will be installed at the property line (impacting wetlands) or will the berm be placed on the project development side of the project (south side of wetland). If impacts are proposed with a berm, please revise indigenous calculations, density calculations and address in the buffer deviation justification.

6. Please provide sinuous lakes per LDC10-418.

7. Please label all easements on the MCP.

8. A sheet is included in the environmental documents that are from the SFWMD district indicating upland, wetland and other surface water areas. Has the applicant obtained a formal jurisdictional wetland line? If so, please provide the information with the application to assist with density calculations.

9. Please verify that 21 acres of indigenous is being preserved. The FLUCCS map indicates an area indentified as 624D. In reviewing the description of this area, vegetation seems to be lacking and the FLUCCS map indicates the area as "drastically disturbed". Is this area being restored? The site is within the Six Mile Basin which is identified as a critical area in the Lee Plan (Objective 60.4)

10. The TIS does not appear to model development with the highest traffic-generating potential. Please justify how the proposed uses generate more traffic than others listed in the proposed schedule of uses, and review and

revise the TIS accordingly. If multi-family housing and general office uses will be specifically requested in this application, please strike from the schedule of uses any residential and office uses that are more intense in terms of trip generation.

11. The application materials do not appear to indicate how the development intensity for both day care and healthcare facilities uses will be accounted for. Please clarify if these intensities will be measured in terms of building floor area, students, beds, etc., if these intensities are requested in addition to the requested commercial intensity, and, if not, if these intensities are to be considered commercial office or retail intensity in this request.

12. The TIS does not appear to identify and use the correct existing traffic volume on at least one link in the analysis. See Treeline Avenue. Please review and revise the TIS accordingly.

13. The traffic growth rate used in the TIS LOS analysis for at least one link appears low. See Treeline Avenue north of Daniels Parkway. In addition, the traffic count station identifier on Treeline Avenue north of Daniels Parkway appears incorrect. Please review and revise the TIS accordingly.

14. The TIS does not appear to contain a LOS analysis for the project's access points. Please review and revise the TIS accordingly.

15. The Master Concept Plan needs to show the distances between the proposed project's entrances and the adjacent streets/driveways (including the driveways east side of Treeline Ave) on Treeline Ave.

16. The applicant needs to verify the proposed 487 dwelling units are single-family dwelling units or multi-family dwelling units.

17. The submitted title certification reports language in the next to last paragraph on the second page makes the asserted Title Certification Report legally insufficient to meet the County's zoning application requirements from LDC Sec. 34-202. Additionally, the first sentence following the legal description on the first page, where it says: ". . . the apparent record Fee Simple title owner(s) to . . ." is also enough of a reason to conclude the Title Certification Report is legally insufficient. This is not "*unequivocal.*" Please provide a title opinion or a title insurance policy with an affidavit of no change covering the period of time between the issuance of said policy and the submittal date of this application.

18. On the boundary survey please add a note that ties the boundary survey to the state plane coordinate system for the Florida West Zone and provide a set of coordinate points opposite to the point of beginning. Please tie boundary survey to updated title opinion or title insurance policy.

19. In regards to Deviation #2, Staff recommends receipt of a Fire District sign-off on the dead end roads, prior to DCI approval. A cul-de-sac should be shown prior to the "emergency only" egress point.

20. In regards to deviation #3: 10-291(3): 2 means of ingress egress, Staff has no objection as a reasonable second location is not available. Bavaria and Matterhorn are both County maintained roads. See proposed condition:

    - If a variance or deviation from LDC Sec 10-291 (3) is approved, a notice to all future property owners must be recorded by the developer in the public records prior to the issuance of a local development order allowing construction of the access to the development. The notice must articulate the emergency access plan and provide information as to where a copy of this plan may be obtained from the developer or developer's successor

21. Please describe how Bars and Cocktail Lounges, as well as "Manufacturing of food and kindred products, group II (Brewerys)" are consistent with Section 34-1264 of the Land Development Code.

22. Dwelling units and residential accessory uses are in the schedule of uses for areas designated as Commercial on the Master Concept Plan.