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March 30, 2018

Quattrone & Associates, Inc.
Al Quattrone, P.E.
4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916

RE: DCI2018-00003, The Pine Island 7-11 CPD

Dear Mr. Quattrone:

Lee County has reviewed the additional information submitted on March 2, 2018 for the above zoning application. The Land Development Code (LDC) requires additional information before the application can be deemed sufficient. Please respond to each requirement not satisfied found in the following responses and any attached comments. Please direct all questions and comments about this response to Chip Block.

Application Form:

1. Please correct part 6 of the application. The application continues to include a development proposal for medical office, but Part 6 does not provide for the development intensity for medical office.

Master Concept Plan (MCP):

2. LDC Section 34-373(a)(6) c. states the MCP must show the proposed use of the lots or parcels and this must be keyed to the list of proposed uses submitted with the application. The future development areas in Parcel 2 only state these are the areas for future retail development. However, the proposed Schedule of Uses and development intensity also provide for general office and medical use. Please revise the MCP to show the location(s) of these uses on the MCP as required by this Section.

3. The MCP has a statement that a particular line represents the "Separation of future development and the proposed gas station." Please explain the intent of this statement since it does not appear to relate to any provision of the LDC. If this the proposed lot line between Parcels 1 and 2, then please revise the MCP to show this.

4. The MCP has a statement that points to a location of the "Proposed 8 MPD (Multiple Product Dispenser)". This appears to be showing the location of the proposed 16 fuel pumps. Please revise the statement using the terminology of the LDC, since Multiple Product Dispenser is undefined.

5. LDC Section 34-373(a)(6)e. states the MCP must show the general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions. The March 2, 2018 response indicates that this was done on the revised MCP. However, staff is not able to find on the revised MCP these services areas. Please review the MCP and make sure these have been shown.

6. LDC Section 34-373(a)(6)h. requires the MCP to show open space. Please review the open space calculations on the MCP, these do not appear to be correct. The current numbers on the MCP appear to be less than what is required. Please revise the MCP as needed to provide for the correct amount of open space.

7. In accordance with LDC Section 34-373(a)(6)i., please revise the MCP to label all required buffers.

8. Please dimension the proposed access separation distance for the project access from Nikkis Lane from the required locations in accordance with LDC Section 10-285(a).

9. In accordance with LDC Section 34-373(a)(9), please revise the MCP to show the location of the requested deviation.

10. Please revise the MCP to note the current functional classification of Nikkis Lane.

11. Please review the scale on the MCP to make sure the Plan is to scale and can be measured.

Environmental:

12. The provided stormwater analysis indicates utilizing the pine flatwoods plant community, FLUCCS Code 411E2, for management and attenuation of stormwater. Please provide information on how utilizing this indigenous preserve for stormwater will not adversely affect the plant community by adding more water to the area. Also, please indicate which section of indigenous credits are being applied to the onsite preserve.

13. Please clarify if the tortoises which are located within the site will be protected. Staff is unable to measure the distance of the burrow to the development since the scale is incorrect on the MCP.

Other:

14. Please note that LDC Section 10-416 requires a buffer when commercial abuts commercial use. The MCP does not show this required buffer. Please revise the plan to show the required buffer.

15. Development Services notes the proposed development is within one-quarter mile of a public transit route as shown in the Lee Plan Map 3c. Per LDC Sections 10-441 and 10-442, the appropriate bus stop amenities will be required with the submitted development order. Alternatively, a Fee-In-Lieu of Waiver would be required per LDC Section 10-443. At this time, LeeTran has designated this route, Route 160, as a deviated fixed-route service for which people schedule reservations and can be picked up or dropped off within ¾ mile along the route's primary corridor. LeeTran would prefer that the development order provide for a Fee-In-Lieu instead of constructing the required amenities. Please consult with LeeTran for further clarification on this comment.

16. Please review the proposed development to the Greater Pine Island Planning Community Standards found in Chapter 33 of the Land Development Code. After development of the proposed convenience store with gas pumps, approximately 15,000 square feet of total floor area will be remaining. This Code limits new commercial buildings to a maximum of 10,000 square feet, unless a variance or deviation is sought.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Land Development Code requires that this application be considered withdrawn.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Alvin Block

Alvin Block, AICP
Planner, Principal