Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker Blvd. Fort Myers, FL 33916
239.936.5222 | QAINC.NET | f 239.936.7228

LETTER OF TRANSMITTAL

TO: Lee County Zoning
1500 Monroe St.
Fort Myers, FL 33901

DATE: April 23, 2018
JOB #: DCI2018-0003
PROJECT: 170814 7-11 Pine Island

THE FOLLOWING ITEMS ARE BEING SENT VIA:

- [ ] FAX with _ pages to follow
- [X] Hand delivery
- [ ] U.S. Mail
- [ ] Federal/Airborne Express

Quantity	DESCRIPTION
3	Minor PD Resubmittal

REMARK

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CC:

FROM: Tisha Golay

Please notify us at once if attachments are not as noted

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April 23, 2018

To: Alvin Block, Principle Planner

From: Greg Stuart, MUP

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

DCI 2018-00003

Pursuant to your 30 March correspondence in identifying additional information for DCI2018-00003, The Pine Island 7-11 CPD, below and attached you will find the requested response materials and information.

1. The enclosed Application for Public Hearing has been revised to identify Medical Office development intensity for the Minor CPD.

2. Please refer to the revised MCP that identifies the location of additional future office, medical office, services and retail uses within Parcel Two.

3. The MCP has been revised to eliminate the "separation" note.

4. The MCP has been revised to correctly note "self-service fuel pumps".

5. The MCP has been revised to identify the shared location of the Parcel Two Service Area.

6. Please see the revised MCP Open Space Table. The 5.78-acre site is required to have 30% general open space, equal to 1.73 acres, and 15% Native Open Space, equal to 0.87 acres. The project's buffer areas, dry detention areas, native open space tract and other internal landscape areas meet the minimum 1.73-acre requirement. The project's Native Open Space tract is 35,043 sf. The Native Open Space tract has a 60-ft. width and is over one-half acre. It

is permissible to obtain a 10% credit. With the 10% credit the native open space tract is 38,547 sf, equal to 0.88 acre.

7. The MCP has been revised to label site buffers.

8. Please see the revised MCP. The Nikkis Lane driveway is depicted with a 434-ft. and 200-ft. separation; driveway separation opposite the project site are identified.

9. The revised MCP identifies and depicts the Deviation One Connection Separation request.

10. The revised MCP identifies Nikkis Lane as a Local Street.

11. The project has been printed to ensure that the one inch = 50-ft. scale remains correct.

12. Please refer to the revised MCP and the Perimeter Swale Section. The project's surface water management plan has been redesigned. The project's storm water will be routed between the Indigenous Preserve Area and the site's development areas, and within a confined drainage swale (see Section C:C). The indigenous area tract will not be used for surface water management. Surface water management will be provided by two linked dry detention areas, and with outfall ultimately into the Pine Island Road drainage swale system. The project meets the 0.87-acre native open space requirement by its 0.88-acre Indigenous Preserve Area.

13. The applicant plans on obtaining a Gopher Tortoise Relocation Permit from FFWCC.

14. The MCP has been revised to depict Type A buffers along the west and south perimeters, and a Type C and F along the east boundary.

15. The project will seek to provide a fee in lieu rather than constructing a bus stop. This will be done at the time of Development Order permitting.

16. The project building footprints will be less than 10,000 sf (see revised MCP).

Sincerely,
Quattrone & Associates, Inc.

Greg Stuart, MUP

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APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: The Pine Island Center 7-11 CPD

Request: Rezone from: CPD To: CPD

Type: ☐ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☒ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES[1] for: _____ Bonus Units

[1] *If **YES**, submit additional fee required by LDC 2-147(A)(3)*

Summary of Project:

To rezone the 4.78-acre 2017 Creative Corner CPD (Z-07-015) and the 0.99-acre Ryan Pine Island Center (Z-06-043) to create a new, unified 5.77-acre CPD project and to permit by right a new Convenience Food and Beverage Store with Self-service Fuel Pumps.

PART 1
APPLICANT/AGENT INFORMATION

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A. Name of Applicant: Creighton Commercial Development
Address: 900 SW Pine Island Road, Suite 202
City, State, Zip: Cape Coral, FL 33991
Phone Number: 239-210-0455
E-mail Address: levens@creightondev.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

☐ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

☒ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(b)(1)b. & c.]**

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

1. Company Name: Quattrone & Associates, Inc
Contact Person: Al Quattrone, P.E.
Address: 4301 Veronica Shoemaker Blvd.
City, State, Zip: Fort Myers, FL 33916
Phone Number: 239-936-5222 Email: al@qainc.net

2. Additional Agent(s): Provide the names of other agents that the County may contact concerning this application. **[34-202(b)(1)c.]**

PART 2
PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]

Name: See attached Property Owners List

Address: _____

City, State, Zip: _____

Phone Number: _____ Email: _____

B. Disclosure of Interest [34-201; 34-204]:

☒ Attach Disclosure of Interest Form. **[34-201; 34-204]**

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C. Multiple parcels:

☒ Property owners list. **[34-202(a)(5)]**

☒ Property owners map. **[34-202(a)(5)]**

D. Certification of Title and Encumbrances [34-202(a)(3)]

1. Title certification document, no greater than 90 days old. **[34-202(a)(3)]**

2. Date property was acquired by present owner(s): 03/11/05 – 5431 Pine Island Rd.; 04/28/04 – 10446 Nikkis Ln

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.]

28-44-22-00-00039.0000; 28-44-22-01-0000B.0110; 28-44-22-01-0000B.0120; 28-44-22-01-0000B.0150; 28-44-22-01-0000B.0170

B. Street Address of Property: 5431 Pine Island Rd. NW; & 10416, 10428, 10466 & 10452 Nikkis Lane, Saint James City, FL

C. Legal Description (must submit) [34-202(a)(1)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(2); 34-373(a)(4)a.]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**

1. ☒ List of surrounding property owners. **[34-202(a)(6)]**

2. ☒ Map of surrounding property owners. **[34-202(a)(7)]**

3. ☒ One set of mailing labels. **[34-202(a)(6)]**

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: CPD & CPD

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. **[34-202(a)(8)]**

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F. Use(s) of Property [34-202(a)(8)]:

1. Current uses of property are: Vacant

2. Intended uses of property are: Minor Retail _ 7-11 Convenience Food & Beverage w./Self-service

Fuel Pumps and future office and professional services.

G. Future Land Use Classification (Lee Plan) [34-202(a)(8)]:

Urban Community	5.77	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions [34-202(a)(8)]:

1.	Width (average if irregular parcel):	324	Feet		
2.	Depth (average if irregular parcel):	643	Feet		
3.	Total area:	5.77	Acres or square feet		
4.	Frontage on road or street:	324	Feet on	Pine Island Rd.	Street
	2nd Frontage on road or street:	310	Feet on	Nikkis	Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session. **[34-202(a)(10)]**

- ☐ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ North (Upper) Captiva Community Plan area. **[33-1711]**
- ☐ Boca Grande Planning Community. **[Lee Plan Policy 22.1.5]**
- ☐ Caloosahatchee Shores Community Plan area. **[33-1482(a)&(b); Lee Plan Policy 21.6.3]**
- ☐ Page Park Community Plan area. **[33-1203(a) & (b); Lee Plan Policy 27.11.2]**
- ☐ Palm Beach Boulevard Community Plan area. **[Lee Plan Policy 23.5.2]**
- ☐ Buckingham Planning Community. **[Lee Plan Policy 17.7.2]**
- ☒ Pine Island Planning Community. **[33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- ☐ Lehigh Acres Planning Community. **[33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- ☐ North Fort Myers Planning Community. **[33-1532(a)&(b)]**
- ☐ North Olga Community Plan area. **[33-1663(a)&(b)]**

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J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. **[34-202(a)]**

PART 4
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**			**5.77**	**Acres**
1.	Submerged land subject to tidal influence				Acres
2.	**a.** Preserved freshwater wetlands	0	Acres		
	b. Impacted wetlands	0	Acres		
	c. Preserved saltwater wetlands	0	Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)				Acres
3.	R-O-W providing access to non-residential uses				Acres
4.	Non-residential use areas (1) (2)				Acres
B.	**Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.).			**0**	**Acres**
C.	**Gross residential acres. (A minus B)** (3)				**Acres**

D. Gross residential acres (by Land Use Category)

1.	**a.** Intensive Development – upland		Acres
	b. Intensive Development – preserved freshwater wetlands		Acres
	c. Intensive Development – impacted wetlands		Acres
2.	**a.** Central Urban – upland		Acres
	b. Central Urban – preserved freshwater wetlands		Acres
	c. Central Urban – impacted wetlands		Acres
3.	**a.** Urban Community or Suburban – upland		Acres
	b. Urban Community or Suburban – preserved freshwater wetlands		Acres
	c. Urban Community or Suburban – impacted wetlands		Acres

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4.	**a.**	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	**a.**	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	**a.**	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	**a.**	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	**a.**	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	**a.**	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	**a.**	Wetlands	_____	Acres
11.	**a.**	New Community – upland	5.77	Acres
	b.	New Community – wetlands	_____	Acres
12.	**a.**	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	**a.**	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
		TOTAL (should equal "C" above)	**5.77**	**Acres**

Notes:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.

(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.

(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.

ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.

iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: **Urban Community**

		Lee Plan Table 1(a) Max. standard density		Units
1.	**Standard Units**			
	a. Total upland acres (from Part 4, D.)	_____ x _____	equals	NA
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	c. Total impacted wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	d. Total Allowed Standard Units (1)			_____
2.	**Bonus Units [2-143]**			
	a. Site-built Affordable Housing			NA
	b. Transferrable Dwelling Units			_____
	c. Sub-total			_____
3.	**Total Permitted Units** (1)			**NA**

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Note:

(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical		8,000 (1)
2.	General Office		15,000 (1)
3.	Retail	35-ft	9,000 (1)
4.	Other: _____		
5.	**TOTAL FLOOR AREA**		**18,454** (1)

Note 1. – The 18,454 sf is the projects total max. commercial intensity; 15,000 sf may be used for office of which 8,000 max. may be used for medical office. Retail max. intensity is 9,000 sf and 16 self-service fuel pumps.

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		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof		
2.	Not Under Roof		
3.	**TOTAL FLOOR AREA**		

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated		

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units		
2.	Independent Living Units		
3.	**TOTAL BEDS/UNITS**		

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.		
2.	426-725 sq. ft.		
3.	725 < sq. ft.		
4.	**TOTAL UNITS**		

PART 7
ACTION REQUESTED

A. **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**

C. **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**

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2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

D. **Bonus Density: [34-202(b)(5)]**

☒ Not Applicable

☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8
ENVIRONMENTAL REQUIREMENTS

A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)d.iv.]**

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].
The property does not contain any environmentally sensitive lands; see the Nov 17 Protected Species Survey prepared by DexBender and Associates.

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
Not applicable

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
Not applicable

E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**

F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]** See the Nov 17 Protected Species Survey prepared by DexBender and Associates.

G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]** See the Nov 17 Protected Species Survey prepared by DexBender and Associates.

H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]** The site does not contain any existing or historic flow-ways.

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PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

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A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
Not applicable

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B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including: Not applicable; the project will connect to Lee Co. Utilities sanitary sewer system.

1. Method and degree of treatment:
   Not applicable
2. Quality of the effluent:
   Not applicable
3. Expected life of the facility:
   Not applicable
4. Who will operate and maintain the internal collection and treatment facilities:
   Not applicable
5. Receiving bodies or other means of effluent disposal:
   Not applicable

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:
   Not applicable
2. Current water table conditions:
   Not applicable
3. Proposed rate of application:
   Not applicable
4. Back-up system capacity:
   Not applicable

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PART 10
ADDITIONAL REQUIREMENTS

A. **Major Planned Developments:**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. **Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(2)]**

D. **Private Recreational Facility Planned Developments (PRFPDs):**

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**

3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**

4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**

6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(b)(8)]**

☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(b)(8)]**

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(b)(7)]**

G. Flood Hazard: [34-202(a)(8)]

☐ Not applicable

☒ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

☒ The minimum elevation required for the first habitable floor is AE 7 NAVD (MSL)

H. Excavations/Blasting: [34-202(b)(6)]

☒ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. Hazardous Materials Emergency Plan for Port Facilities: [34-202(b)(4)]

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

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J. Mobile Home Park: [34-203(d)]

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. Airport Zones & Lee County Port Authority (LCPA) Requirements:

☒ Not Applicable

☐ Property is located within _____ Airport Noise Zone: **[34-1004]**

☐ Property is located within Airport Protection Zone. Indicate which Zone below. **[34-1005]**

- ☐ Property is located within Airport Runway Clear Zone: **[34-1006]**
- ☐ Property is located within Airport School Protection Zone: **[34-1007]**
- ☐ Property is located within Airport Residential Protection Zone: **[34-1009]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1009]**

☐ A Tall Structures Permit is required. **[34-1010]**

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PART 5 SUBMITTAL REQUIREMENT CHECKLIST		
Clearly label your attachments as noted in bold below		
Copies Required		**SUBMITTAL ITEMS**
3	☒	Completed application for Public Hearing [34-201(b)]
1	☒	Filing Fee - [34-202(a)(9)]
1	☐	Bonus Density Filing Fee - [2-147(A)3)] (if applicable)
3	☒	Notarized **Affidavit of Authorization** Form [34-202(b)(1)c]
3	☒	**Additional Agents** [34-202(b)(1)c.]
3	☐	**Multiple Owners List** (if applicable) [34-201; 34-204]
3	☒	**Disclosure of Interest** Form (multiple owners) [34-201(b)(2)a]
3	☒	**Legal description (must submit)** [34-202(a)(1)]
	☒	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☒	**Boundary Survey** – not required if platted lot (2 originals required) [34-202(a)(2); [34-373(a)(4)a.]
3	☐	**Property Owners list** (if applicable) [34-202(a)(5)]
3	☐	**Property Owners map** (if applicable) [34-202(a)(5)]
3	☒	Confirmation of **Ownership/Title Certification** [34-202(a)(3)]
3	☐	**STRAP Numbers** (if additional sheet is required) [34-202(a)(1)]
1	☒	**List of Surrounding Property Owners** [34-202(a)(6)]
1	☒	**Map of Surrounding Property Owners** [34-202(a)(7)]
1	☒	**Mailing labels** [34-202(a)(6)]
3	☒	List of **Zoning Resolutions** and Approvals [34-202(a)8)]
3	☒	Summary of **Public Informational Session** (if applicable) [34-202(a)(10)]
3	☐	**Waivers** from Application Submission Requirements (if applicable)
3	☐	Preliminary **Density** Calculations (if applicable)
3	☒	**Request Statement**
3	☒	Traffic Impact Statement (**TIS**) (not required for existing development) [34-341(b)(2)d.1.]
3	☒	Master Concept Plan (**MCP**), **Non-PRFPD** [34-373(a)(6)]
3	☒	**Schedule of Uses** [34-373(a)(8)]
3	☐	Schedule of **Deviations and** Written **Justification** [34-373(a)(9)]
3	☐	**Topography** (if available) [34-373(a)(4)d.iv.]
3	☒	**Soils Map** [34-373(a)(4)b.v.]
3	☒	**FLUCCS Map** [34-373(a)(4)c.]
3	☒	Rare & Unique **Upland Habitat Map** [34-373(a)(4)b.iii.]
3	☒	Existing and Historic **Flow-Ways Map** [34-373(a)(4)b.v.]
3	☐	**Surface Water Management Plan** (if applicable) [34-373(b)(1)]
3	☐	**Phasing Program** (if applicable) [34-373(b)(3)]
3	☒	**Protected Species Survey** (if applicable) [34-373(b)(2)]
3	☐	**Proof of Notice** (if applicable) [34-373(c)]

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3	☐	**Binding Letter** from DCA (if applicable) [34-373(d)(2)]
3	☐	Master Concept Plan (**MCP**), **PRFPD** (if applicable) [34-941(g)]
3	☐	**Conceptual Surface Water Management Plan** (if applicable) [34-941(d)(3)b.i.1)]
3	☐	**Well Drawdown** Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous **Restoration Plan** (if applicable) [34-941(e)(5)f.iii.]
3	☐	**Environmental Assessment** (if applicable) [34-941(g)(2)]
3	☐	Demonstration of **Compatibility** (if applicable) [34-941(g)(4)]
3	☐	**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)]
3	☐	Existing **Agricultural Use Affidavit** (if applicable) [34-202(b)(7)]
3	☐	Information Regarding **Proposed Blasting** (if applicable). [34-202(b)(6)]
3	☐	Hazardous Materials **Emergency Plan** (if applicable) [34-202(b)(4)]
3	☐	Mobile Home Park **Dislocated Owners** Information (if applicable) [34-203(d)]
3	☐	**Tall Structures Permit** (if applicable) [34-1001]

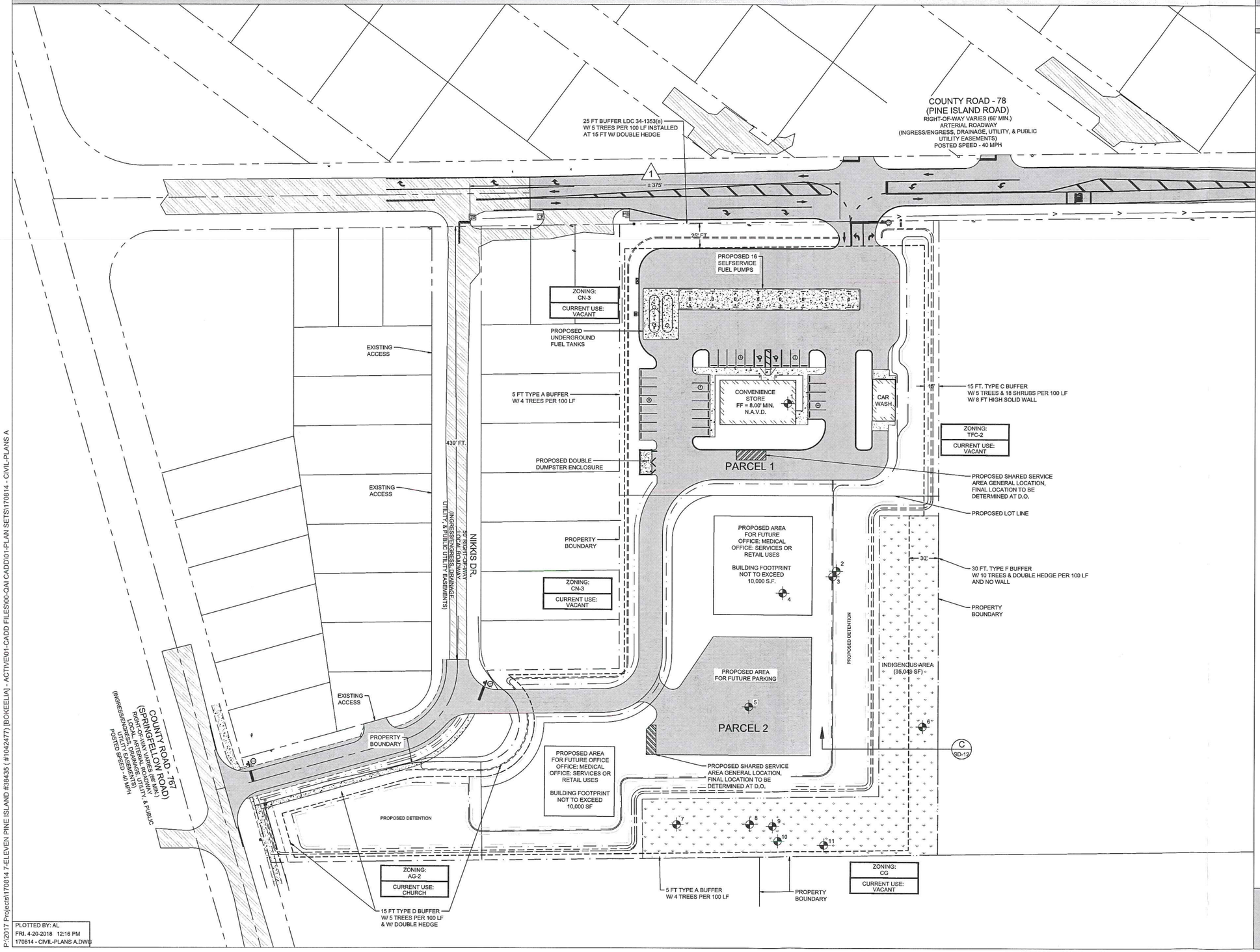
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THE PINE ISLAND CENTER 7-ELEVEN CPD

5431 PINE ISLAND ROAD NW

MASTER CONCEPT PLAN



PROJECT SUMMARY:

EXISTING ZONING: COMMERCIAL PLANNED DEVELOPMENT
PROPOSED ZONING: COMMERCIAL PLANNED DEVELOPMENT

LAND BREAKDOWN:

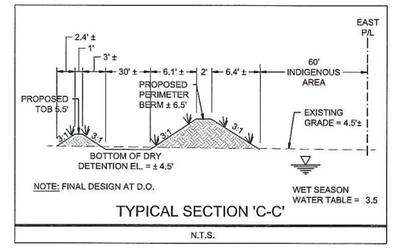
TOTAL AREA	= 5.78 AC.
COMMERCIAL INTENSITY	= 18,454 S.F.
• OPEN SPACE REQUIRED (30%)	= 1.73 AC.
• OPEN SPACE PROVIDED: BUFFERS, DRY DETENTION INDIGENOUS AREA, OTHER	= 1.73 AC,
• INDIGENOUS AREA REQ. (15%)	= 0.87 AC.
• INDIGENOUS AREA PROVIDED:	= 0.80 AC.
10% INDIGENOUS CREDIT	= 0.08 AC.
• TOTAL INDIGENOUS OPEN SPACE	= 0.88 AC.

1 DEVIATION 1 LDC:10-285 PINE ISLAND ROAD SEPARATION, FROM A 440 FT REQUIRED CONNECTION SPACING TO PERMIT A 375 FT ± CONNECTION SPACING.

INDIGENOUS OPEN SPACE

GOPHER TORTOISE BURROW

DCI 2018-00003



TYPICAL SECTION 'C-C'

N.T.S.

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N

50' 100'

PLAN VIEW SCALE

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net

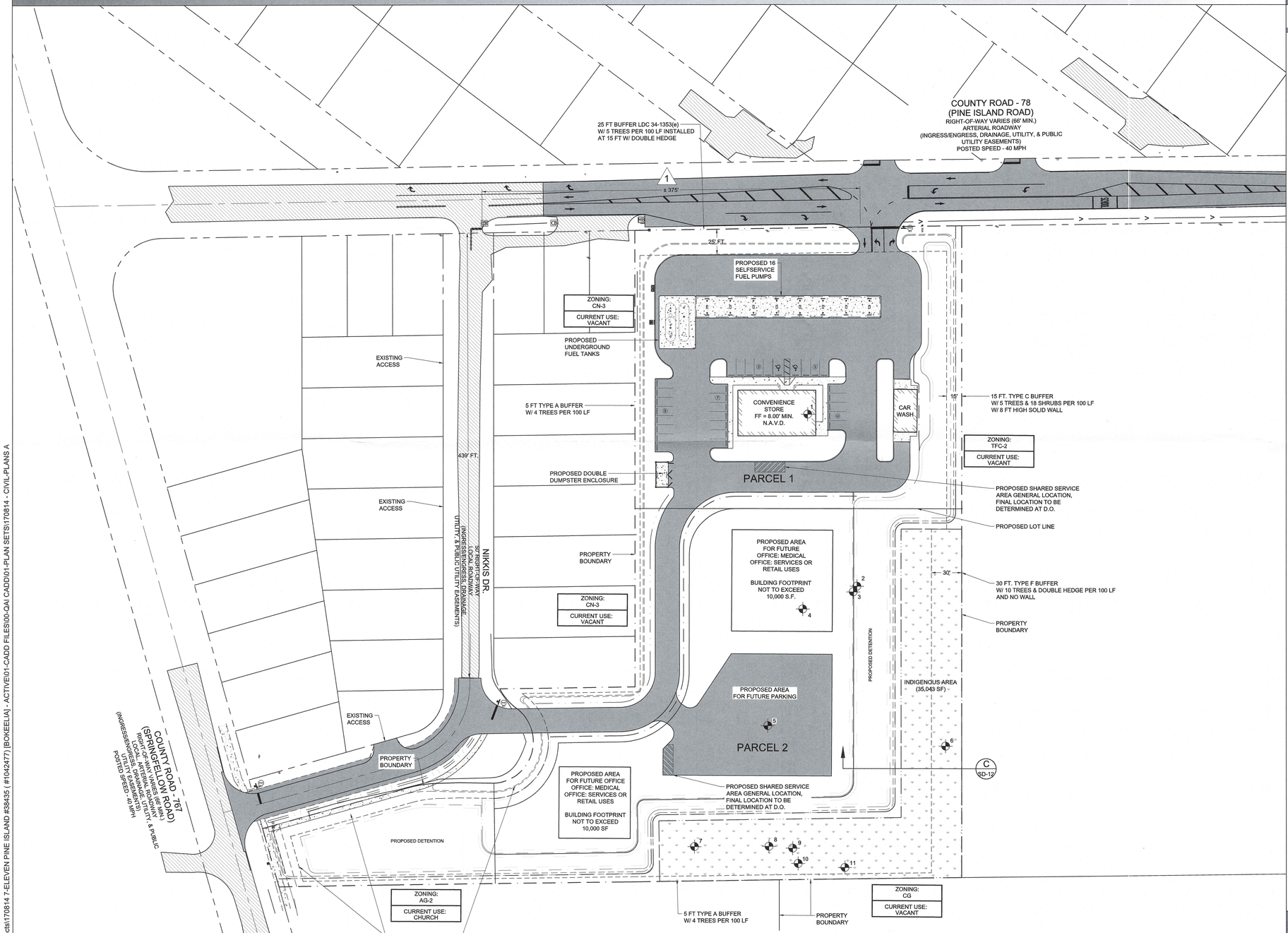
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170814 - CIVIL-PLANS A.DWG

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THE PINE ISLAND CENTER 7-ELEVEN CPD

5431 PINE ISLAND ROAD NW

MASTER CONCEPT PLAN



PROJECT SUMMARY:

EXISTING ZONING: COMMERCIAL PLANNED DEVELOPMENT
PROPOSED ZONING: COMMERCIAL PLANNED DEVELOPMENT

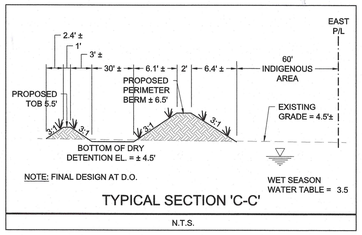
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INDIGENOUS OPEN SPACE

GOPHER TORTOISE BURROW



TYPICAL SECTION 'C-C'

N.T.S.

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50' 100'

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P:\2017 Projects\170814 7-ELEVEN PINE ISLAND #38435 (#1042477) [BOKEELIA] - ACTIVE\01-CADD FILES\00-QAI CADD\01-PLAN SETS\170814 - CIVIL-PLANS A.DWG
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