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May 14, 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 April 23, 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.

1. Application Form:
   The April 23rd submittal includes a revised Application Form. Part 6 of the application continues to be inconsistent with the remaining parts of the application. Part 6 provides development intensity for medical office, general office, and retail. The individual uses in Part 6 combine for a total of 32,000 square feet, while the total floor area is indicated to be 18,454 square feet. This has been qualified by stating the 18,454 square feet is the maximum commercial intensity; 15,000 may be used for office. Retail maximum intensity is 9,000 square feet. The two totals also do not add up to the maximum total floor area. Please review and revise the application so that the development intensity is the same. This review and revision should also be done with the Traffic Impact Statement (TIS), to make sure that the project's traffic impacts have been fully considered.

2. Master Concept Plan (MCP):
   a. The revised MCP shows two development areas where general office, medical office, and retail uses are proposed. Each provide for a stated footprint area of 10,000 square feet. These are inconsistent with the proposed development intensity as discussed in the application form and in the TIS. This should also be reviewed and revised as needed to be consistent with the remaining parts of the application.

b. Please revise the MCP to provide the dimension of the access separation distances for the access on Nikki Lane along Stringfellow Boulevard from the required locations per LDC Section 10-285(a). If the required access separation distances for the access are not consistent with the LDC, please request deviations or variances per LDC Section 10-104. Please show the deviation location on the MCP per LDC Section 34-373(6)l and is added to the Schedule of Deviations per LDC Section 34-373(9). Please make sure to provide sufficient justification for the deviation and sample detail drawings illustrating how the deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests.

3. Service Areas:
As you are looking into and responding to other items in this letter, the location of the service area (LDC Section 34-373(a)(6)e.) in Parcel 1 seems to be within the travel drive serving the proposed convenience store. Please make sure this is achievable and does not block any travel way, drive, or road.

4. Deviation:
The applicant has stated in the deviation justification for Deviation 1 (LDC Section 34-373(a)(9)) that the driveway is in alignment with the Pine Island Professional Center's western driveway on the other side of Pine Island Road. Please revise the MCP to depict the driveway alignment with the Pine Island Professional Center's western driveway on the other side of Pine Island Road. If the driveway is in alignment with the Pine Island Professional Center's western driveway on the other side of Pine Island Road, in accordance with LDC Section 10-285(c), a deviation is not required.

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