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

May 18, 2018

Mr. Alvin Block, Principle Planner
Lee County Development Service
1500 Monroe Street
Fort Myers, Fl 33902

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

Dear Mr. Block

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 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.

   Response: As indicated in footnote #1, the total maximum allowed square footage is 18,454 SF which is allocating 3,454 SF for the convenience store and up to 15,000 SF for other uses. For simplicity, and since the TIS is based on 15,000 SF of the most intense use which is Shopping Center, we have revised the application to state any combination of uses not exceeding 15,000 SF are allowed.

2) Master Concept Plan:
   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.

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DCI2018-00003

Response: The MCP has these two building footprint areas labeled as "Not to Exceed 10,000 SF" such that one building can be 10,000 SF and the other can be 5,000 SF, or one can be 8,000 SF and the other 7,000 SF or any other combination as long as the total maximum for the additional commercial uses does not exceed 15,000 SF, which staff can include as a condition.

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.

Response: The separation in question is 68' which exceeds the minimum requirement of 60' per 10-285(a) for a local road in a Future Urban Area and as such, a deviation is not required. The dimension has been added to the MCP.

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.

Response: The proposed aisle width is 30 feet allowing for 10 feet to be used for service and still leaving 20 feet for two-way traffic.

4) 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.

Response: The MCP does show the project's driveway lining up with the existing westerly driveway of Pine Island Professional Center. We still feel the driveway deviation is needed since the property does have access to another street (Nikki's Lane).

Sincerely,
Quattrone & Associates, Inc.

Al Quattrone, P.E.
President

DCI 2018-00003

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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

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.]**

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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]**

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)]**

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

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DCI 2018-00003

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

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		15,000 (1)
2.	General Office		15,000 (1)
3.	Retail	35-ft	15,000 (1)
4.	Other: Convenience		3,454 (1)
5.	**TOTAL FLOOR AREA**		**18,454** (1)

Note 1. – The 18,454 sf is the projects total max. commercial intensity; 3,454 sf is allocated for the convenience store and any combination of Medical, General Office or Retail may make up the remaining 15,000 sf of floor area.

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

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		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)]**

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.

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

DCI2018-00003

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)]**

DCI 2018-00003

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.

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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MAY 21 2018
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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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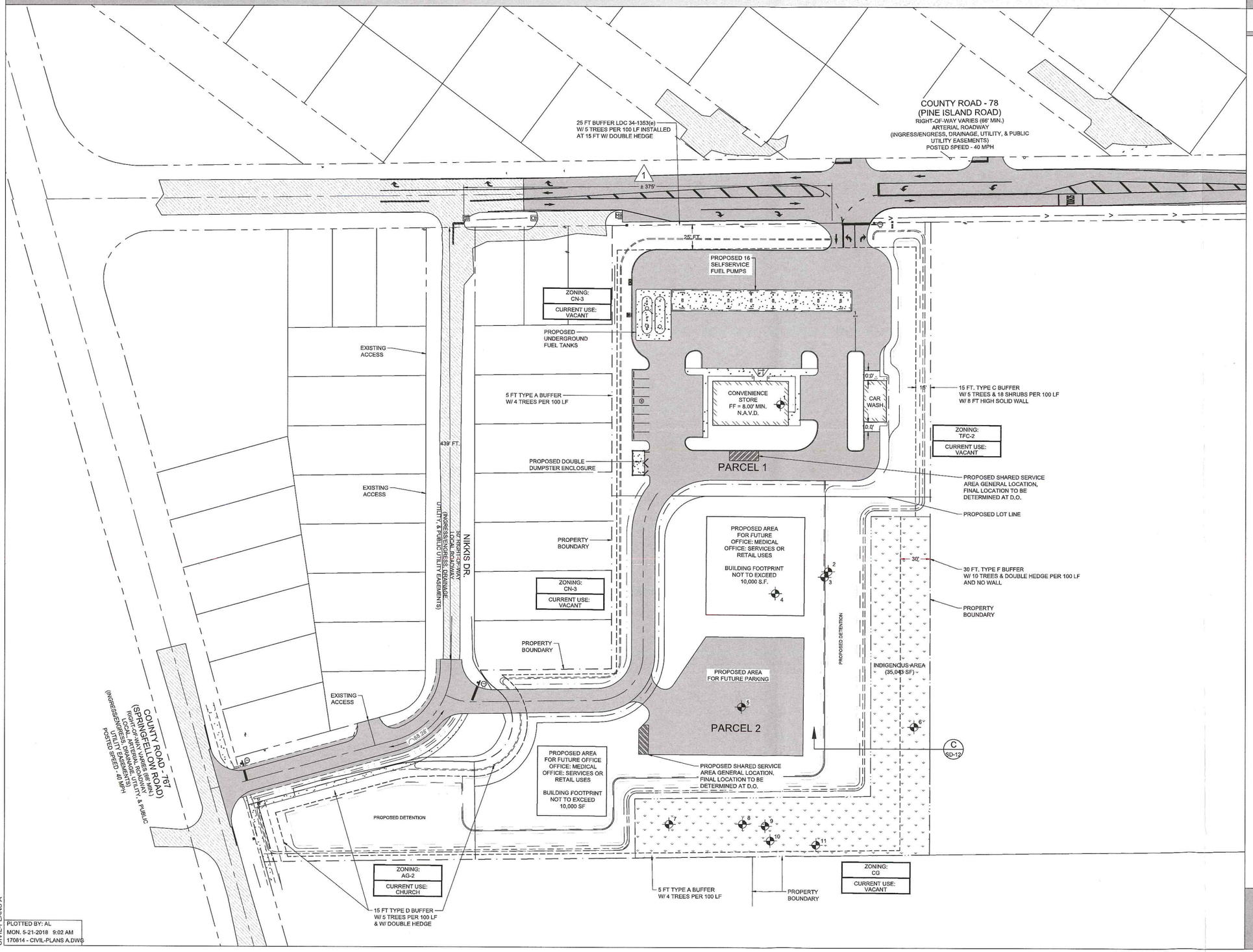
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3	☐	**Binding Letter** from DCA (if applicable) [34-373(d)(2)]
3	☐	Master Concept Plan (**MCP**), **PRFPD** (if applicable) [34-941(g)]
3	☐	**Conceptual Surface Water Management Plan** (if applicable) [34-941(d)(3)b.i.1)]
3	☐	**Well Drawdown** Information (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

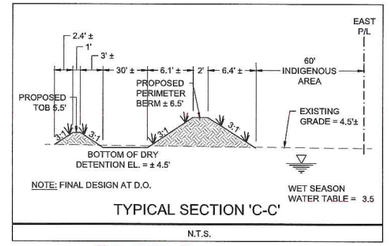
LAND BREAKDOWN:

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



TYPICAL SECTION 'C-C'

N.T.S.

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N

50' 100'

PLAN VIEW SCALE

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

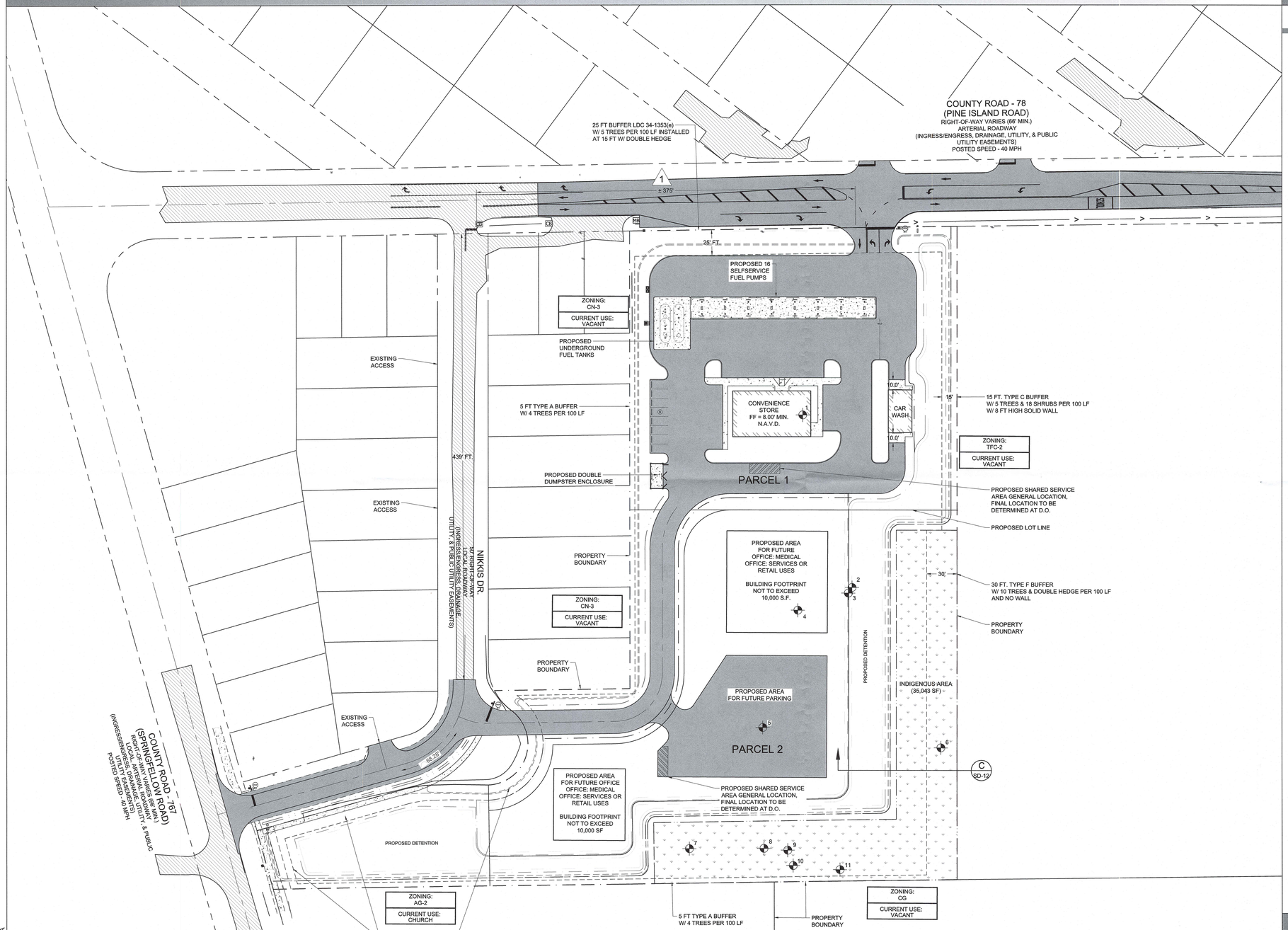
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THE PINE ISLAND CENTER 7-ELEVEN CPD

5431 PINE ISLAND ROAD NW

MASTER CONCEPT PLAN



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PROPOSED ZONING: COMMERCIAL PLANNED DEVELOPMENT

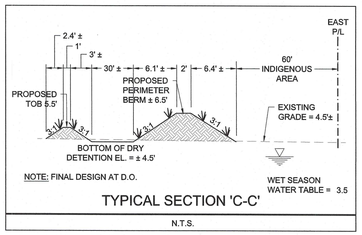
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INDIGENOUS OPEN SPACE

GOPHER TORTOISE BURROW



TYPICAL SECTION 'C-C'

N.T.S.

N

50' 100'

PLAN VIEW SCALE

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