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Southwest Florida
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June 13, 2018

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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 May 21, 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. The property is within one-quarter mile of a public transit route, as shown in the Lee Plan Map 3c. The proposed planned development meets or exceeds one of the thresholds set forth in LDC Section 10-442, therefore the appropriate bus stop amenities will be required, or a Fee-In-Lieu of Waiver would be require per LDC Section 10-443. Please provide documentation the applicant has consulted with LeeTran regarding this comment and what was the result of the consultation.

2. LDC Section 10-610 requires commercial vehicular and pedestrian interconnect improvements. In accordance with this Section please revise the Master Concept Plan (MCP) to provide for the required interconnections, or revise the Schedule of Deviations to request a deviation from this standard. If a deviation is sought, please make sure the deviation is supported with sufficient justification and drawing(s) in accordance with LDC Section 34-373(a)(9).

3. A deviation has been sought deviate from LDC Section 10-285, Connection Separation, along Pine Island Road. The applicant justifies the granting of this deviation by noting the proposed driveway is in alignment with the Pine Island Professional Center's western driveway, along the north side of Pine Island Road. If the proposed driveway is in alignment, Development Services staff reports the deviation is not required per LDC Section 10-285(c).

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within 60 calendar days of this letter, the Land Development Code requires that this application be considered withdrawn.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