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

July 30, 2018

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AUG 0 2 2018
COMMUNITY DEVELOPMENT

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

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

Dear Mr. Block

Below are responses to staff's comments related to the MCP in the staff report.

1. LDC Section 34-2013(b)(3) states development must have a distinct parking lot entrance meeting the requirements of Chapter 10. This Section also states the maximum width of the entrance at the property line cannot exceed 35 feet. The MCP shows the entrance on Pine Island Road. Although it is not dimensioned, the entrance appears to be substantially the same as shown on the local development order plans. These development order plans show the width is 55 feet wide.
   Deviation #2 has been added to address the driveway width.

2. LDC Section 34-1353 provides the supplemental regulations for convenience food and beverage stores, automobile service stations, fast food restaurants, and car washes. Subsection (f) states these uses must be separated from adjacent residentially zoned or developed properties by an eight-foot-high masonry wall or fence located 25 feet from the property line with the required landscaping, or a 30 foot wide Type "F" buffer with the hedge planted a minimum of 20 feet from the abutting property. The MCP along the eastern property line does demonstrate compliance with this Section of the LDC.
   The MCP has been clarified to show that the applicant proposes to construct a Type F buffer per Section 34-1353.

   The MCP shows two parcels as part of this planned development. LDC Section 10-416 requires a buffer between two commercial lots or parcels. The MCP fails to show the required buffer. The MCP needs to be revised to show this required buffer.
   The MCP has been revised to show the requirement for the Type A buffer.

In review of the local development order plans, it should be noted the plans show only one parcel. If this remains true, the street right-of-way buffering required by LDC Section 34- 1353(e) must be demonstrated along Nikkis Lane and Stringfellow Road. The MCP should be revised to show compliance with this Section.
Deviation #3 has been added to request relief from Section 34-1353 regarding R/W buffers since the southern portion of the site's uses do not allow for uses addressed in this section.

3. LDC Section 10-295 states street stubs or an interconnection to adjoining areas must be provided where deemed necessary. The MCP shows no such proposed interconnection to the property to the east. Staff is concerned with public health and safety related to the design of the project and finds it would be appropriate to include future interconnection to the property to the east. The MCP should be revised to show an interconnection to the TFC-2 zoned property to the east.
The MCP has been revised to show the interconnection to the east and the west. However, we are asking for a deviation per John Malbacher to not have to provide an interconnect to the commercial parcels along our west property line.

4. LDC Section 34-373(a)j. requires the MCP to depict the proposed access and facilities for public transit in accordance with LDC Sections 34-411(e) and 10-442. The MCP needs to be revised to clearly depict this information.
A note has been placed on the MCP stating that we would comply with these sections of the code by providing the required improvements or by Fee-in-Lieu at the direction of Lee Tran.

Sincerely,
Quattrone & Associates, Inc.

Al Quattrone, P.E.
President

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LIST OF DEVIATIONS AND JUSTIFICATION

The Pine Island Center 7-Eleven
A CPD Amendment
Strap#: 28-44-22-00-00039.0000; 28-44-22-01-0000B.0170, .0150, .0120, .0110
5431 Pine Island Road NW, Bokeelia, FL 33922
5.77 ACRES

Deviation #1:
A request to deviate from LDC 10-285 Connection Separation, which requires a minimum 440-ft. Principal Arterial 440-ft. separation, to permit a 375 +/- connection separation on Pine Island Road as depicted on the Master Concept Plan measured from the west edge of the request CPD driveway to the northeast corner of Nikkis Lane and Pine Island Road.

The connection separation standard rests on the project's Pine Island Road driveway being located at the far east area of the property and aligning with Pine Island Professional Center's west driveway, located at 5400 Pine Island Road. By locating the project driveway at the east portion of the property and in alignment with the Pine Island Professional Center, the CPD meets the objective of 10-285, which calls for adequate driveway connection spacing. It is noted that the CPD parcel has 324-ft. feet along Pine Island Road, reducing the feasibility of meeting the code standard. Finally, the project benefits from the spacing connection deviation by providing for reasonable and necessary access onto Pine Island Road.

Deviation #2:
A request to deviate from LDC 34-2013 (b) (3) Access, which requires a parking lot to have a distinct parking lot entrance with a maximum width at the property line of 35 feet to allow a width at the property line of 55 feet.

The intent of this section of the code is to make sure two-way driveways have a minimum throat width of 24 feet and a maximum throat width of 35-feet. In addition, it is typically recommended to have a minimum driveway radius of 25-feet off a public road into a parking lot. Per the proposed design, we are proposing a 25-foot radius into the project off the proposed Pine Island Road turn lane and a 30-foot radius out of the project onto Pine Island Road. Since the proposed and existing edge of pavement of Pine Island Road is so close to the R/W line, the driveway radii's overlap the property line resulting in a much wider driveway opening as measured at the property line to meet the necessary driveway throat width. Therefore, to achieve a throat width of 35 feet to accommodate one in-bound lane and two out-bound lanes we need a driveway width of 55' at the property line.

Deviation #3:
A request to deviate from LDC 34-1353 (e) Street Right-of-Way Buffer Landscaping for Convenience Food and Beverage Stores, Automotive Service Stations, Fast Food Restaurants and Car Washes, which requires enhanced right-of-way buffering, to not require compliance with this section of the code for portions of the project directly adjacent to Nikkis

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Drive and Stringfellow Road and to only provide right-of-way buffers in accordance with LDC Section 10-416.

The intent of this section of the code is to require enhanced buffering along the adjacent rights-of-way for convenience food and beverage stores, automotive service stations, fast food restaurants and car washes. The MCP shows a potential property line south of the gas station which if provided, would negate the need for the enhanced buffering along Nikkis Lane and Stringfellow Road. The intent of this deviation is to waive this requirement even if the property line is not proposed in conjunction with the initial development of the project based on the fact that the proposed schedule of uses and the Master Concept Plan for the southern portion of the site will not allow it to be developed as a convenience food and beverage store, automobile service station, car wash or fast food restaurant. Right-of-way buffering will be provided in accordance with section 10-416 (d).

Deviation #4:

A request to deviate from LDC 10-295, Street Stubs to Adjoining Properties, to not require the applicant to construct an interconnection to the adjoining commercial properties to the west that have direct access to Nikkis Lane and are not directly adjacent to Pine Island Road.

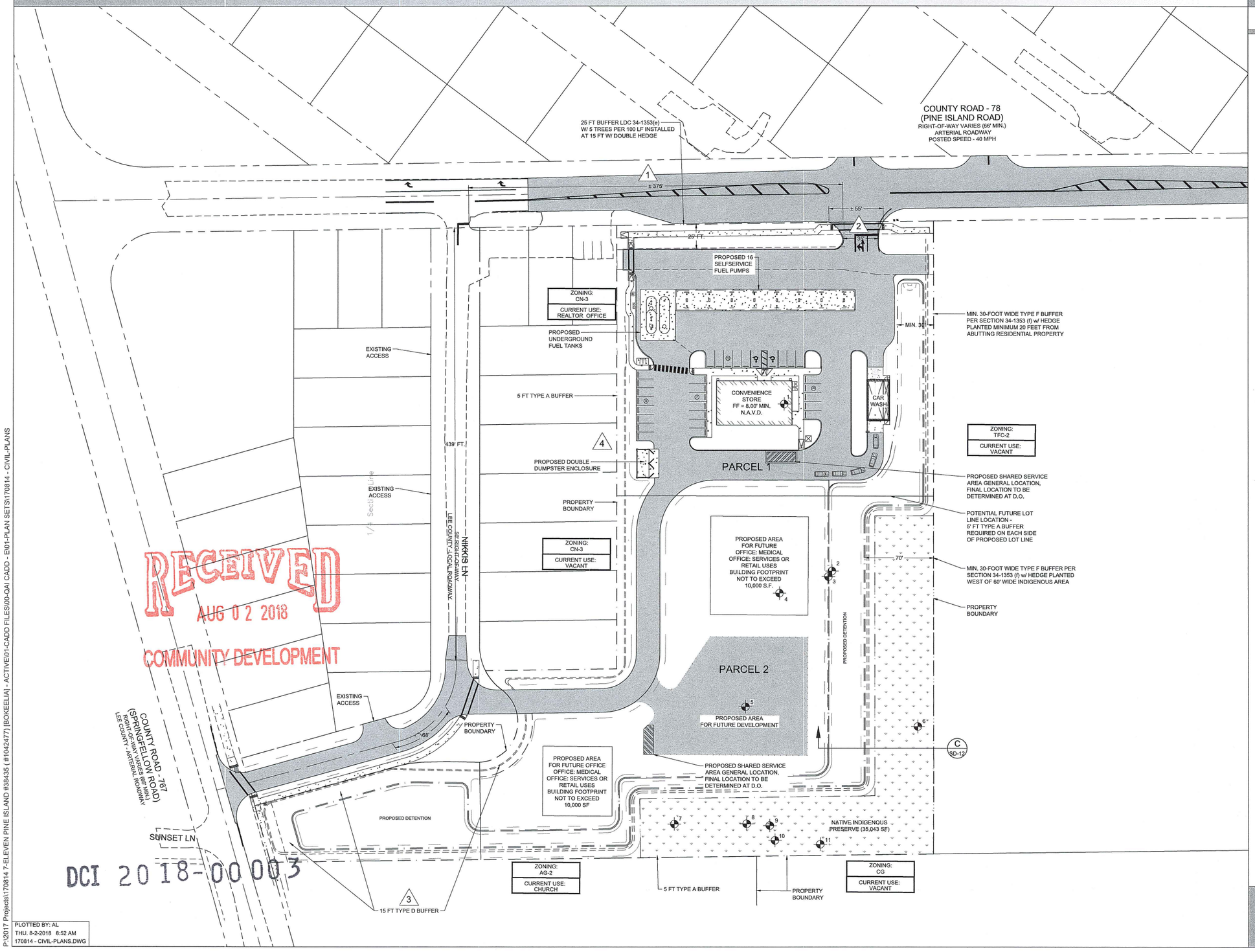
The applicant will provide an interconnection access easement and pavement to the west and to the east to those properties with frontage on Pine Island Road to facilitate the sharing of the applicants proposed driveway on Pine Island Road. However, the applicant is requesting approval to not provide interconnection to the other seven directly adjacent commercial parcels to the west which have direct access to Nikkis Lane which adequately serves these properties and meets the intent of limiting access to major roadways, such as Pine Island Road. The interconnection to these parcels would severely limit the functionality of both the applicant's property and the adjoining parcels, as well as limit the amount of commercial buffering that can be provided along the west property line.

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THE PINE ISLAND CENTER 7-ELEVEN CPD

5431 PINE ISLAND ROAD NW

MASTER CONCEPT PLAN



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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.

2 DEVIATION #2 - LDC:34-2013(b)(3) ACCESS, TO INCREASE MAXIMUM DRIVEWAY WIDTH AT THE PROPERTY LINE FROM 35 FEET TO 55 FEET.

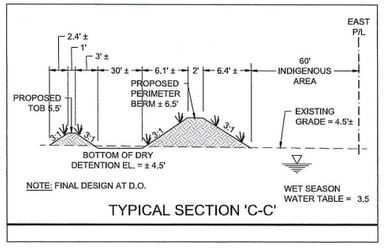
3 DEVIATION #3 - PROVIDE R/W BUFFERS ADJACENT TO NIKKIS LANE AND STRINGFELLOW ROAD IN ACCORDANCE WITH LDC SECTION 10-416 ONLY AND BE EXEMPT FROM COMPLIANCE WITH LDC:104-1353(e) FOR THESE TWO ROADS.

4 DEVIATION #4 - LDC:10-295 STREET STUBS TO PROVIDE INTERCONNECTION TO PARCELS ADJACENT TO PINE ISLAND ROAD BUT NOT COMMERCIAL LOTS ON NIKKIS ROAD.

IN ACCORDANCE WITH SECTIONS 34-411(e), 10-442 & 10-443, APPLICANT SHALL PROVIDE THE REQUIRED IMPROVEMENTS OR PROVIDE A FEE-IN-LIEU AS DIRECTED BY LEE TRAN

INDIGENOUS OPEN SPACE

GOPHER TORTOISE BURROW



TYPICAL SECTION 'C-C'

N

50' 100'

PLAN VIEW SCALE

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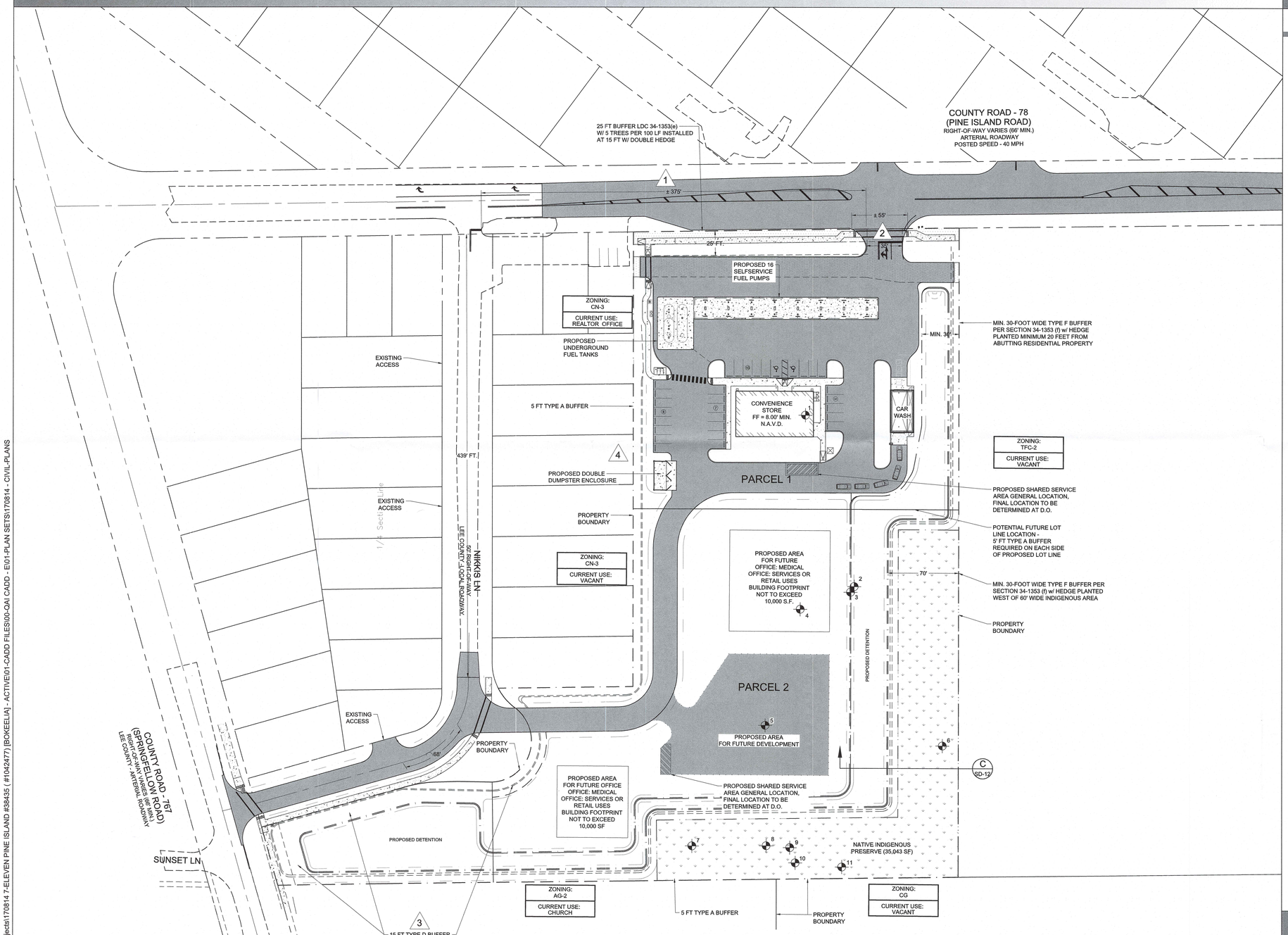
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THE PINE ISLAND CENTER 7-ELEVEN CPD

5431 PINE ISLAND ROAD NW

MASTER CONCEPT PLAN

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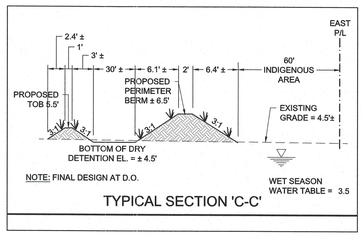
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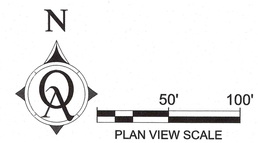
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