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Southwest Florida

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Writer's Direct Dial Number: 239-533-8317

November 2, 2018

ALEXIS CRESPO, AICP
WALDROP ENGINEERING, P.A.
28100 BONITA GRANDE DR
SUITE 305
BONITA SPRINGS, FL 34135

Re: TREELINE 115 MPD
DCI2018-00007 - Major PD

Dear ALEXIS CRESPO, AICP:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 11/2/2018 by
Dirk A Danley Jr, Senior Planner

ALEXIS CRESPO, AICP
WALDROP ENGINEERING, P.A.
Re: TREELINE 115 MPD
DCI2018-00007
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Zoning Review:

1. In the proposed density calculation, there is no consideration for residential uses on the commercial tracts, but on the Schedule of Uses for the commercial tracts, the schedule of uses allows for up to 275 single family units or 487 multi-family units. Please demonstrate how density for the commercial tract is calculated, and how this affects the entire development.

2. There are not minimum lot width, depth, or area requirements assigned for retail, office, or mixed use buildings. Please update the site development regulations table to assign these requirements.

3. Courtesy Comment: Conditions may be established for consumption on premises, due to the proximity to the school board property.

Legal Description Review:

1. The closure ratio of the legal description is 1:868. Must obtain a 1:5,000 ratio to be sufficient. Boundary survey not certified to Lee County.

Environmental Review:

1. The FLUCCS map provided does not state the percentage of exotic vegetation per FLUCCS category. Staff can only approve areas where the exotics have not exceeded 75% of the area and the vegetation consists of the major indigenous plant communities listed in LDC Section

2. 10-701. The project cannot be found sufficient until the information is provided and the open space is met. Please provide a revised FLUCCS map that indicates the level of exotics (E1 - E4) and adjust the indigenous areas being shown on the MCP.

3. Label the preserve acreage for each preserve depicted on the MCP.

4. Page 6 of 7 of the Request Statement in Section VII Review Criteria (f) states that Gopher Tortoises will be relocated offsite but the species survey provided by Synecological Analysts, Inc. does not indicate that Gopher Tortoise burrows were found on the site. Please revise to provide accurate and consistent data.

5. Revise the eastern buffer on the MCP to show a right of way buffer (15 foot in width).

6. Courtesy Comment: There will be a condition regarding the location of the water management berm in an effort to preserve the offsite / adjoining wetlands and to ensure the preserve is not impacted internally by the berm construction.

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TIS Review:

1. Background Traffic. The TIS must contain 100th highest hour traffic for the current year and for the year following the year in which the project is expected to be completed. [AC-13-17]

   The peak season adjustment factor applied to the raw traffic counts at the site access intersection appears low when compared to that derived from the Lee County permanent count station data along Treeline Avenue. Please also provide the AM peak hour raw traffic count information and the PM peak hour traffic data from 4 p.m. to 5 p.m. if available. Please review and revise the TIS accordingly.