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Donna Marie Collins
Hearing Examiner

April 29, 2019

Q. Grady Minor & Associates, P.A.
D. Wayne Arnold, AICP
3800 Via Del Rey
Bonita Springs, FL 34134

RE: DCI2018-10022, Vintage Commerce Center CPD

Dear Mr. Arnold:

Lee County has reviewed the additional information filed on April 2, 2019 for the above zoning application. Additional information is required to be consistent with the Land Development Code before this 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. *Description of Development and ITE Land Use Code. The TIS must contain a general description of each type of use proposed, the units of development (i.e. the number of dwelling units, square feet of building floor area, etc.) and the Land Use Code for each type of use utilized in the trip generation (i.e. single-family detached housing (200 lots), Land Use Code 210). [AC-13-17]*

The TIS site design parameters do not appear to be the same as stated or depicted in the non-TIS submittals. (an example would be Assisted Living units) Please review and revise the TIS and/or non-TIS submittals accordingly. The site development regulations appear to describe 4 individual development scenarios, but other submittals in this application indicate otherwise. Please review and revise the submittal accordingly to be consistent.

2. Staff understands the applicant is unclear how to express the calculation of residential units because of the desire for flexibility with the residential options and how much of the property is developed with residential uses. Staff suggests that the applicant could provide multiple Master Concept Plans that would allow the applicant to provide different density and open space calculations for review.
3. If the applicant anticipates using TDU's to reduce open space, please provide a Master Concept Plan depicting this. If the applicant provides multiple Plans as mentioned in Item 2 above, then please provide a Plan depicting the design with the reduced open space for each of the Plans.

4. LDC Section 34-373(a)(8), Schedule of Uses.

- Please consider further revising the Schedule of Uses regarding Signs. If the intent of the applicant is to be permitted all Signs consistent with the LDC requirements, then just ask for the use of Signs. As limited in the parenthetical, this may cause problems in the future.
- Staff apologizes for having missed the following and requests the applicant to please address the following:
 - Please consider simplifying the use of "Accessory Uses, commercial and residential" to the LDC wording of "Accessory uses, buildings, and structures". You may also want to consider adding "Residential accessory uses" which is a separate and distinct use.
 - Please consider removing the reference to density equivalencies for Assisted Living Facilities. Density equivalency is already addressed by the LDC in Chapter 34.
 - The proposed changes to Health Care Facility allowing all activity groups should also be supported within the application with intensity noting the maximum number of beds. At this time the proposed development should include intensity for the proposed uses for Groups III and IV. Staff recognizes Group III can be limited by total floor area, but Group IV (Hospitals) have commonly been limited based on the number of beds for the hospital and then the remaining uses would be retail or office space. Please consider revising the Schedule and proposed development intensity to address this.
 - The proposed use of "Warehouse, mini-storage" is undefined in the LDC. If the proposed use is "Warehouse: mini-warehouse", then please revise. Please note that recent developments of this nature have included a building with multiple stories with interior access to the units in the upper floors. If this is anticipated, then the applicant should consider adding the use of "Warehouse: Public". If the use also anticipates the storage of boats, trucks, and recreational vehicles in an open storage yard, please consider adding the use of "Storage, open".

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, AICP
Planner, Principal