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September 19, 2019

STACY HEWITT, AICP
BANKS ENGINEERING
10511 SIX MILE CYPRESS PKWY
STE 101
FORT MYERS, FL 33966
Re: Amavida RPD f/k/a Avida RPD/CPD
DCI2019-00019 - Minor PD

Dear STACY HEWITT, 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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 9/19/2019 by
Dirk A Danley Jr, Planner, Senior

STACY HEWITT, AICP
BANKS ENGINEERING
Re: Amavida RPD f/k/a Avida RPD/CPD
DCI2019-00019
September 19, 2019

Zoning Review:

1. Please provide the following information in accordance with LDC Sec. 34-373:
 - a) Topography map
 - b) Soils map
 - c) FLUCCS Map
 - d) Rare and Unique Upland Habitat Map
 - e) Existing and Historic Flowways Map

If the applicant believes there is basis for a waiver, please request a waiver of submittal requirements.
2. Please provide a review of the existing conditions and confirm that the proposed project is not inconsistent with these conditions. In the event that conditions need to be changed, please provide a strikethrough and underline document of these conditions.
3. Because this is considered a new Planned Development Rezoning, staff requires the following information:
 - a) Please provide a schedule of deviations, if unchanged please provide record of existing deviations to transfer to new zoning district.
 - b) Please provide a schedule of uses.
 - c) Please provide property development regulations for the planned development.
4. Will the additional residential area require additional consumption on premises approval?
5. Staff Comment: the expansion of residential uses will require additional review from the Department of Emergency Management and Public Safety at the time of Development Order Approval.

Natural Resources Review:

1. Considering the site's proximity to Hendry Creek, please provide a surface water quality monitoring plan for review and approval by the Lee County Division of Natural Resources (Lee Plan, Policy 125.1.4; Land Development Code, Sec. 14-478). This request is to monitor surface water discharge at the outfall to ensure that the site's discharge does not further impact Lee County's MS4. The applicant must establish and provide the Division of Natural Resources with groundwater and surface water quality preconstruction baseline background. In addition, this plan should include monitoring for asbestos. At a minimum, the Water Quality Monitoring Plan must establish:
 - a) The overall Goals and Objectives of the Water Quality Monitoring Plan;.
 - b) An outfall monitoring schedule that, at a minimum, provides for outfall monitoring on a quarterly basis for a minimum of five (5) years from the start of construction. Water quality monitoring data must be reported annually and must include a report with a comparison of State water quality standards, plots of parameters, and recommendations. Results shall also be reported as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources.

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- c) Any request to reduce the frequency of outfall monitoring is subject to the approval of the Division of Natural Resources.
- d) A contingency plan and anticipated corrective actions to address any potential abnormalities or exceedances of State water quality standards; and
- e) A process to provide notification to impacted parties and applicable authorities in the event that any abnormality or exceedance of State water quality standards is identified.

Legal Description Review:

1. The provided boundary survey has contradicting notes regarding the survey's basis upon the provided title work. One of the notes states that the survey was provided without title work.

Infrastructure Planning Review:

1. In trip generation comparison between proposed uses and approved uses must be project's new trips comparison. The approved uses are a mix of uses and the trips include internal capture trips and pass-by trips. The project new trips shall not include those trips.

TIS Review:

1. Trip generation must be based on the combination of the uses shown in the Schedule of Uses on the Master Concept Plan which generates the highest total number of trips during the A.M. and P.M. peak hour of the adjacent street(s). [AC-13-17]

>> The TIS does not appear to model development with the highest traffic-generating potential. Please justify how the proposed use generates more traffic than others listed in the proposed schedule of uses, specifically assisted living units (considering code-allowed density equivalents), and review and revise the TIS accordingly.

2. Site Plan. The TIS must contain a drawing showing the proposed project access point(s) and location of all other access points on both sides of the streets being accessed within 660 feet for project entrances on arterial streets, within 330 feet for project entrances on collector streets, and within 125 feet for project entrances on local streets. [AC-13-17]

>> The master concept plan (MCP) does not appear to show the location of site access points in relation to non-site access points on both sides of the street within proximity of the site. See south side of Gladiolus Drive. Please review and revise the MCP accordingly.

Environmental Review

1. The zoning resolution (Z-10-009) Condition 18 states that 12.99 acres of open space must be provided. With the removal of the commercial uses and replacing them with residential uses, the open space requirement becomes 40% of the entire project with the indigenous meeting Condition 19. Therefore, Condition 18 will be revised to indicate the 13.02 acres with indigenous credits to meet the overall 40% open space. Please verify that this is what the applicant intends to do to meet the code requirements.