

John E. Manning
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

September 30, 2019

Andrew Fitzgerald, PE
DeLisi Fitzgerald, Inc.
1605 Hendry Street
Fort Myers, FL 33901

**RE: Application for Major Planned Development Amendment
DCI2019-00015
RaceTrac Alico EDO**

Dear Mr. Fitzgerald:

The Zoning Section has reviewed the submission package for the above-referenced zoning application in accordance with the submittal requirements contained in Sections 34-201, 34-202, and 34-373 of the Land Development Code (LDC). Please be advised that the application is insufficient at this time. The following items must be addressed prior to the application being deemed sufficient for public hearing:

1. The inclusion of Policy 1.1.7 within the analysis has been noted. However, the analysis of the percentage of the acreage used for retail services must apply to the entire Planning Community (in this case Gateway/Airport) in which development will occur, not just the development (Formosa Commerce Center) in question.
2. Sheet 3 of the master concept plan remains inconsistent with the layout of the existing convenience food and beverage store. For example, the Master Concept Plan shows only one access point on Lee Road and no access points onto Alico Road, but there are two access points on Lee Road and one access point onto Alico Road constructed to serve the use. Please revise the MCP to depict the convenience food and beverage store as developed in lieu of the "typical convenience use layout" depicted on this sheet.
3. Since the TIS clearly indicates that the request is associated with a small increase in development intensity in terms of trips generation, the TIS should consider trips associated with the entire planned development, including traffic impacts associated with the unconstructed portion of planned development. Please review and revise the TIS accordingly.
4. Please be advised that staff does not support requested Deviation 8. LDC Section 10-256 requires all development and redevelopment, including industrial development, proposed within future urban areas or future suburban areas, as defined by the Lee Plan, to provide for bikeways and pedestrian ways, with waivers (fee in lieu) permitted in instances where such facilities would be contrary to public safety or where there is an "absence of need" as defined in LDC Section 10-1. The required sidewalk would connect to an existing facility shown on Map 3D and the roadway frontage of Lee Road is less than 60 percent developed; therefore, the request does not appear to meet the definition of absence of need.

contained in LDC Section 10-1. Please revise the MCP to provide a sidewalk connection to the existing sidewalk on Alico Road and extend on Lee Road to the northerly line of Lot 1.

Please respond to the enclosed sufficiency review comments within thirty (30) calendar days of the date of this letter. This application will be considered withdrawn if no response is received within this timeframe.

Please feel free to contact me at (239) 533-8786 or ARodriguez4@leegov.com if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

A handwritten signature in blue ink, appearing to read "Anthony R. Rodriguez", is written over the typed name and title.

Anthony R. Rodriguez, AICP
Principal Planner

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