

John E. Manning
District One

October 9, 2020

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

Stacy Ellis Hewitt, AICP
Banks Engineering
10511 Six Mile Cypress Parkway
Fort Myers, FL 33966

**RE: Application for Minor Planned Development
DCI2020-00013
Carissa Minor RPD**

Dear Ms. Hewitt:

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. Please revise schedule of uses to remove Community Gardens. Community gardens are no longer regulated by the LDC in accordance with the adoption of Ordinance 20-01.
2. Please clarify the inclusion of Homecare Facilities in the Schedule of Uses. Please address the compatibility of this use with the character of the development.
3. The Property Development Regulations should be revised to clarify street setbacks. While Crystal Drive is classified as a non-County-maintained roadway, it is a public roadway and will be subject to the "public" street setback in the proposed Property Development Regulations; however, this does not appear to be intended. Please revise accordingly to ensure consistency between the Property Development Regulations and Master Concept Plan.
4. This property abuts Crystal Drive as shown on Lee Plan Map 3A 2030 Financially Feasible Highway Plan. Crystal Drive is also shown on the Future Functional Classification Map 3B as a collector road. Please address consistency with these maps.
5. This project is within the Six Mile Watershed, which has been identified in the Lee Plan as a Critical Area. Please revise the request narrative

and Lee Plan analysis to address the request's consistency with Lee Plan Objective 60.3, Objective 60.4 and Goal 125.

6. Please provide project-specific information pertaining to wetland mitigation in the environmental assessment. The current environmental assessment submitted covers Army Corps of Engineers (ACOE) and South Florida Water Management District (SFWMD) requirements but does not apply them to the subject property. Please provide the details of the mitigation including the current Environmental Resource Permit (ERP) and the reduction in wetland impacts being proposed.
7. The SFWMD website does not list an application for permit modification to reflect the proposed reduction in wetland impacts from 6.53 acres to 2.32 acres. Please clarify whether a permit modification will be completed prior to zoning sufficiency to depict the proposed Master Concept Plan.
8. The majority of the 15-foot right-of-way buffer along the eastern property line (Ben Hill Griffin/Six Mile Cypress Parkway) consists of indigenous preserve. Please clarify if the existing indigenous vegetation complies with the Type D buffer requirements pertaining to content and material size. If not, please request a deviation to allow the indigenous preserve to be used to comply with the buffer requirements established in LDC Section 10-416(d).
9. This project generates more than 100 peak hour trips. The TIS needs to provide the intersection Level of Service analysis for the site accesses and all intersections within one-quarter mile of the subject property.
10. Please clarify the following with respect to the proposed development:
 - a. The maximum combined number of 1-, 2-, and 3-bedroom units in the development;
 - b. Whether the development will be composed of ownership or rental units (or both);
 - c. The distance from the development to the nearest transit stop;
 - d. The minimum number of parking spaces required for the development (including clubhouse) without the requested deviation;
 - e. The maximum proposed building height in terms of building stories; and

f. The maximum size of the proposed clubhouse.

11. Please clarify the following with respect to the study sites:

- a. The distance from each site to the nearest transit stop;
- b. The proximity of each site to post-secondary educational institutions and whether or not the assumed or known tenants are largely students;
- c. Whether each site is composed of ownership or rental units (or both);
- d. Whether or not each site allows seasonal leases or sub-leases (short-term leases of less than 12 months) and, if so, the number of units in each site that are leased or sub-leased for less than 12 months;
- e. The reason why staff concurrence was not received with respect to the applicant-chosen study sites prior to collecting parking data (see item (2) of 3/10/2020 e-mail from staff to applicant included as part of the parking study);
- f. The reason why all sites were not only composed of 1- and/or 2-story buildings described by a single ITE land use category (see item (5) of 3/10/2020 e-mail from staff to applicant included as part of the parking study);
- g. The known or assumed reason why vehicles were parked in front of garages and the clubhouse at the late survey hour at "The Springs at Six Mile Cypress" site;
- h. The total number of units at the "Longitude 81" site; and
- i. How the number of leased garages at "The Venetian" was determined (estimated, actual verified, or both).

12. Please clarify the following with respect to the parking study analysis:

- a. Why the study did not include Saturday counts since it appears that the most current ITE Saturday rate is higher than the weekday rate; and
- b. Why the study did not consider an estimated parking rate for Saturdays.

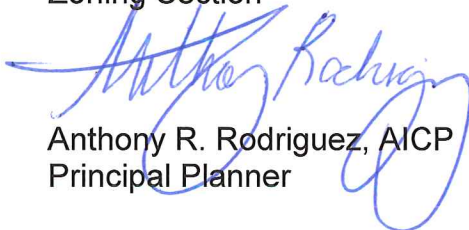
13. Please provide study data that clearly supports the deviation from the Land Development Code minimum parking requirement for the proposed clubhouse.
14. The title certification document provided is a commitment for title insurance, rather than an executed title insurance document. Please submit a title insurance policy or certificate of title in accordance with LDC Section 34-202(a)(7).
15. The boundary survey must be based upon the submitted title work. Please revise the survey accordingly.

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



Anthony R. Rodriguez, AICP
Principal Planner

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