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*County Hearing
Examiner*

May 11, 2021

Tina Ekblad
Morris-Depew Associates Inc
2914 Cleveland Ave
Ft. Myers, FL 33901

Re: Crane Landing
DCI2021-00016 - Major PD

Dear Tina Ekblad:

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 5/11/2021 by
Chahram Badamtchian, Planner, Senior

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Zoning Review:

North Fort Myers Public informational meeting synopsis was not included with your submittal.
Please provide a copy.

Please contact Chahram Badamtchian at CBADAMTCHIAN@leegov.com or by calling
239-533-8372 with any questions regarding the above review comments.

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Development Services Review:

- Deviation #1 – the LDC does not use “where practical” in Section 10-291(3). It does however use “must provide...”. Please revise the deviation request accordingly. The justification does not give sufficient evidence to allow a single access point for the proposed development. Additionally, no connection was shown to North 2nd Street on the MCP. The approval in Z-04-019 was based on the LDC requirements in place at that time. Subsequent to that approval the LDC was changed to require residential development of more than five acres to provide more than one means of ingress or egress for the development. Furthermore it specifically says that access points designated for emergency use only do not meet this requirement. Although the code does allow a deviation or variance from this requirement the justification does not address the required findings for approval. Specifically that the proposed deviation will provide sufficient access to support the proposed development intensity, that there are sufficient safeguards to the public interest, and that it promotes the general intent of the Code to protect health, safety and welfare.

- Deviation #3 – please provide a letter of no objection from the Fire District with jurisdiction. [10-291(2)] Access to Street that Meets LDC Standards. All development must abut and have access to a public or private street designed, and constructed or improved, to meet the standards in LDC Section 10-296.

- The secondary emergency access point to Garden St as shown on the MCP will require improvements to Garden St to meet the requirements of LDC 10-291 and 10-296. Additionally the MCP shows the footprint of a cell phone tower in the right-of-way. Please revise or clarify how this future cell tower footprint will impact the right-of-way and adjacent parcels with as well as height and setback requirements in residentially zoned property.

[10-256(a)] All development and redevelopment proposed within future urban areas or future suburban areas as defined by the Lee Plan, or along trails depicted on the Greenways Master Plan (Lee Plan Map 22) are required to provide for bikeways and pedestrian ways

- Please show the required bikeways and pedestrian ways on the MCP in accordance with this requirement. Additionally review Sec 33-1583 for additional pedestrian requirements in the North Fort Myers Planning Community.

[10-293] Street Ownership. The site plan must clearly state in bold letters if the streets are intended to be public or private.

- Please indicate street ownership on the MCP

[10-321(a)] General Storm Water Design Requirements

- Is the dashed line around the lakes the lake maintenance easement or TOB?

[10-418(1)] Surface water Management Systems. The design of the shoreline of excavations must be sinuous rather than straight.

- Several of the proposed lakes do not meet this requirement. Please revise the lakes as necessary.

Please contact Brian Roberts at BRoberts@leegov.com or by calling 239-533-8890 with any

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questions regarding the above review comments.

Legal Description Review:

Sec. 34-202(a). Submittal requirements for applications requiring public hearing.

(7) Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7).

Please contact Hunter Searson at HSearson@leegov.com or by calling 239-533-8585 with any questions regarding the above review comments.

Environmental Review:

Provide the status of the restoration and created marsh areas per Deviation #2b.

Indicate the buffer planting area located outside of the easements along the southern property line. The MCP depicts a 30-foot wide Type-B buffer but there is an easement that is located within the 30-feet.

The narrative indicated that an enhanced buffer between the multi-family and townhomes units are proposed. Please provide more details of what type of landscape buffer is proposed.

Please contact Elizabeth A Workman at EWorkman@leegov.com or by calling 239-533-8793 with any questions regarding the above review comments.

DOT Review:

The Deviation #1 indicates that the emergency access gates will be constructed on both North 2nd Street and Garden Street. But There is only an emergency access point shown on Garden Street and no emergency access point on North 2nd Street shown on the Master Concept Plan.

Please contact Lili Wu at LWu@leegov.com or by calling 239-533-8585 with any questions regarding the above review comments.

TIS Review:

The Traffic Impact Statement (TIS) shall include the analysis (links and intersection LOS analysis) of how the entire development impacts the roadway network.

Please contact Lili Wu at LWu@leegov.com or by calling 239-533-8585 with any questions regarding the above review comments.

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Natural Resources Review:

Please submit the surface water narrative per LDC 34-373(b)(1). The previous surface water management narrative address the golf course which is requested to be eliminated with this request.

Please provide, at a minimum, an analysis of Lee Plan Policies 125.1.2, 125.1.3, and 125.1.4. Please correct the Lee Plan analysis to reflect SFWMD and not SWFMD.

The final outfall for this project is to Powell Creek which is impaired. Please address water quality monitoring for this project.

Please contact Rebecca H Sweigert at RSweigert@leegov.com or by calling 239-533-8552 with any questions regarding the above review comments.