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Veronica Martin
TDM Consulting, Inc.
43 Barkley Circle, Suite 200
Fort Myers, FL 33907

**RE: Williams Avenue CPD
DCI2021-00014**

Dear Ms. Martin:

The Zoning Section has reviewed the information provided for the above-referenced application. The Lee County Land Development Code (LDC) requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklist. 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.

Please respond to the sufficiency review comments contained within thirty (30) calendar days of the date of this letter. This application may be considered withdrawn if no response is received within this timeframe. Please feel free to contact me at Amendez@leegov.com or (239) 533-8325 if you have any questions.

Zoning Section

1. Property Development Regulations. Please revise submission documents to provide minimum property development regulations (PDRs) for the proposed Existing Only (EO) single-family residence.
2. Use Regulations. Consider providing a condensed separate schedule of uses (and potentially, PDR) applicable to MCP Option I and removing the Plant Nursery, EO Single-Family, Home Occupation and any other uses which may not materialize on MCP Option 2 use regulations.
3. Substantive Comments.
 - Based on the LDC Definition, what would "Recreation Facilities, Private, On-Site" materialize into on either MCP?
 - Consider excluding use activity "Pawn Shops" from proposed Used Merchandise Stores, Group I.

Development Services Section

1. The applicant is requesting a deviation for a connection separation of 175' for a right in/right-out to Williams Road. However, MCP option A shown an existing access point that doesn't meet intersection separation requirements. Staff recommends the applicant include a deviation for this access to accommodate MCP option A. If a deviation is requested please show the location on MCP option A.
2. MCP option A shows a drive aisle around the existing 2-story building. What surface is proposed for the drive aisle. There is not a matching shading in the legend.
3. MCP option A does not show an area reserved for garbage and recycling collection. Please indicate the area on the MCP.
4. MCP option A shows an existing gravel parking lot. Based on the proposed uses a high-turnover parking lot will be required unless a deviation is approved.

Environmental Sciences Section

1. The MCP A and MCP B submitted on September 7, 2021 depicts each MCP as individual phases of the whole property. However, MCP A (Phase I) depicts a different development scheme than what is shown in the same location on MCP B (Phase II). Are these two different MCP's or two phases to develop the Commercial Planned Development?
2. Indicate on the MCP A what is planned for the portions of land not being developed. MCP A must depict the indigenous areas to support the overall CPD similar to the master stormwater system that is depicted.
3. If the CPD holistically will be phased that provide one MCP and a phasing plan.

Please schedule a meeting with staff to discuss the project.

Legal Description

1. Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).
The boundary survey must be based on the title certification. When the Title Certification is re-submitted, the legal description on the boundary survey must match that which is shown on the title. No legal description is currently shown on the submitted boundary survey.
2. Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7). Legal description provided on the title certification needs to be a metes and bounds legal description.

Infrastructure Planning Comment

1. Traffic Impact Statement (TIS)
 - I. The proposed project's trip generation is over 100 trips per hour. According to AC-13-17, the information of LOS analysis for the project's entrances and all intersections within one quarter of a mile for future condition with and without the project shall be provided for review. The intersections within one quarter of a mile from this project are Lee Blvd/Williams Ave and Williams Ave/5th Ave.
 - II. The link LOS analysis for Williams Ave shall be provided for review.
2. DOT Comment: Please note Lee County DOT will only support right-in only access on Williams Ave (no right-out).

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 10/06/2021 by
Adam Mendez,
Planner

AVM