Kimley»Horn

April 27, 2022

Camryn Siverson
Environmental Planner
Lee County Development Services
1500 Monroe Street
Fort Myers, FL 33901

RE: *Response to Insufficiency Comments*
Project Name: TCW McGregor Blvd
Application/Petition No.: ADD2022-00007

Kimley Horn Reference No.: 013726010

Dear Ms. Siverson,

We are in receipt of your letter dated March 11, 2022 in which questions and additional information was requested on the above referenced project. The following are your comments in followed by our responses in **bold**:

Environmental Sciences

1. Lee Plan policy 6.1.6 states, "The land development regulations will require that commercial development to provide adequate and appropriate landscaping, open space, and buffering." Please demonstrate how policy 6.1.6 is being met.
   Response: Please see Lee Plan Consistency statement included in this resubmittal.

2. Please provide the location of each requested deviation must be indicated on the master concept plan, following Land Development Code 34-203(a)(6)-(8).
   Response: Please see attached the site plan that denotes the locations of all deviations.

3. Please provide a Lee Plan Analysis.
   Response: Please see Lee Plan Consistency statement.

4. Open space is not clearly depicted on the Master Concept Plan. As required by section 34-203(a)(8), please provide an open space design plan. Please label acreages and itemize areas that will be used to meet open space requirements. Please note that the mixed-use overlay does not offer relief to landscaping but does apply to open space.
   Response: Please see revised site plan including all requirements per section 34-203(a)(8).

5. Please clarify the amount of impervious surface that is being proposed in the buffer area. Please note that a buffer area may not contain more than 20 percent of the width of the buffer as an impervious surface (10-416(d)(11)).
   Response: The proposed impervious areas within the LA buffer is limited to just the access

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drive aisles (+/- 600SF) thus resulting in less than 20% impervious within the buffers. Please see attached site plan.

6. 10-425(e) of the Land Development Code states, "Commercial development within the mixed-use overlay is required to provide building perimeter planting on only the two sides of the building which are most visible to the public." Please depict building perimeter on the Master Concept Plan.
   Response: The building perimeter is denoted by a thick black line with a hatch shown on the interior side of the building on the site plan. The development will maintain the required 25' landscape buffer and include plantings on the two most visible sides of the building, facing McGregor Blvd and Camelot Dr.

7. Section 34-174(h)(2) of the Land Development Code states, "that the director must find the request is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested." In staffs' professional opinion, the site plan deviation "to allow for an encroachment into the 25' landscape buffer" encroaches on the right-of-way public safety. Please contact staff to schedule a meeting. ***Staff would like to discuss reconfiguration of the proposed project due to a health and safety concern.***
   Response: A meeting with the County was held on 3/28/22 to discuss the proposed project's conflicts and staff's concern. Per this meeting, Kimley-Horn has revised the site plan to better comply with the County's requirements and staff's recommendations. Please see revised site plan and cross sections included in this resubmittal.

Development Services
Brian Roberts – BRoberts@leegov.com

1. The administrative deviation from LDC 10-285 (connection separation) does not indicate the intersection connection distance provided. Please indicate the distance on the site plan and callout linking the distance to the requested deviation. Is a deviation required at both the ingress and egress locations?
   Response: The connection separation variance that is being requested is along the north eastern driveway. See attached site plan and request narrative for further explanation. A deviation is only required for one of the access points. Both access points generally maintain the existing drive locations and improve the current conditions.

2. Please provide additional justification information to include a "to provide" statement that will detail the connection separation required. Also provide the appropriate justification narrative to address the requirements in LDC 10-104(b).
   Response: Please see revised site plan and narrative for justification on all deviations. The site plan and request for deviations have changed since the original submittal per the

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meeting with the County on 3/28/22.

3. Please provide the intersection connection distance at the exit point near McGregor Boulevard. Staff is concerned that the egress from the site is located to close to McGregor Blvd as well as an existing access point across the entrance. The combination of traffic entering the site from a high speed arterial roadway, the existing access across the entrance from the subject site as well as the proposed egress creates conflicting traffic movements that will have the potential to impact the health, safety and welfare of the public. Please discuss this in your deviation narrative.
   Response: See attached revised site plan that has been corrected to mitigate the concerns mentioned under this comment. The connection separation distance now meets the standards per Lee County. See attached request statement for further explanation on the new variance request for access drives.

Department of Transportation
Pakorn Sutitarnnontr PSutitarnnontr@leegov.com

1. The separation distance of the northern access drive (49 feet from McGregor Blvd) does not appear to meet the connection separation requirement in LDC Section 10-285(b). Access roads intersecting another road that also intersects the parallel arterial or collector must have an outer separation of at least 100 feet from the edge of pavement of the arterial or collector. A greater outer separation may be required based upon the estimated queue lengths identified in the FDOT Driveway handbook or an intersection analysis. A deviation from the technical standards in LDC Section 10-285 (connection separation) may be required for this access location as shown on the plans.
   Response: The separation distance from McGregor now meets Lee County standards per LDC 10-285(b). The internal drive located in the northeast corner of the project is now be requested to be deviated to be separation distance requirements. Please see deviation #2 on the site plan and in the narrative for more information.

2. Please clearly specify the proposed separation distances to be deviated from the technical standards in LDC Section 10-285 on the site plan. The separation distances must be measured in the same alignment of the road/access drive. Please revise the separation distance of the southern access drive from Camelot Dr as necessary. The connection separation distances, measured edge to edge, must be determined on both sides of the roadway for undivided roadways. Existing and approved access points must be depicted on both sides of the road along the project frontage and to the nearest access point beyond the project frontage in each direction.
   Response: The proposed separation distance that is being deviated is the driveway located on the northeast side of the project. This requires an internal separation of 40' and is being requested to be deviated to 30'. Please see deviation #2 in the narrative and the site plan.

3. In accordance with LDC Section 10-104 (b), please provide justification demonstrating that: (a)

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The alternative proposed to the standards contained herein is based on sound engineering practices and (b) The alternative is no less consistent with the health, safety and welfare of abutting landowners and the general public than the standard from which the deviation is being requested. **Response: The site plan has been revised per direction from Lee County staff following the County meeting on 3/28/22. These revisions should meet requirements set in LDC Section 10-104(b). Variance justifications have been provided in the narrative.**

If you have any questions, I can be reached by phone at 239.984.6524 or directly by email at Sina.Ebrahimi@kimley-horn.com.

Sincerely,



Sina Ebrahimi, P.E.
Project Manager