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July 25, 2022

Ahmad Kareh
Haley Ward, Inc.
13041 McGregor Boulevard
Fort Myers, FL 33919

RE: Resurgence Brewery & Rock Gym (Planned Development Rezoning Application) DCI2022-00019

Dear Ahmad Kareh:

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 sixty (60) 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 This application may be considered withdrawn if no response is received within this timeframe.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. Please be advised that the Zoning Review for the subject case has been found sufficient. In response to recent direction provided by the Lee County Hearing Examiner's Office, staff offers the following courtesy comment:
 - A. Consider removing development order details and information not explicitly required on a Zoning Master Concept Plan. The requirements are listed in **LDC Section 34-373(a)(6)**. Staff recommends that the Schedule of Uses, Property Development Regulations and Parking Note are to be provided separate from the MCP, to avoid future revisions to the MCP as this content may change.

Development Services Section

1. Staff does not support deviation (1), as proposed. The applicant's MCP and justification indicates that they are seeking a 10% reduction in parking due to the "complimentary nature of the proposed uses." However the parking calculations on the MCP use the minimum parking required for Multi-Use Developments and further seeks a reduction for "complimentary uses". The purpose of the Multi-Use calculation in LDC 34-2020(b) is to account for the reduced parking requirements that result from multiple complimentary uses and therefore the applicant has already realized a reduced parking requirement. Staff does not agree that a further reduction for "complimentary uses" is reasonable. LDC 34-2020(c) lists specific requirements for parking reductions for non-residential uses. Although the applicant's justification references (1) transit stops and (3) bicycle and pedestrian facilities the justification presented does not demonstrate that those requirements have been met. Please review the requirements in LDC 34-2020(c)(1 and 3) and demonstrate that the minimum requirements are met.

Natural Resources

1. Transportation Services Group III includes Bus Stations/Depots and Bus Terminals. Natural Resources Staff is concerned that these two uses have the potential to degrade water quality within the Six Mile Cypress Watershed given that the project is located adjacent to the Slough. Staff understands that these uses are not being proposed at this time by the applicant but inclusion of these uses within the Schedule of Uses would allow them in the future. Please consider revising the Schedule of Uses or please provide a Draft Water Quality Monitoring Plan to ensure consistency with Lee Plan Goal 125.1.2 and 125.1.4.

Traffic Impact Statement

1. Based on the requirements of AC-13-17 (Traffic Study Guidelines for Planned Development Rezonings), when project generates more than 100 trips per hour, the information of intersection LOS analysis for the project's entrances and all intersections within one quarter of a mile (including Six Mile Pkwy/Exchange Ln/Plantation intersection) shall be provided for review.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 07/25/2022 by
Adam Mendez,
Planner

AVM