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August 10, 2022

Al Quattrone
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916

RE: Gator Recreation (Planned Development Rezoning Application) DCI2022-00024

Dear Al Quattrone:

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 This application may be considered withdrawn if no response is received within this timeframe.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. Request: The Schedule of Uses and Development Parameters list 250 hotel rooms maximum, however, the following schedule of permitted uses lists 160 hotel rooms (maximum). Please clarify.
2. Agricultural Use: The document entitled "Lee County Response Letter" states "the owner does not intend to continue with the existing agricultural use" in response to the Agricultural Use Affidavit insufficiency comment. However, Page 5 of the Schedule of Uses and Development Parameters maintain the request for an agricultural condition.

3. Fee: The revised request meets the threshold of a major planned development and additional review fees have been assessed accordingly.
4. LDC Section 34-935(b)(1)c. & e. requires that all buildings and structures must be set back from the development perimeter a distance equal to the greater of c. Fifteen feet for residential and commercial portions of the development, if the subject property is, or will be zoned MPD; or twenty-five feet for industrial portions of the development, if the subject property is, or will be MPD; or e. One-half the height of the building or structure. An approved deviation marked accordingly on the MCP is required to deviate from this section.

Development Services Section

1. [LDC Section 10-285(a)] The connection separation distances 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. The MCP provided does not appear to meet the minimum connection separation on Plantation Rd. Please clarify.
 - Repeat comment: As measured according to LDC 10-285 the connection points do not line up and the centerline of the driveways do not line. Please clarify.
2. [LDC Section 34-373(a)(6)(j)] requires the MCP to show any proposed facilities for public transit in accordance with LDC 10-442. Are any improvements anticipated for the existing bus stop and the north west corner of the site on Plantation Blvd?
 - Repeat Comment: Staff understands that the improvements will be shown at DO time. However, LDC 34-373(a)(6)(j) requires MCPs to show any facilities required in accordance with LDC 10-442. If facilities will be required based on LDC 10-442 they must be shown on the MCP.
3. What is the purpose of the interconnection to the north? Please clarify as it appears the interconnection provides access to a lake and may not be necessary. If the interconnection is not necessary please request a deviation.
 - A deviation and justification to the requirement to provide cross access for commercial uses will be required from LDC 10-610(e).

Environmental Sciences Section

1. Please provide an open space exhibit demonstrating the areas on the MCP that comply with LDC section 10-415(c)(1-2), which states:
 - The minimum average width of open space areas must be ten feet.
 - The minimum area of open space must be 180 square feet.

Natural Resources Section

1. The Surface Water Management narrative that was provided does not meet the requirements outlined in 34-373(b)(1). Please revise the narrative accordingly.
2. The proposed project will outfall into the Six Mile Cypress watershed which is identified as a critical area for surface water management per Lee Plan Objective 60.3. In addition, the watershed is impaired and has been included on the FDEP Study List. Please provide a draft water quality monitoring plan consistent with Lee Plan policy 125.1.4 as the proposed uses have the potential to degrade water quality within the watershed.

Solid Waste Division

1. Please ensure that dimensions for dumpster area are included in accordance with LDC 10-261 and Ordinance 11-27. The enclosure will need 65 ft. of unobstructed collection access and at least 12 ft. of minimum width. Current site plans reflect obstruction within 65 ft. of enclosure area.

Planning Section

1. Please provide calculations to demonstrate how the requested 210 units are consistent with the Intensive Future Land Use Category. Please specify which TDR program(s) will be utilized to achieve the requested density.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 08/10/2022 by
Adam Mendez,
Planner

AVM