



October 25, 2022

Earl R. Hahn, AICP
Principal Planner
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

**Re: RaceTrac at Bayshore CPD
DCI2021-00053
RAI #3**

To Whom It May Concern:

Attached please find the following items as they relate to the above referenced project:

1. Property Development Regulations Table;
2. Revised Master Concept Plan.

In regards to the formal comment letter dated March 28, 2022, please find the following responses to Staff comments in order as received:

ZONING REVIEW

Comment 1

The MCP proposes a local road and places a ground-mounted identification sign within the R.O.W/Street Easement, please confirm the location of the sign conforms to the on-site or off-site location requirements in LDC Sections 30-153 or 30-181, respectively. A deviation may be necessary.

Response 1

The noted monument sign has been removed from the MCP.

Comment 2

The property development regulations propose 50 percent maximum lot coverage. Lot coverage is defined in LDC Section 34-2 as "that portion of the lot area, expressed as a percentage, occupied by all buildings or structures." The MCP does not depict ±115,000 square feet of buildings or structures occupying the site. Please clarify.

Response 2

The attached property development lot coverage percentage has been revised. Please see the table for more information.



DEVELOPMENT SERVICES REVIEW

Comment 1

LDC 34-373(a)(6)(e) requires the general location of service areas for delivery of goods or services to be shown for all developments that are not residential subdivisions on the MCP. The applicant cites LDC 34-1986 and no longer provides a designated space on the MCP. Please clarify how this section applies when fuel deliveries are made via large trailer trucks as detailed in the response letter. Please show on the MCP how deliveries are made that do not interfere with pedestrian or vehicle movements as well as the requirements of LDC 34-1986(c and d).

Response 1

Please see the revised MCP plan that includes an added fuel tank loading space location. The fuel delivery area is at the outside of the fueling area away from customer parking and away from the path of pedestrians moving from the fuel canopy to the store.

ENVIRONMENTAL SERVICES REVIEW

Comment 1

Per the meeting on July 22, 2022, staff understands landscape enhancements are proposed along the south property line and those enhancements will be noted on the next submittal.

Response 1

Please see the master concept plan for locations of added native indigenous plantings.

If you should require any additional information, please contact our office.

Sincerely,

DeLisi Fitzgerald, Inc.

John Wojdak, P.E.
Vice President

Project No.: 21555

Property Development Regulations

Minimum Lot Area (SF)	10,000
Minimum Lot Width (Ft.)	100
Minimum Lot Depth (Ft.)	100
Minimum Front (Street) Setback , Bayshore Rd.	50
Minimum Side (Street) Setback, Park 78 Dr. (Ft.)	20
Minimum Side (West) Setback (Ft.)	15
Minimum Rear Setback (Ft.)	15
Maximum Bldg. Height (Ft.)	35
Max Lot Coverage	10%

