



## Board of County Commissioners

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December 16, 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 This application may be considered withdrawn if no response is received within this timeframe.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](mailto:Amendez@leegov.com) or (239) 533-8325 if you have any questions.

### **Zoning Section**

1. LDC Section 34-935(b)(1) requires that all buildings and structures must be set back from the development perimeter a distance equal to the greater of 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 One-half the height of the building or structure.

According to the proposed building heights, increased perimeter setbacks are required unless a deviation is proposed/obtained. The parking garage requires 30 feet perimeter setback. The mixed-use building requires a 50-foot perimeter setback. The commercial and residential building requires a 67.5-foot perimeter setback. Please revise the MCP to meet this requirement or include the appropriate deviation markers.

### **Environmental Sciences Section**

1. On the provided open space exhibit, the applicant has indicated that 20% open space(1.42 acres) is required, and 1.39 acres are being provided. However, the MCP states that 27% open space is being provided (1.93 acres). A minimum of 20% open space is required for the proposed project per 10-425(a). Please revise the open space exhibit or request a deviation for a reduction of open space per 10-425(a).

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Section

Electronically signed on 12/16/2022 by  
Adam Mendez,  
Senior Planner

AVM