



December 22, 2022

Mr. Adam Mendez, Senior Planner
Lee County Division of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

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

Dear Mr. Mendez,

Please find attached a set of revised plans for the above-mentioned project per your comments dated December 16, 2022. Below are written responses to the comments.

Zoning Section

I. 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.

Response: Please see the attached deviation request.

Environmental Sciences Section

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).

Response: Please see the updated MCP and Open Space Exhibit.

If you have any questions regarding the above responses or any of the attachments, please contact our office at (239) 936-5222.

Sincerely,
Quattrone & Associates, Inc.

Sharon Hrabak
Permitting Manager
Email: Sharon@qainc.net
Attachments:

**LIST OF DEVIATIONS AND JUSTIFICATION****Gator Recreational, MPD**

Rezone from CPD to MPD

±7.1 ACRES

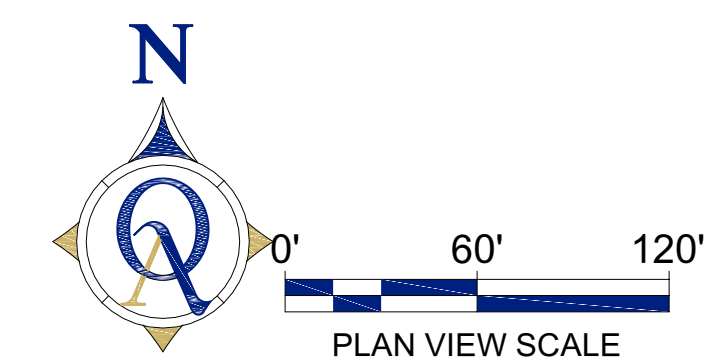
Strap # 30-45-25-00-00002.0000

DEVIATION I

Relief from LDC §34-935(b)(1). Which 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 to allow for a minimum 5ft setback

JUSTIFICATION: If the site was analyzed for a conventional zoning, within the mixed-use overlay the standard property regulations allows for a 0 ft development perimeter setback. Furthermore, the reduced setback will help support a compact urban development,

LOCATED IN SECTION 30, TOWNSHIP 45-S, RANGE 25-E, LEE COUNTY, FLORIDA

[illegible]

LOCATION MAP

ZONING
FUTURE LAND USE INTENSIVE DEVELOPMENT WITHIN THE MIXED USE
OVERLAY
TO MPD (MIXED PLANNED DEVELOPMENT)

STRAP #'s
30-45-25-00-00002.0000

PROJECT ACREAGE
7.1 ACRES (309,276 SF)

PROJECT INTENSITY
 MAXIMUM FLOOR AREAS:
 90,000 SF COMMERCIAL, OFFICE AND RETAIL
 70,000 SF COMMERCIAL * - RECREATIONAL
 MAXIMUM HEIGHT: 135 F.
 MAXIMUM HOTEL ROOMS : 250
 MAXIMUM RESIDENTIAL UNITS: 210

* (BOWLING / CONVENTION CENTER)

OPEN SPACE:
MINIMUM 20% = 1.42 ACRE (61,855 SF)
OPEN SPACE PROVIDED 20% = 1.42 ACRE (61,855 SF)
APPLICANT MAY REDUCE OPEN SPACE TO 15% WITH THE PURCHASE OF
GREATER PINE ISLAND TRANSFER OF DEVELOPMENT UNITS (TDU'S)
IN ACCORDANCE WITH 10-425(a)(2)

DEVIATIONS	
#	PERIMETER SETBACKS

NOTE:
THIS CONCEPT PLAN ASSUMES FOR UNDERGROUND
STORMWATER STORAGE CHAMBERS.

P:\2021\Projects\210406 GATOR RECREATION COMPLEX SIX MILE (OLD #040720)-ACTIVE\01-CADD-1

