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December 22, 2022

Mr. Adam Mendez, Senior Planner Lee County Division of Community Development I 500 Monroe Street Fort Myers, Florida 3390 I

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)(I) 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,

DCI2022-00024 Lee County ePlan Additional info dated 12-22-2022

GATOR RECREATION COMPLEX MASTER CONCEPT PLAN LOCATED IN SECTION 30, TOWNSHIP 45-S, RANGE 25-E, LEE COUNTY, FLORIDA ZONING: CROWN POINT CPD CURRENT USE: LC SPORTS COMPLEX MPD BOUNDARY (BASIS OF BEARING) N88°55'40"E(D)(M) 749.06'(D)(M) PARKING GARAGE BUILDING FOOTPRINT = 39,188 SF MAX. HEIGHT= 60 FT. PUBLIC TRANSIT STOP-PLANTATION RD @ M CYPRESS PKWY. 5' BUFFER PER LDC 10-425(f) MIXED-USE BUILDING FOOTPRINT = 55,200 SF ZONING: CENTER OF HOPE MPD MAX. HEIGHT= 100 FT. CURRENT USE: ACLF/ NURSING HOME MAXIMUM 70,000 SF. COMMERCIAL/RETAIL AND 250 BED/HOTEL THE ENCLOSURE WILL NEED 65 FT OF UNOBSTRUCTED COLLECTION ACCESS AND AT LEAST12 FT OF MINIMUM WIDTH IN ACCORDANCE OPEN SPACE WITH Idc10-161 AND ORDINANCE 11-27 DRIVE AISLE -APPROVED RIGHT IN/ RIGHT OUT SERVICE-PER THE CONTROLLED ACCESS RESOLUTION 00-04-09 DELIVERY 5' BUFFER COLLIER COUNTY LOCATION MAP COMMERCIAL & RESIDENTIAL BUILDING FOOTPRINT = 35,000 SF PROJECT SUMMARY: MAX. HEIGHT= 135 FT MPD BOUNDARY-FUTURE LAND USE INTENSIVE DEVELOPMENT WITHIN THE MIXED USE -DUMPSTER OVERLAY THE ENCLOSURE WILL NEED 65 FT OF UNOBSTRUCTED COLLECTION ACCESS AND AT TO MPD (MIXED PLANNED DEVELOPMENT) LEAST12 FT OF MINIMUM WIDTH IN ACCORDANCE WITH Idc10-161 AND ORDINANCE 11-27 STRAP #'s 30-45-25-00-00002.0000 PROJECT ACREAGE ZONING: CENTER OF HOPE MPD 7.1 ACRES (309,276 SF) CURRENT USE: ACLF/ NURSING HOME PROJECT INTENSITY OPTIONAL -PARKING MAXIMUM FLOOR AREAS: 90,000 SF COMMERCIAL, OFFICE AND RETAIL ZONING: EC 70,000 SF COMMERCIAL* - RECREATIONAL MAXIMUM HEIGHT: 135 F. CURRENT USE: WETLANDS OPEN SPACE MAXIMUM HOTEL ROOMS: 250 MAXIMUM RESIDENTIAL UNITS: 210 * (BOWLING / CONVENTION CENTER) 5' BUFFER PER LDC 10-425(f) **OPEN SPACE:** 5' BUFFER PER LDC 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 THIS CONCEPT PLAN ASSUMES FOR UNDERGROUND STORMWATER STORAGE CHAMBERS. ZONING: EC CURRENT USE: UPLANDS PLAN VIEW SCALE Quattrone & Associates, Inc. Engineers, Planners, & Development Consultants 4301 Veronica Shoemaker Blvd | Fort Myers, Florida 33916 | 239-936-5222 | QAInc.net

