



Board of County Commissioners

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October 28, 2022

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Brendan Sloan, PE
Avalon Engineering, Inc.
2503 Del Prado Boulevard South, Suite 200
Cape Coral, FL 33904

**Re: Application for Administrative Amendment to a Planned Development
ADD2022-00167
Estates of Entrada – Tract 1**

Dear Mr. Sloan:

The Zoning Section has reviewed the submission package for the above-referenced zoning application in accordance with the submittal requirements contained in Sections 34-174, 34-201, and 34-203 of the Land Development Code (LDC). Please be advised that the application is insufficient at this time. Please address the following items within 30 days so that staff may continue review of the request:

1. The Master Concept Plan must be revised to depict:
 - a. Markers for the requested deviations in accordance with LDC Section 34-373(a)(6)l. The numbering of the deviations must correspond to the schedule of deviations for this application.
 - b. Proposed open space and perimeter buffers, including a calculation of required open space, in accordance with LDC Section 34-373(a)(6)g through i.
2. The request narrative indicates that the Estates of Entrada RPD/CPD established a parking space requirement for the multi-family tract of 1.75 spaces per unit plus 10 percent guest parking. However, LDC Section 34-2020(a) establishes a parking requirement of two (2) spaces per unit, plus 10 percent of the total parking requirement for guest parking. Parking for clubhouses or ancillary uses must be calculated separately and in addition to these aforementioned parking requirements. Please revise the request narrative to correctly calculate the total parking requirement for the development pursuant to LDC Section 34-2020 to clarify the requested deviation.

3. Please revise the request narrative to clarify whether the electric vehicle (EV) parking stalls proposed as part of the request are intended to be exclusively for EVs or will be permitted to be used by conventional vehicles in the absence of EV charging demand. If the proposed EV parking spaces are intended exclusively for EV use, the justification for the requested parking deviation should take into account the dedication of these spaces accordingly.
4. Please revise the request narrative to provide a schedule of deviations with justifications for each individual deviation. The numbering of deviations must correspond to the deviation annotations shown on the proposed Master Concept Plan.
5. The analysis provided in support of the deviation from LDC Section 34-2016(1)(b), relative to parking space dimensions, provides data from Tampa, St. Petersburg, and Miami-Dade County to establish an appropriate size and percentage of compact parking spaces for the proposed development. The justification in support of this request should provide data for more suburban jurisdictions if such data is available. Please revise this deviation justification accordingly. If data from suburban jurisdictions is not available, please indicate same.
6. LDC Section 33-1532 requires the owner or agent applying for an administrative zoning action to conduct one publicly-advertised information session in the North Fort Myers Planning Community prior to approval of the request, and to submit a meeting summary document containing the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. Please conduct the required public information session and provide the required meeting summary document in accordance with LDC section 33-1532(b).
7. Regarding the deviation request of stacked parking spaces, LDC Section 34-2015(2)c, please demonstrate on the Master Concept Plan the proposed stacked parking spaces will meet or exceed the minimum stacked parking spaces requirements LCLDC Section 34-2020(a) Table 34-2020(a) Note (3), 1-4.

Please feel free to contact me at (239) 533-8786 or ARodriguez4@leegov.com if you have any questions.

Sincerely,

Electronically signed on 10/28/2022 by
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Lee County Department of Community Development

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