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#EB 0003128

Estates of Entrada Tract 1 (Administrative Amendment to a Planned Development)

ADD2022-00167

Responses to Staff's 1st Insufficiency Comments Dated 10-28-22

Project Manager: Linda Miller AICP & Brendan Sloan, P.E.

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December 5, 2022

Department of Community Development

Reviewer: Anthony R. Rodriguez, AICP, CPM, Zoning Manager, (239) 533-8786 or ARodriguez4@leegov.com

Zoning Section

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.

Response: The Master Concept Plan reflects the requested deviations.

- 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.

Response: The Master Concept Plan reflects the open space provided by this development.

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.

Response: The narrative has been revised.

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.

Response: The narrative has been revised.

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.

Response: The narrative has been revised.

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.

Response: The narrative has been revised.

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).

Response: A separate meeting with the North Fort Myers Planning Community was held on November 1, 2022. The minutes of the meeting are provided.

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.

Response: The distance from the rear of the stacked parking space to the drive isle is at least 22 feet as required. A distance detail is included on the Master Concept Plan.