



Professional Engineers, Planners & Land Surveyors

May 30, 2023

Mrs. Elizabeth A. Workman, Principal Planner
Zoning Section
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

Reference: **THE SHOPPES AT VERDANA VILLAGE
ADD2023-00031**

Dear Beth:

This letter is written in response to your review comments dated April 12, 2023. With this letter we are submitting the following additional information you requested:

1. Revised Master Concept Plan
2. Revised Narrative
3. Schedule of Deviations & Justifications

Presented below are responses to each review comment:

PLANNING

Comment 1: To demonstrate consistency with Policy 33.2.4 #4, please confirm that maximum commercial square footage will not be increased from what was permitted under prior approvals and that the schedule of uses will not be changed.

Response: ***Confirmed. No changes are proposed to the existing approved intensities or schedule of uses.***

ZONING & ENVIRONMENTAL

Comment 2: Provide a strikethrough and underline revision of Resolution Z-20-006 to change the property development regulations and minimum setbacks per Condition 2 for the commercial portion of Verdana Village.

Response: ***A note has been added to the Commercial Lot Detail on MCP Property Details and Property Development Regulations to clarify front setback for proposed outparcel lots 2 and 3 will be 25 feet from the west property line. No changes are proposed to the remainder of the property development regulations so the applicant does not believe a strikethrough and underline revision is necessary.***

Comment 3: Provide a larger outparcel area detail to depict the required setbacks and buffer width for the external and internal buffers.

Response: *The details on pages 2 and 3 of the MCP have been updated on the attached MCP. Please see response to Comment 2 above regarding setbacks. Please see attached Schedule of Deviations and Justifications. Deviation 12 is requested to allow no internal buffers within the development. No changes are proposed to the existing approved perimeter buffers.*

Comment 4: Condition 1(f) of Resolution Z-20-006 requires development order applications for the commercial pod to depict a minimum 30 percent open space. The applicant is requesting to split the commercial pod into four separate lots. Commercial open space for large projects requires 30 percent open space. Please indicate how this requirement will be met.

Response: *Please see attached revised page 5 of the MCP, note 8 which provides an open space table for the Neighborhood Commercial Tract to provide overall 30% open space with a minimum of 10% to be provided on the outparcels, consistent with LDC Section 34-414(c).*

Comment 5: Please indicate if any of the commercial uses approved per Resolution Z-20-006 will be removed or if any new uses will be added. If uses will be added, please indicate what type of uses and be aware of wellfield protection measures per the condition of the zoning resolution,

Response: *No changes are proposed to the existing approved schedule of uses.*

Comment 6: Please contact zoning to set up a meeting with staff to discuss the insufficiency comments.

Response: *Meetings have been held with staff as requested.*

DOT

Comment 7: LCDOT staff has reviewed the information submitted on March 8, 2023. No changes to the previously approved motor vehicle connections on Corkscrew Road and Verdana Village Boulevard are authorized in this administrative deviation request.

Response: *Acknowledged. No changes are proposed.*

DEVELOPMENT SERVICES

Comment 8: Development Services Staff does not support the requested deviation to allow the proposed outparcels to utilize internal vehicular circulation without abutting a street. All deviations from LDC Section 10-296 must meet the standards and criteria established by FDOT in the Florida Greenbook with consideration of the Plans Preparation Manual and guidance in AASHTO publications in accordance with LDC 10-296(d)(3).

Response: *Please see attached Schedule of Deviation and Justifications. Deviation 11 is requested from LDC Section 10-291(2) which has been previously approved for multiple shopping*

center projects. No physical changes to the functional layout and development of the site are proposed.

Comment 9: The narrative did not address the following requirements:

- a. LDC 10-291(1) requires developments to be designed so as not to create landlocked areas. As shown on the MCP Lots 2 & 3 become landlocked if no roadway is provided.

Response: Please see attached Schedule of Deviation and Justifications. Deviation 11 is requested from LDC Section 10-291(2) which has been previously approved for multiple shopping center projects. No physical changes to the functional layout and development of the site are proposed and access for these outparcels have always been proposed from internal accessways.

- 9b. The requested deviation would impact lot width and depth measurement criteria in LDC 10-703, 34-2221 and 34-2 (lot line, front and lot measurement, width and depth) which rely on street/right-of-way lines and setbacks from those lines.

Response: No physical changes to the functional layout and development of the site are proposed. The proposed lots meet the existing approved property development regulations and approximate dimensions are shown on the MCP. A note has been added to the Commercial Lot Detail on MCP Property Details and Property Development Regulations to clarify front setback for proposed outparcel lots 2 and 3 will be 25 feet from the west property line. Any changes would require an amendment to the MCP and additional review.

- c. The lack of ROW would allow outparcels to permit back out parking and solid waste container spaces into the internal access which would negatively impact public health, safety and welfare.

Response: Please see attached revised Narrative of Request. No physical changes to the functional layout and development of the site are proposed. The applicant proposes a condition that "No back out parking and no solid waste container spaces for outparcel lots 1-3 may be provided to the main internal accessways on Lot 4."

Comment 10: Staff is not opposed to a deviation from the criteria in LDC 10-296 but more detail is needed and must include cross sections, any proposed easements, address turn around requirements, access or right-of-way width being provided, construction specification, and address the comments above.

Response: No changes are proposed to the existing approved site layout and cross sections. The requested deviation 11 is from LDC Section 10-291(2).

Comment 11: 34-373(a)(6)(b) - The location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. If a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements and the general location of all points of vehicular ingress and egress from the proposed internal

Mrs. Elizabeth Workman
The Shoppes at Verdana Village - ADD2023-00031

May 30, 2023
Page 4 of 4

rights-of-way or easements into multiple-family, commercial, or industrial use lots. Please provide the required information on the MCP.

Response: *Please see attached revised MCP which provides the location of the points of vehicular ingress and egress throughout the neighborhood commercial tract.*

Comment 12: LDC 34-373(a)(6)(c) The plan must indicate the general location, configuration, and approximate dimensions of the lots or parcels (including subdivided parcels and outparcels). The proposed use of the lots or parcels must be keyed to the list of proposed uses submitted with the application. Please provide the required information on the MCP.

Response: *The MCP has been revised to reflect the approximate dimensions of the proposed lots. The MCP depicts the overall Neighborhood Commercial Tract which has its own schedule of uses in the approved zoning resolution and no changes are proposed.*

Comment 13: LDC 34-373(a)(6)(e) The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions. Please provide the required information on the MCP.

Response: *The MCP has been updated to reflect the general location of service areas for delivery of goods or services.*

NATURAL RESOURCES

Comment 14: At this time, Natural Resources has no comments as long as no changes are proposed to the Schedule of Uses.

Response: *No changes are proposed to the existing approved Schedule of Uses.*

If you should have any questions or require additional information, please contact me at our Fort Myers office.

Sincerely,
BANKS ENGINEERING



D. Brent Addison, P.E.
Vice President

DBA:jms