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October 27, 2023

Writer's Direct Dial Number: 239-533-8793

Fred Drovdlc
RVI Planning + Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901

Re: Minor Planned Development
Daniels Town Square MPD
DCI2022-00059

Dear Mr. Drovdlc,

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The insufficiency comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC. Please be advised that additional comments may follow once required documents and detailed analysis are submitted.

If you have any questions, please contact me at (239) 533-8793 or EWorkman@leegov.com.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section
Electronically signed on October 27, 2023
Elizabeth A. Workman
Principal Planner
EAW

Zoning Review

1. Indicate if "Excess Spoil Removal" needs to be added to the Schedule of Uses. It is unclear if the applicant is proposing vertical development on the southern parcel or if a stormwater lake is proposed. If fill is being moved from the southern parcel to the northern parcel, "Excess Spoil Removal" must be an allowable use. Please advise.
2. The Stormwater Management Plan depicts a different site plan than what is being proposed on the MCP.
3. Revise the open space calculations to comply with LDC Section 10-415(d)(2)(c). Stormwater management areas may offset up to a maximum of 25 percent of the required open space. Currently, the open space exhibit and MCP depict more than 25 percent of the required open space.
4. Revise the open space calculations to provide 20 percent open space for the property north of Three Oaks Parkway and 30 percent open space for the property south of Three Oaks Parkway. The required indigenous open space acreage will need to be revised as well to demonstrate that the required indigenous open space is 50 percent of the required open space. Staff understands that the onsite indigenous will not meet the amount that is required per the LDC and that the difference will be provided as open space.
5. Provide a cross section drawn to scale depicting the multi-family building located on the parcel south of Three Oaks Parkway. The cross section must depict the building, 15-foot buffer without the wall, all easements, and Indian Pony Drive. Staff has some concerns about large trees being proposed and creating a conflict with the building.

Environmental Sciences Review

6. The applicant has removed the deviation from allowing restored areas to act as the indigenous open space requirement. The applicant is now preserving the indigenous wetland to meet the indigenous open space requirement. The applicant has eluded to a restoration plan being provided. Please note that an indigenous management plan is only required. Please indicate if the applicant is proposing a restoration plan along with the required indigenous management plan.
7. If a restoration plan is not being provided, the environmental consultant must remove the supplemental planting list.

8. Please note that the management plan needs to discuss the monitoring reports for the "baseline", "time-zero", and 5 additional annual monitoring reports. If exotics are still present at the end of the 5th annual report, additional time will be included.
9. The applicant is undergoing a concurrent CPA to allow the northern piece of the property to be within the mixed-use overlay. The buffer to the west and south is normal buffering in accordance with 10-416(d) of the land development code.
10. The south buffer has a label stating, "15' Type C Buffer without wall along Indian Pony Easement". Multi-family to rights-of-way is a 15-foot Type D buffer. Please clarify if the applicant is requesting an additional deviation or will need to revise the MCP.

Infrastructure Planning (DOT) Review

11. It is essential to note that LCDOT will not support Daniels 9300 as an egress point for the development. It is recommended to designate Daniels 9300 solely as an ingress point. To ensure consistency, please update the Master Concept Plan (MCP), and trip distribution-related data, and conduct any required analysis to reflect this adjustment.
12. According to LDC Section 10-291(3), the property located on the south side of Three Oaks Parkway must have more than one means of ingress or egress. It is recommended to include Indian Pony Dr. as the second ingress or egress point and, if necessary, update the trip distribution-related figures and perform any relevant analysis to comply with this requirement.

Traffic Impact Statement Review

13. Request statement mentioned about 1342 multi-family dwelling units. However, TIS has been prepared based on 1325 multi-family dwelling units. Clarify this inconsistency.
14. Schedule of Uses must mention the multi-family housing (mid-rise) instead of just multi-family housing.
15. Revise Table 1A; Daniels Pkwy (E. of Palomino Ln) is not an 8LD roadway segment. Provide specific calculations/references for the I-75 LOS standard.
16. Table 2A must be revised. Daniels Pkwy (E. of Palomino Ln) is not an 8LD roadway segment.
17. The TIS must include intersection analysis for all the proposed site access to the development (e.g., Daniels 9300).