

Shellie Johnson, AICP
SJohnson Planning Services, LLC

September 27, 2023

Lindsay Hickey, Planner
Lee County Community Development
PO Box 398
Fort Myers, FL 33902

RE: Response to RAI, August 7, 2023
ADD2023-00107
Trail Dairy Plaza CPD

Dear Ms. Hickey:

Below please find the response to additional questions for the above-referenced project.

Zoning Review

1. The subject property is located in the North Fort Myers Planning Community. Please submit a meeting summary document for the publicly advertised information session, as required by LDC Section 33-1532.

Response:

A meeting was held on August 23, 2023. There were no attendees. Attached is the meeting notice and proof of advertising, as required.

2. Please submit a detailed site plan in accordance with LDC Section 34203(a)(8).

Response:

A site plan is being submitted as well as a revised, strikethrough/underline of the Schedule of Uses and Development Standards specific to Lot 2.

3. Please revise the request narrative to provide clarification on what lots are associated with this project.

Response:

My apologies. I see now that the narrative was confusing. Attached is a revised narrative addressing Lot 2 only, which is the subject of this Amendment.

4. Please demonstrate that there is sufficient development intensity remaining in the planned development to support the proposed use. The narrative states the property is undeveloped, however it appears there is medical office.

Response:

PD-91-003 was approved for a maximum of 83,500 square feet of development for the CPD. The only development that has occurred is a medical office (COM2013-00378)

approved for 1,400 square feet. Adequate development intensity is still available to accommodate the 26,250 square foot proposed use.

Legal Review:

1. Please confirm that the remainder of Lot 2 is the sole property subject to the zoning request.

Response:

Again, my apologies for the confusion. The narrative has been revised to clarify that Lot 2 is the subject of this Amendment.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,



Shellie Johnson, AICP