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February 14, 2024

Logan Opsahl
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Dr.
Orlando, FL 32801

Re: Floor & Decor Lee County
DCI2023-00038 - Minor PD

Dear Logan Opsahl:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 2/14/2024 by
Chahram Badamtchian, Planner, Senior

Logan Opsahl
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Re: Floor & Decor Lee County
DCI2023-00038
February 14, 2024

Legal Description Review:

Sec. 34-202(a). Submittal requirements for applications requiring public hearing.

(5) Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).

- The Point of commencement is stated as being the NE corner of the NW ¼ of Section 04 Township 44 South Range 24 East, when it appears to be the NE corner of the NW ¼ of the NE ¼ of Section 04 Township 44 South Range 24 East.

(6) Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).

- The Point of commencement is stated as being the NE corner of the NW ¼ of Section 04 Township 44 South Range 24 East, when it appears to be the NE corner of the NW ¼ of the NE ¼ of Section 04 Township 44 South Range 24 East.

Please contact Richard R Burris at RBurris@leegov.com or by calling 239-533-8526 with any questions regarding the above review comments.

Environmental Review:

Please revise the table to depict open space in the following manor:

Total required open space=x

Indigenous= Total open space(numerical value) * 50%=x

Please show the FLUCCS codes on the MCP to depict what vegetation classes (and the associated acreage) are being preserved.

The applicant has listed green space in the total open space calculation. Please clarify what is included in the green space. Please note that the indigenous preserve must be labeled as such to demonstrate compliance to LDC 10-415(b).

Please contact Camryn Siverson at CSiverson@leegov.com or by calling 239-533-8313 with any questions regarding the above review comments.

Logan Opsahl
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
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TIS Review:

The trip generation assessment for the proposed Floor & Decor store relied on average rates for the peak hour derived from the Kimley-Horn Floor & Décor Parking and Trip Generation Study, which unfortunately was not provided in the TIS. There is no mention in the TIS about the methodology used in the Kimley-Horn study. Additionally, the data was collected at different places at different times approximately 7 years ago for only 7 sites. It is unreliable to use data of this age and the average rate (which may not represent the worst-case scenario) in trip generation estimation for zoning applications, which aim to capture the worst possible impact on the surrounding roadway network by the proposed development. It must be noted that the purpose of the Zoning Traffic Study is to capture the worst possible impact on the surrounding roadway network by the proposed development. Keeping that in mind:

>> Trip generation for the proposed Floor & Decor store should be based on average rates (if a fitted curve value is not provided) for the peak hour of adjacent street traffic for a Home Improvement Superstore (ITE Land Use 862) following the latest ITE Trip Generation Manual.

>> Following AC-13-17, if the projected peak-hour trip volume exceeds 100, the TIS must provide intersection LOS analyses for site accesses and nearby intersections (within a quarter-mile radius) in existing and build-out scenario, using the HCS or Synchro program and LOS analysis of all roadway links within the area of influence in existing and build-out scenario.

Please contact Md Rakibul Alam at MAlam@leegov.com or by calling 239-533-8585 with any questions regarding the above review comments.