Lee County Community Development

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Writer's Direct Dial Number: 239-533-8372

September 20, 2024

Margaret Emblidge
LJA Engineering
7400 Trail Blvd., Ste. 200
Naples, FL 34108

Re: Arthrex at Plantation
DCI2024-00034 - Major PD

Dear Margaret Emblidge:

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 9/20/2024 by
Chahram Badamtchian, Planner, Senior

Margaret Emblidge
LJA Engineering
Re: Arthrex at Plantation
DCI2024-00034
September 20, 2024

Zoning Review:

There is a discrepancy between the request narrative and TIS with regards to density and intensity. TIS states Scenario "A": 510,000 sf of industrial uses, 105,000 sf of professional office and 15,000 sf of medical office. and for Scenario "B" it states 528 dwelling units and 30,000 square feet of retail. The narrative states: 110,000 sf of commercial, 510,000 sf of industrial and 110,000 sf of commercial uses and no distinction between. TIS has either or scenarios, while the narrative requests all densities and intensities together at once.

Based on the TIS provided staff has come up with a the following request language. Please review the language and let staff know if the language is correct.

Request to rezone 37.7± Industrial Planed Development (IPD) and a Residential Planned Development (RPD) to a Mixed-Use Planned Development (MPD). This development will allow for up to 510,000 square feet of industrial uses, including warehousing, and for up to 110,000 square feet of office, including medical office, or alternatively, 528 residential dwelling units and 30,000 square feet of retail.

Please contact Chahram Badamtchian at CBADAMTCHIAN@leegov.com or by calling 239-533-8372 with any questions regarding the above review comments.

Planning Review:
The environmental report within the application shows potential of approximately 16.62 acres of jurisdictional wetlands on the northern portion of the property. If the wetlands are impacted, the density from the impacted areas will be calculated at 1 dwelling unit per 20 acres, not 14 dwelling units per acre.

ADVISORY COMMENT: verification of the requested density will depend on the sufficient legal description and the extent of wetland impacts.

Analysis of Goal 56 refers to the project as "The Nest". Correct this analysis with the name of the project given in the application.

Please contact Joseph Sarracino at JSarracino@leegov.com or by calling 239-533-8984 with any questions regarding the above review comments.

Development Services Review:
1. [10-329(d)(1)a.3.] Excavation Setback from Other Property. Excavations must be set back fifty (50) feet from any property line under separate ownership.
- Please ensure that the proposed lakes are meeting the required setbacks.

2. [10-261] Refuse and solid waste disposal facilities.
- Please provide refuse and solid waste facilities in accordance with LCLDC Sec. 10-261.

Please contact Allyson L Hall at AHall@leegov.com or by calling 239-533-8553 with any questions regarding the above review comments.

Margaret Emblidge
LJA Engineering
Re: Arthrex at Plantation
DCI2024-00034
September 20, 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 legal description provided is not prepared by a Florida licensed surveyor and mapper, does not describe the entire continuous perimeter boundary of the property, and does not include the required sketch.

(6) Please provide a boundary survey of the subject property in accordance with the requirements of Lee County LDC §34-202(a)(6).
The boundary survey provided is not certified to Lee County, is not based on the title opinion submitted and does not include state plane coordinates (one at the point of beginning (POB) and another at an opposing corner).

(7) Please provide a title certification for the property subject to zoning approval in accordance with the requirements of Lee County LDC §34-202(a)(7).
The title opinion is not for the entire property subject to the zoning application. The description of the property is for the northern 18.5 acres of the property being rezoned.

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

Margaret Emblidge
LJA Engineering
Re: Arthrex at Plantation
DCI2024-00034
September 20, 2024

Environmental Review:

The the narrative, page 1 of 9, paragraph 2 and paragraph 5 to provide consistent size of the current use.

Please provide correspondence or a formal jurisdictional wetland determination from SFWMD stating the amount of State wetlands existing on the site.

Revise the Lee Plan analysis to include Lee Plan Policies 124.1.1 and 124.1.2 pertaining to wetlands. As mentioned in the Planning comments, the density to support the residential component of the mixed used proposal is dependent on the amount of State wetlands preserved verses impacted.

Revise the open space note on the Open Space Exhibit to state "25 percent of the total open space may be allocated from the lake area" (7.54 acres (25 percent) = 1.88 acres of open space from the lakes per LDC Section 10-415(d)(2)c.

Deviation #1 is prohibited per LDC Section 10-421(a)5. Revise the east buffer to depict it outside of the 100 foot FPL easement or provide a letter of no objection from FPL stating the five foot buffer with five trees per 100 linear feet is allowed within the FPL easement. If FPL limits the height of the trees, the applicant will need to request a deviation from LDC Section 10-425(f), to allow shrubs to comply with any tree height limitations.

Revise the MCP to depict a consistent buffer along Plantation Road. Currently, the MCP depicts a five-foot-wide buffer and a 15-foot- wide-buffer. Please provide a consistent buffer width and landscape vegetation for compatibility. The buffer is pending the FPL letter of no objection.

Provide a cross section of the Plantation Road buffer depicting the property line, 100 foot FPL easement, sidewalk, and five-foot-wide buffer.

Provide a five-foot-wide buffer south of the 40-foot-wide right-of-way easement along the north property line. The five-foot-wide buffer may be located on the top of the lake berm.

The MCP depicts a five-foot-wide buffer along the south property line. Per LDC Section 10-425(f), a buffer is not required. Remove the reference.

Note the 20 foot lake maintenance easement required per LDC Section10-428(a) on the MCP.

Revise the Master Concept Plan to depict sinuous lakes to be consistent with Lee Plan Policy 61.3.12.

Please contact Elizabeth A Workman at EWorkman@leegov.com or by calling 239-533-8793 with any questions regarding the above review comments.

Margaret Emblidge
LJA Engineering
Re: Arthrex at Plantation
DCI2024-00034
September 20, 2024

DOT Review:

The Master Concept Plan (MCP) must show the distances between the project's entrances and the adjacent streets/driveways on Plantation Road. If the distances don't meet the access connection separation requirements, a deviation is required.
2. The proposed uses in the application and shown on the MCP are not consistent with the uses in the Traffic Impact Statement (TIS). A clarification is required.

Please contact Lili Wu at LWu@leegov.com or by calling 239-533-8573 with any questions regarding the above review comments.

TIS Review:

The proposed uses in the application and the Master Concept Plan within the project will be 528 multi-family units, 110,000 sf of commercial uses and 510,000 sf of industrial uses. However, the uses in the TIS are 510,000 sf industrial uses and 110,000 sf of office uses or 528 multi-family units and 30,000 sf of commercial uses.
2. The 20% of project traffic assigned to Crown Point Pkwy seems not realistic and not accepted.
3. Since the project will generate more than 300 trips per hour, the intersection LOS analysis shall be performed for the project's entrances and all other intersections within the area of influence, including the intersection of Plantation Rd/Six Mile Cypress Pkwy.
4. The TIS needs to show the traffic directional splits entering and exiting the proposed project at the access points on Plantation Road.
5. DOT staff does not agree with only 10% of the project traffic assigned onto Plantation Road north of Daniels Pkwy.

Please contact Lili Wu at LWu@leegov.com or by calling 239-533-8573 with any questions regarding the above review comments.