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January 7, 2025

Matthew S. Speath, P.E.
10491 Six Mile Cypress Parkway, Suite 1850
Fort Myers, FL 33966

Re: Port Phoenix Water Way Marina
DCI2023-00054 - Major PD

Dear Matthew S. Speath, P.E.,

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 01/07/2025
by Brian Roberts, Planner

ZONING

1. Staff acknowledges receipt of the COP exhibit and narrative. However, the Land Development Code requires the COP areas to be shown on the Master Concept Plan. Please show the hatched areas on the MCP.
2. Please designate a portion of each building that will include the COP with hatching and the interior building floor area. (For example: COP not to exceed X,XXX sf inside the building footprint)
3. Please provide a dimension from the nearest point of the COP area to the nearest residential property line on the MCP. (Only the closest area from all three areas is necessary).
4. The COP designated at the maintenance building/members building for special events is not necessary. COPs for special events is regulated through the Temporary Permit process as described in LDC 34-1264(c).
5. The darkened line showing the area to be rezoned on the MCP does not match the submitted legal description of the area to be rezoned. Please see the legal description and revise the darkened line on the MCP to match.
6. INFORMATIONAL: It is staff's opinion that deviation #11 is not necessary. LDC 34-1264(a)(3)(a) does not require administrative approval of a COP where an individual establishment or other facility proposing consumption on the premises is explicitly designated on the MCP and included in the Schedule of Uses.

INFORMATIONAL COMMENT: Staff intends to recommend a condition that any operation around the lift well be limited to emergency operations only.

INFORMATIONAL COMMENT: Staff concerns regarding the health, safety, welfare, and LDC requirements in 34-2015(2)(e) and LDC 10-610(d)(1)(a) of pedestrian traffic walking across the boat lift area remain.

INFORMATIONAL COMMENT: Solid waste disposal facility requirements will be evaluated at time of development order.

TIS

1. Per the coordination meeting on 5/31/2024, The MCP uses and square footages are not consistent with the TIS. The outdoor seating should be included in the trip generation for the retail portion. There also appears to be a call out for 3,050sf of consumption on premise within the loading zone, please clarify. Staff also requests the square footage breakdown for the restaurant and outdoor seating to be clear and match the information provided on the TIS or revise the TIS to match the MCP.
2. Please demonstrate why the site cannot be redesigned to accommodate the required number of parking spaces for the proposed uses. If the site cannot be redesigned to accommodate

Matthew S. Speath, P.E.
Speath Engineering
Re: Port Phoenix Water Way Marina
DCI2023-00057
January 7, 2024

required parking for the proposed uses, the deviation request should be accompanied by a parking demand study to justify the deviation. The study should be performed at a minimum of three similar local (i.e. Lee County) facilities in accordance with the guidelines set forth in the most current Institute of Transportation Engineers Parking Generation Manual. A methodology meeting with staff to discuss the parameters of the study is recommended prior to any data collection.
(12/12/2020 ME)

DOT

1. Provide the Inlet Dr road widening exhibit showing information on the proposed asphalt road widening as specified in the WB-40 AutoTURN Exhibit.
2. INFORMATIONAL: Staff intends to condition the approval of Deviation #8 to specify that Inlet Dr must be milled, resurfaced, and re-stripped from the site entrance to Orange Grove Blvd with the minimum 10-ft travel lane width.