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January 20, 2023

Elizabeth A. Workman, Principal Planner
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

Re: MarineMax CPD (ADD2022-00187)
HM File No.: 2016.022D

Dear Ms. Workman:

In response to the County's comment letter dated January 9, 2023, we offer the following responses:

ZONING:

1. The Master Concept Plan (MCP) provided in the submittal does not match the approved MCP associated with ADD2020-00131. The boat display within Development Area #5/6 is not depicted, the mangroves are not shown, and boat display is not shown in Development Area #4.

Response: The MCP has been revised to locate and label the boat display within Development Area #5/6, show the mangroves, and show the boat display in Development Area #4.

2. The applicant has requested an additional deviation (#8) from parking lot interconnect and states that the interconnect between Development Area #5/6 and #7 does not provide any benefit for the traveling public. Please indicate if the reconfigured parking area that is over on parking is needed to support Development Area #5/6 uses and the restaurant in Development Area #4. If so, then it will benefit the public and must meet the code.

Response: At buildout conditions, the reconfigured parking area is not needed to support the restaurant use in Development Area 4. Although Development Area 7 is within the CPD boundary, it is under separate ownership and has been developed independently of the MarineMax facility with a storage facility that restricts access via an electronic gate. Members of the public will not be able to travel past this gate. Furthermore, only ±19' of the shared boundary between Development Area #5/6 and # 7 is outside of the electronic gate and the storage facility's connection to McGregor, which is not enough space to safely accommodate an access point and the patrons of the storage facility.

Elizabeth A. Workman, Principal Planner
Re: MarineMax CPD (ADD2022-00187)
HM File No.: 2016.022D
January 20, 2023
Page 2

3. The MCP does not depict buildings in Development Area #3. Currently, there is a building that is obstructing the travel flow to the southwest access point. Indicate where the interconnect is located for this portion of the development and demonstrate compliance with the MCP.

Response: The MCP depicts buildout conditions and the above referenced building was going to be removed as part of the redevelopment of Development Area 3; however, that building was destroyed by Hurricane Ian and has been subsequently removed from the property. Once the design and permitting process is complete for the redevelopment of Development Area 3, construction on the interconnect will begin.

4. The property development regulations per Z-18-014 for Development Area #5/6 are limited to 48-feet-in-height buildings for marina service and repair buildings and 28-feet-in-height for all other structures. The maximum lot coverage is limited to 40 percent. Please demonstrate compliance or provide details of revisions.

Response: The footprint of the proposed buildings in Development Area #5/6 total 19,420 square feet which is about 16% of the tract (2.75 Ac.), well under the maximum lot coverage of 40%. The proposed buildings will meet all applicable property development regulations per Z-18-014.

5. The Request Narrative states that the parking lot layout will provide more parking than currently exists and will provide larger drive aisles. Please indicate if the parking calculations included the dry boat storage display area depicted on the MCP. If so, indicate if the parking area is still over on parking.

Response: The Site Plan has subsequently changed since our initial submittal (in regard to larger drive aisles), so the Narrative has been revised accordingly. The parking lot is being designed to accommodate both the dry boat storage area depicted on the MCP and the required parking for the proposed sales facility/office.

6. Indicate how the reconfigured parking area with larger drive aisles will alleviate congestion at the guard gate and may change Deviation #3 conditions per ADD2020-00131.

Response: There are no changes proposed to the main access road, guard gate, or the entrance to Development Area #5/6. This request to allow for a permanent sales/office building and indoor space to perform boat repairs; and to reconfigure the parking lot to accommodate the proposed buildings. If approved, the proposed amendment will not result in any changes to the guard gate or Deviation 3.

Elizabeth A. Workman, Principal Planner
Re: MarineMax CPD (ADD2022-00187)
HM File No.: 2016.022D
January 20, 2023
Page 3

7. Provide an open space exhibit that depicts where the open space is changing. Exhibit C per ADD2020-00131 depicted 29.40 percent open space and 29 percent is required. The current submittal states that 31.44 percent is being provided.

Response: Exhibit C has been revised to include an additional red cloud around Development Area #5/6, where the open space has changed due to the proposed changes.

8. Open space must be at least ten-feet-in-width and 180 square feet.

Response: Acknowledged. The open space, as depicted in Exhibit C, meets the open space size requirements from the LDC.

DEVELOPMENT SERVICES:

9. ADD2020-00131 revised the location of the guard gate in resolution Z-18-014 and revised deviation #3 to accommodate stacking. The approval granted was conditioned based on signage and other improvements to facility circulation. Please address the impact of the proposed changes in Development Area #5/6 in your narrative as well as the revised MCP.

Response: There are no changes proposed to the main access road, guard gate, or the entrance to Development Area #5/6. This request to allow for a permanent sales/office building and indoor space to perform boat repairs; and to reconfigure the parking lot to accommodate the proposed buildings. If approved, the proposed amendment will not result in any changes to the guard gate, Deviation 3 as approved by ADD2020-00131, or Development Areas 2 and 4 where the security gate and main access to the development are located.

NATURAL RESOURCES:

10. Please explain when the intended uses for Area 3 will be completed. Currently the site is being occupied with building(s) and uses that are not consistent with the approved Master Concept Plan. The approved Master Concept Plan indicates the upland area to be excavated and reconfigured. The development order under review DOS2022-00094 depicts Area 3 differently shown on the approved MCPs and proposed MCP.

Response: Development Area 3 experienced severe flooding due to Hurricane Ian. Since the natural disaster, all services and buildings have been demolished, vacated or cancelled. At the moment the area is being utilized as temporary staging for hurricane relief efforts to continue Marina operations. As part of DOS2022-00094, once the new proposed Marina building has been certified, these temporary relief efforts will be removed and the permitting of DA3 is anticipated to commence as the next phase of development. The timing of all this is dependent on the permitting process for the current

Elizabeth A. Workman, Principal Planner
Re: MarineMax CPD (ADD2022-00187)
HM File No.: 2016.022D
January 20, 2023
Page 4

DO, construction, LC Community Development permitting for DA3, FDEP permitting and ACOE permitting.

ENVIRONMENTAL SCIENCES:

11. Section 10-415 (C) of the land development code requires the minimum average width of open space areas to be ten feet and the minimum of open space to be 180 square feet. Please indicate if you are meeting the LDC required dimensions of open space.

Response: The open space, as depicted in Exhibit C, meets the open space size requirements from the LDC.

We enclose the following:

- One (1) copy of Master Concept Plan (revised);
- One (1) copy of Open Space Exhibit (revised);
- One (1) copy of Narrative of Request (revised); and
- One (1) copy of Schedule of Deviations (revised).

If you have any questions, please don't hesitate to contact us.

Very truly yours,

HOLE MONTES, INC.



Jeremie Chastain, AICP
Senior Planner
JC/sek