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September 7, 2023

Michael Roeder
1625 Hendry Street
Fort Myers, FL 33901

**RE: Rum Road Collective
DCI2023-00028**

Dear Mr. Roeder:

The Zoning Section has reviewed the information provided for the above-referenced application. The Lee County Land Development Code (LDC) requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklist. 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.

Please respond to the sufficiency review comments contained within thirty (30) calendar days of the date of this letter. This application may be considered withdrawn if no response is received within this timeframe. Please feel free to contact me at Amendez@leegov.com or (239) 533-8325 if you have any questions.

Zoning

1. MCP. Please revise the Master Concept Plan to demonstrate the general location of service areas for delivery of goods or services. LDC Section 34-373(a)(6) requires that these areas must be shown for all developments that are not residential subdivisions.
2. Existing Conditions. Unless formally waived, LDC Section 34-373(a)(4)b. requires maps, drawn at the same scale as the master concept plan, marked or overprinted to show the nature and location of any known or recorded historical or archaeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to chapter 22.
 - A. The subject property is located within Archaeological Sensity Zone Level 2, please provide the required map information, or obtain a submittal waiver from the requirement.

- B. Provide a County topographic map or a USGS quadrangle map showing the subject property (LDC Section 34-373(a)(4).
3. MPD District. LDC Section 34-940 establishes a minimum threshold to employ a Mixed-Use Planned Development District. The project does not currently meet the minimum threshold.
 4. Dwelling Unit. The Schedule of Uses and Narrative propose a Live/work unit, while the Master Concept Plan includes one Single-Family Dwelling Unit listed in the Site Data. Both units are subject to the applicable density limitation. Please clarify discrepancy and identify consistency with the Outer Islands density limitation in Policy 1.4.2.
 5. Proof of potable water and sanitary sewer availability. Provide a letter from the appropriate utility provider verifying their ability to provide service to the proposed development. If service is not available, the applicant must indicate how the potable water and sanitary sewer needs for the project will be met.
 6. Public Information Session. The owner or agent applying for a rezoning approval must conduct one publicly advertised information session within the Upper Captiva Planning Community prior to obtaining approval or finding of sufficiency. See LDC Sections 33-1702 and 33-1711.
 7. Narrative. Revise narrative to address how the request meets the required findings/review criteria set forth 34-145(d)(4).

Environmental

1. LDC 10-416(d)(6) states, "If roads, drives, or parking areas associated with residential subdivisions or with a multi-family or non-residential use are located less than 125 feet from an existing single-family residential subdivision or single-family residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet or a 30-foot wide Type F buffer with the hedge planted a minimum of 20 feet from the abutting property." Please demonstrate compliance with LDC10-416(d)(6).
2. Please provide a 15-foot-wide Type C Buffer or a 30-foot-wide Type F Buffer where commercial uses abut single-family homes (LDC 10-416(d)).
3. Please provide a Lee Plan analysis for the Coastal High Hazard.
4. The submittal of the species survey did not depict the entirety of the transect/FLUCCS map. Please revise the scan to demonstrate the entire transect/FLUCCS map. Please revise the acreage on the Species Survey to match the acreage of the MCP and the narrative to make plans consistent.

5. Courtesy Comments:

- A. All commercial uses are required to provide building perimeter plantings in accordance with LDC 10-416(b). Please demonstrate compliance with LDC 10-416(b).
- B. Upper Captiva community Planning area requires the eradication of Brazilian Pepper. Please note that Brazilian pepper will have to be removed with a vegetation removal permit at the time of development.
- C. Upper Captiva has several lighting requirements to protect the community and wildlife. Please demonstrate compliance with LDC 33-1733, 33-1736, and Chapter 14-76.

Planning

- 1. Please expand your analysis of Policy 1.4.2 and Goal 26 to discuss the continuation of the Outer Islands in their present rural character and lifestyle. Please address the proposed uses in the schedule of uses submitted that are not rural in nature such as Business Services Group I (bail bonds, blood donor stations, collection agencies), Personal Services Group I and II (laundromats, massage establishments, beauty spas), rental and leasing establishments groups I and II, cafeterias, schools, hotels, and warehouse uses.
- 2. Please address the future non-urban area designation for the Outer Islands FLU. Primarily it is designated for single-use developments.
- 3. Please include an analysis of Goal 2, Goal 4.1, Goal 6 to include Policy 6.1.2 and 6.1.4, Objective 26.4, Policy 65.2.1, Policy 101.1.1, Policy 101.3.5, and Goal 125.
- 4. Please address Policy 47.2.4. The property is in an airspace notification zone (25'-50' AMSL)
- 5. The narrative and schedule of uses propose a live/work unit. Please include a discussion in your narrative addressing how the density is being applied and how the subject property supports a single residential unit as well as the commercial intensity of the development proposed.

Natural Resources

- 1. Please provide a written description of the surface water management plan that meets the requirements of LDC 34-373(b)(1).
- 2. Please provide an analysis of Goal 101 and 125.
- 3. Please detail if offsite flows are conveyed through the property? If so, how will these be maintained or improved per Lee Plan policy 126.1.4?
- 4. Please clarify if the applicant intending to provide indoor storage for boats.

Development Services

1. LDC 34-202(a)(6) requires applicants to submit a boundary survey with public hearing applications. The boundary survey must identify and depict all easements affecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection. Survey Note #2 specifically exempts freedom of encumbrances and does not meet the referenced LDC requirement.
2. Please provide a storm water narrative meeting the requirements LDC 34-373(6)(b).
3. [10-285(a)] Connection Separation-Privately Maintained Roads. The plans submitted must show intersections of streets, access roads, and accessways that comply with the specified connection separation requirements of LCLDC Section 10-285, Table 1. Please provide evidence that the proposed access roads off of Rum Rd comply with the connection separation requirements for a local road within the future non-urban areas (125'), or request the appropriate deviation.
4. Courtesy Comment. [10-260(a); 34-2011 thru 34-2053] Parking Lots-General. Location and access requirements for parking lots must be in compliance with parking lot regulations set forth in LCLDC Section 34-2011 et. seq. Please refer to LCLDC Section 34-2016(1)c. for required parking space dimensions. Please refer to with LCLDC Section 34-2020 for required golf cart parking for each parcel.
 - The MCP includes a note that it represents existing site conditions. Does the parking access, spaces and aisle width meet the requirements of Chapter 34 Division 26 – Parking? Specifically but not limited to the requirements to provide parking lot interconnects for adjacent commercial uses, sufficient maneuvering room (northern parking area), sufficient lot lighting, and radii for dead end parking aisles?
 - The CC zoning district includes entrance gates as an approved use. Private warehousing is typically gated. Is gating anticipated? Will it meet the requirements of LDC 34-1748(1-5)?
 - Does the existing site lighting comply with LDC 34-625? Will changes be made to the existing site lighting?
 - Does the existing site and building meet the architectural design requirements in LDC Chapter 10, Article IV - Design Standards and Guidelines for Commercial Buildings and Development?

Transportation

1. TIS. A traffic impact statement (TIS) is required in a format and to the degree of detail required by a form furnished by the County and in conformance with the adopted County Administrative Code. A TIS must be provided which assesses the potential effects of a proposed development on the nearby transportation network.

Legal Description

1. Legal description and sketch to accompany legal description.

No legal description and sketch has been submitted. Please provide the required documents. Sec. 34-202. - Submittal requirements for applications requiring public hearing.

Lee Tran

1. Courtesy Comment. The MCP does not include a proposed dumpster enclosure location in accordance with LDC 10-261.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 9/07/2023 by
Adam Mendez,
Senior Planner