



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane

District One

Cecil L. Pendergrass

District Two

Ray Sandelli

District Three

Brian Hamman

District Four

Frank Mann

District Five

Roger Desjarlais

County Manager

Richard Wesch

County Attorney

Donna Marie Collins

County Hearing

Examiner

Writer's Direct Dial Number: 239-533-8317

June 17, 2021

Kelley Klepper
Kimley-Horn and Associates
1412 Jackson Street
Suite 200
Fort Myers, FL 33901
Re: Pine Lakes Country Club II (AKA French Property)
DCI2021-00004 - Minor PD

Dear Kelley Klepper:

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 6/17/2021 by
Dirk A Danley Jr, Planner, Senior

Kelley Klepper
Kimley-Horn and Associates
Re: Pine Lakes Country Club II (AKA French Property)
DCI2021-00004
June 17, 2021

Zoning Review:

1. The Site Plan for the Pine Lakes Community in Resolution ZAB-85-97 does not show connection points to the subject property. Planned Unit Developments were approved consistent with LDC Section 34-1036 through 34-1037. Contents of a final development plan (or PUD Map) include the exact location of the traffic circulation pattern, including the location of all streets and driveways (LDC Sec. 34-1037(1)b. In order to approve the connections of the proposed MCP for the extension of Pine Lakes, the approved PUD Map from resolution ZAB-85-97 must be amended. Please be aware that initiation of application for this PUD amendment must be consistent with the requirements of LDC Section 34-201.
2. Please demonstrate that a public information meeting in the North Fort Myers Community was held for this project in accordance with LDC Section 33-1532. Staff acknowledges that a meeting has been scheduled, but will require the information states in LDC Section 33-1532 prior to being found sufficient.
3. On the Master Concept Plan (MCP) please demonstrate that the entrance gate on N Tamiami Trail meets the requirements of LDC Section 34-1748.

Development Services Review:

1. Excavation bank slopes are required to have a slope of less than 6H:1V to 2' below the dry season water table. The plan indicates N.W.L which is not referenced in the Land Development Code. Please revise the section.

Legal Description Review:

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

The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner.

Environmental Review:

1. The application states that there are 9 acres of wetlands and no impacts to wetlands but the MCP depicts 8.53 acres of preserved wetlands. Please revise and clarify.
2. The protected species assessment provided by DexBender and Associates indicates that the site has 0.32 acres of indigenous that is located within the preserved wetland. The open space table depicted on the MCP must be revised to state the amount of indigenous open space being preserved. The remainder of the wetland preserve that does not meet the indigenous definition per LDC 10-1 must be used to meet the general open space.

Kelley Klepper
Kimley-Horn and Associates
Re: Pine Lakes Country Club II (AKA French Property)
DCI2021-00004
June 17, 2021

3. The MCP depicts a lake located in the western portion of the property. Indicate how the lake will be excavated without impacting the wetland preserve. If the fill will be moved offsite, an excess spoil removal plan will be required per LDC Section 10-329. If the construction traffic will impact the preserve, provide a restoration planting plan.
4. Indicate how the wetland preserve will be restored to provide water quality for the offsite historic flows to comply with Lee Plan Objective 60.4, Policy 60.4.1, Policy 60.4.2, and Objective 61.2.
5. The proposed surface water management lakes may only be used to meet 25% of the required open space (8.33 acres). The MCP depicts more than 25% of the required open space being used (11.33 acres). Revise to comply with LDC Section 10-415(d)(2)(c).
6. The response letter indicates that native trees will be saved on the site in areas where fill is not proposed. Provide a native tree preservation exhibit to depict the FLUCCS and the trees to be preserved in the areas that will not be impacted by fill in order to demonstrate compliance with LDC Section 33-1582.

DOT Review:

1. US 41 is a State (FDOT) maintained facility. The applicant needs to withdraw the Deviation #1 which requests an intersection separation on US 41.

Natural Resources Review:

1. Please address how the existing drainage onto the adjacent property will be addressed. Will easements be needed to maintain the offsite flows?

PER LDC 34-373(b)(1)

e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance.