

April 14, 2020

Mr. Anthony R. Rodriguez, AICP
Principal Planner
Zoning Division
1500 Monroe Street
Fort Myers, FL 33901

RE: Insufficiency Response SEZ2019-00025

Mr. Rodriguez,

In response to the comments provided on December 10, 2019 for SEZ2019-00025, we have included a revised request statement and supporting materials. We have coordinated with Lee County staff and the Diocese of Venice to revise the Site Plan and the Application Materials. This request should be reviewed with the companion Historic Relief Application ADD2019-00189.

In response to the comments provided on December 10, 2019 for SEZ2019-00025, we have included a revised request statement and supporting materials. Please note that since the time of the original application a number of revisions have been made to the request.

- Northern parcel and location of the existing Our Lady of Mercy Church is included in application request.
- Proposed parking reconfiguration supports the existing church and facilities as well as the proposed parish hall; utilizing the highest generator to calculation the required spaces.
- Relocation of proposed parish hall improves the setback distances from multiple property boundaries.

Please review this request concurrently with the Special Certificate of Appropriateness SCA2019-00036 and Historic Relief Application ADD2019-00189.

General Comments

1. As noted in the request statement, a public information session is required pursuant to Lee Plan Policy 19.1 .3. The proposal to rely on the Boca Grande Historic Preservation Board (BGHPB) meeting is appropriate to address this requirement subject to the following:
 - a. The presentation before the BGHPB must discuss and provide the opportunity for public input for the requested special exception in addition to the proposed development's compliance with the applicable criteria for historic review.
 - b. The public information session for the special exception proposed to take place before the BGHPB must be advertised separately from the Historic Preservation Board notice.

Response: The applicant notes these comments and will include the details of the special exception in a separate advertisement and as part of the BGHPB presentation.

2. Please provide a traffic impact analysis containing trip generation for the proposed use in response to the denied request for waiver from LDC Sec. 34-202(b)5.b (GEN2019-00378)

Response: Please see the attached Trip Generation Tables demonstrating the existing and proposed uses.

3. The special exception site plan must be revised to include the entirety of the subject property and must denote existing and proposed structures and the building areas of each building in accordance with LDC Section 34-202(b)(5)c.

Response: Please see attached revised site plan, which includes the existing church parcel and proposed new parish hall parcel.

4. The special exception site plan must be revised to depict the required buffers. Please note the use proposed is considered a Place of Worship for the purpose of establishing buffer and open space requirements in LDC Sections 10-415 and 10-416(d). Please also meet the LDC 10-416(d)(6) for roads, drives, or parking proposed within 125 feet of an existing residential use.

Response: Please see attached revised site plan with buffers and open space noted. Please note the requested buffer deviations in companion case ADD2019-00189.

5. Please note the required open space for this project is 20 percent. Please revise the special exception site plan to demonstrate compliance with this open space requirement.

Response: Please see the attached revised site plan which includes 20% Open Space.

6. The special exception site plan does not depict a dumpster enclosure. Please revise the special exception site plan to depict a dumpster enclosure or request a deviation from this requirement as part of ADD2019-00189.

Response: Please see the companion Historic Relief Application ADD 2019-00189, which includes a deviation to permit the existing facilities to continue to be utilized.

7. Title certification for the request has been provided only for Lots 11 and 12. A title certification must be provided for the entire subject property in accordance with LDC Section 34-202(a)(7).

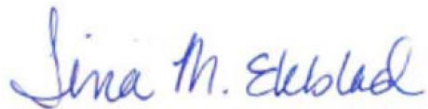
Response: The updated Title Certification has been received April 14, 2020 and uploaded to Lee County.

8. The request statement notes that solid waste is serviced by Waste Pro; however, the franchisee serving this area is Waste Management. Please revise the request statement accordingly.

Response: Please see revised Project Narrative

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.



Tina M. Ekblad MPA, AICP, LEED AP
Partner – Planning Director

Cc: Father Carosella

Jimmie Hyde

Enclosures: Trip Generation Tables

Site Plan

Project Narrative

Revised Application Form

Property Owners List & Map

Legal Description

Letters from the Diocese of Venice and Our Lady of Mercy Church

Revised Variance Report