



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

Zoning Waiver Requests:

- Public Hearing - General Requirements (34-202)
- Public Hearing - Mining Excavation Planned Development (12-110)
- Public Hearing - Additional Requirements for:
 - Development of Regional Impact (34-202(b)(1))
 - Planned Developments (34-202(b)(2))
 - Planned Development Amendment (34-202(b)(2))
 - Rezoning other than Planned Developments (34-202(b)(3))
 - Special Exceptions (34-202(b)(5))
 - Variances (34-202(b)(6))
 - Limited Amendment to Existing Mine Zoning Approval [12-121(j)]
 - Private Recreational Facilities Planned Development (34-941(g))
- Administrative Action Application Requirements [34-203]

State the Type of Administrative Application: _____

Development Services Waiver Requests:

- Development Order - Submittal Requirements (10-154)
- Limited Review Development Order – Submittal Requirements (10-175)

If this request is related to another record, please provide the Related Record Number: _____

PLEASE PRINT OR TYPE:

STRAP Number: 14-43-20-01-00005.0010
 Name of Project: Boca Grande Community Center Additions
 Name of Agent: Kyle Knight - Morris-Depew Associates, Inc.
 Street Address: 2914 Cleveland Ave.
 City, State, Zip: Fort Myers, FL 33901
 Phone Number: 239-337-3993 Email Address: permitting@m-da.com

Name of Applicant*: Lee County c/o Mack Young, Director of Parks and Recreation
 Street Address: 131/135 1st St. W.
 City, State, Zip: Boca Grande, FL 33921
 Phone Number: _____ Email Address: myoung@leegov.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

**LEE COUNTY COMMUNITY DEVELOPMENT
 P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
 PHONE (239) 533-8585**

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

Section Number	Requirement
#1 10-154 (10)	Traffic Impact Statement
#2	
#3	
#4	
#5	
#6	
#7	
#8	
#9	

B. SCOPE OF PROJECT AND REASON(S) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type) see attached explanation

1. Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. I have full authority to secure the approval(s) requested as a result of any action approved by the County in accordance with this application and the Land Development Code.

[Handwritten Signature]
Signature of Applicant

5/16/24
Date

.....
FOR STAFF USE ONLY
.....

DIRECTOR'S DECISION:

- Request Denied
- Request Approved
- Request Approved Per Attached Comments

Electronically signed on 7/12/2024 by
Ohdet Kleinmann, Development Services Manager
Lee County Development Services

Director Signature

Date

The applicant is proposing the redevelopment of a 3.91-acre parcel in Lee County that will consist of demolishing an existing 200-seat auditorium building, construction of a new 242-seat auditorium building, building additions throughout the site, new decking, and associated stormwater and utility infrastructure. Owned by Lee County, the development parcel, STRAP: 14-43-20-01-00005.0010, is located at the southeast intersection of Park Ave & Banyan St. The finished project design does not propose to modify any of the existing access points to the property. The project does propose a compacted shell driveway on Park Avenue to an onsite golf cart parking lot.

Trip Generation for the proposed project development has been determined using the ITE Trip Generation Manual 11th Edition. In accordance with standard ITE methodology, calculations for project trip generated traffic are shown below. Using ITE LUC 445, Movie Theatre, the proposed development is shown to generate a net new 74 Weekday Trips, 12 Friday Peak Hour of Generator Trips and 13 Saturday Peak Hour of Generator Trips. Since there are no land use codes in the ITE Trip Generation manual that match the description of an auditorium, LUC 445 was selected since it most closely resembles the proposed use.

Existing Conditions										
ITE LUC ⁽¹⁾		Units	Number of Units	Trip Generation					Trip Directional Distribution ⁽¹⁾	
				Type	ITE LUC Equation ⁽¹⁾	Trips	Entering	Exiting	Entering	Exiting
445	Movie Theatre	Seats	200	ADT	$T = 1.76(X)$	352	50%	50%	176	176
				Friday PHOG	$T = 0.29(X)$	58	59%	41%	34	24
				Saturday PHOG	$T = 0.31(X)$	62	52%	48%	32	30

(1) Trip Generation, 11th Edition, Institute of Transportation Engineers

Proposed Conditions										
ITE LUC ⁽¹⁾		Units	Number of Units	Trip Generation					Trip Directional Distribution ⁽¹⁾	
				Type	ITE LUC Equation ⁽¹⁾	Trips	Entering	Exiting	Entering	Exiting
445	Movie Theatre	Seats	242	ADT	$T = 1.76(X)$	426	50%	50%	213	213
				Friday PHOG	$T = 0.29(X)$	70	59%	41%	41	29
				Saturday PHOG	$T = 0.31(X)$	75	52%	48%	39	36

(1) Trip Generation, 11th Edition, Institute of Transportation Engineers

Project Trip Generation Summary			
	Existing Conditions	Proposed Conditions	Net New
Total ADT	352	426	74
Entering	176	213	37
Exiting	176	213	37
Total Friday PHOG	58	70	12
Entering	34	41	7
Exiting	24	29	5
Total Saturday PHOG	62	75	13
Entering	32	39	7
Exiting	30	36	6

The net new trip generation realized by the new auditorium building on the surrounding roadway network is negligible and will not pose any adverse impacts to the existing flow of traffic. Therefore, we believe that the request for a waiver to submit a formal Traffic Impact Statement be approved.

TIS

The net new trip generation realized by the new auditorium building on the surrounding roadway network is negligible and will not pose any adverse impacts to the existing flow of traffic