

Danley Jr, Dirk

From: Travis Walklett <travis.walklett@trinitycre.com>
Sent: Wednesday, May 1, 2024 1:58 PM
To: Danley Jr, Dirk
Subject: RE: ADD2023-00148

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Dirk,

That'll work. The only item we definitely would like to capture is the brewery aspect. Other than we should be good.

TRAVIS J. WALKLETT, ESQ.

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Trinity Commercial Group
O: 239.334.3040
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From: Danley Jr, Dirk <DDanleyJr@leegov.com>
Sent: Wednesday, May 1, 2024 11:56 AM
To: Travis Walklett <travis.walklett@trinitycre.com>
Subject: RE: ADD2023-00148

Group IV commercial recreation facilities are already permitted in the district, when the use requires less than 10 acres. In LDC Section 34-622, calls group IV rec facilities as:

Group IV, Indoor facilities.	
	Bingo halls
	Bowling alleys
	Convention or exhibition halls
	Gymnasiums
	Health clubs
	Indoor cultural facilities operated as a commercial establishment
	Indoor gun range
	Racquetball, handball, squash or tennis courts
	Skating rinks
	Swimming pools or aquatic centers
	Theaters, indoor

This group IV use would capture the indoor training facility, indoor pickleball, and trampoline park. Outdoor commercial rec facilities are not permitted currently (for the outdoor pickleball courts) are currently not permitted.

Does that capture your proposed tenants? We can get this drafted this week.



Dirk Danley Jr, AICP | Principal Planner

Department of Community Development

1500 Monroe Street, Fort Myers, FL 33901

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web: www.leegov.com

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From: Travis Walklett <travis.walklett@trinitycre.com>
Sent: Wednesday, May 1, 2024 10:21 AM
To: Danley Jr, Dirk <DDanleyJr@leegov.com>
Subject: RE: ADD2023-00148

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Dirk,

Thank you for the quick replay. We'll certainly take those uses. Here are the prospective tenants that have shown the most interest, not sure which exact categories they fall into but we would want to include:

- 1) Brewery with restaurant and on site consumption (specifically Palm City Brewing)
- 2) Indoor and Outdoor Pickle Ball Courts with a restaurant (multiple users)
- 3) Indoor sports training specifically baseball and soccer (multiple users)
- 4) Trampoline park

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From: Danley Jr, Dirk <DDanleyJr@leegov.com>
Sent: Wednesday, May 1, 2024 10:04 AM
To: Travis Walklett <travis.walklett@trinitycre.com>
Subject: RE: ADD2023-00148

Hey Travis, I spoke with my manager about this case when we last talked and came up with these uses that may be beneficial for your property and we can generally justify adding without going through public hearing. These uses are in addition to the uses in the CC district. Please let me know what you think:

Pet Kennel
Pet Control Center (including Humane Society)
Automobile Repair and Service (Group II)
Boat – Sales
Business Services, Group II
Emergency Operations Centers
Farm Equipment, Sales, Storage, Rental or Service
Household and Office Furnishings, Group III

Maintenance Facility (Government)

Parks, Group II

Plant Nursery

Repair Shops, Group III and IV

We can certainly include the micro-brewery use, as there is an LDC amendment to define microbrewery in the LDC (it is currently not defined).



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From: Travis Walklett <travis.walklett@trinitycre.com>

Sent: Wednesday, May 1, 2024 9:58 AM

To: Danley Jr, Dirk <DDanleyJr@leegov.com>

Subject: RE: ADD2023-00148

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Dirk,

Just following up on your email below and our subsequent call back in late February as I haven't received an update. I've re-attached my last letter as we want to ask for one more zoning category specifically related to the ability to do a micro-brewery. Please let me know if you have any questions.

Thanks You,

TRAVIS J. WALKLETT, ESQ.

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From: Danley Jr, Dirk <DDanleyJr@leegov.com>
Sent: Tuesday, February 27, 2024 4:09 PM
To: Travis Walklett <travis.walklett@trinitycre.com>
Subject: RE: ADD2023-00148

Hi Travis, we found where this case fell through the cracks in our system, back when you were trying to resubmit back in November, I will be sure to complete review and get something out this week, but I wanted to have a quick call with you to make sure I understand what you are trying to accomplish with this amendment.

Are you free tomorrow afternoon? I am busy in the morning but should be free tomorrow after 2PM or so.

I apologize for the delay, we will expedite getting this project to completion.



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From: Travis Walklett <travis.walklett@trinitycre.com>
Sent: Monday, February 5, 2024 10:59 AM
To: Danley Jr, Dirk <DDanleyJr@leegov.com>
Subject: RE: ADD2023-00148

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Dirk,

Where are we with this? On Lee Connect it just has Draft Documents Due on 10/17/2023 assigned to Department.

Thanks,

TRAVIS J. WALKLETT, ESQ.

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From: Danley Jr, Dirk <DDanleyJr@leegov.com>
Sent: Thursday, November 9, 2023 3:59 PM
To: Travis Walklett <travis.walklett@trinitycre.com>
Subject: RE: ADD2023-00148 - Portal Issue

Hey Tavis, we will take care of it on our end then! Have a great weekend.



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From: Travis Walklett <travis.walklett@trinitycre.com>
Sent: Thursday, November 9, 2023 11:51 AM
To: Danley Jr, Dirk <DDanleyJr@leegov.com>
Subject: ADD2023-00148 - Portal Issue

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Mr. Danley:

I have been trying for the past several days to upload the attached to the Lee Connect portal but has not been working.

Thank You,

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