



Writer's Direct Dial Number: 239-533-8372

John E. Manning

District One

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District Two

Ray Sandelli

District Three

Brian Hamman

District Four

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District Five

Roger Desjarlais

County Manager

Richard Wesch

County Attorney

Donna Marie Collins

County Hearing

Examiner

September 28, 2020

TINA M EKBLAD, MPA, AICP, LEED AP
MORRIS-DEPEW ASSOC, INC
2914 CLEVELAND AVE.
FORT MYERS, FL 33901

Re: Lee County Homes Associates I, LLLP (Lee County Homes)
DCI2020-00010 - Major PD

Dear TINA M EKBLAD, MPA, AICP, LEED AP:

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 9/28/2020 by
Chahram Badamtchian, Planner, Senior

TINA M EKBLAD, MPA, AICP, LEED AP
MORRIS-DEPEW ASSOC, INC
Re: Lee County Homes Associates I, LLLP (Lee County Homes)
DCI2020-00010
September 28, 2020

Planning Review:

Please provide additional information on how the proposed development will be consistent with Lee Plan Policy 20.1.6. Policy 20.1.6 discusses a graduated density increase as development moves away from the Rural Community Preserve future land use category and establishing appropriate buffers adjacent to the Rural Community Preserve future land use category. The MCP and Proposed Conditions indicate lots that are closest to the Rural Community Preserve future land use category will have a minimum lot size of 6,500 square feet with rear setbacks of 10 feet for principle structure and 5 feet for accessory structures. The net density of these lots closest to the Rural Community Preserve, which has a minimum lot size of 43,560 square feet (1 acre), is 6.7 units an acre.

Please contact Sharon Jenkins-Owen at SJenkins-Owen@leegov.com or by calling 239-533-8535 with any questions regarding the above review comments.

Legal Description Review:

The boundary survey is still based upon previously insufficient title work, rather than the newly submitted title opinion. The survey must also be signed/sealed.

Please contact Daniel Munt at DMunt@leegov.com or by calling 239-533-8984 with any questions regarding the above review comments.