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

July 22, 2022

DEAN MARTIN
TDM CONSULTING INC
43 BARKLEY CIR, STE200
FT MYERS, FL 33907

Re: Tropical Fence
DCI2022-00036 - Minor PD

Dear DEAN MARTIN:

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 7/22/2022 by
Dirk A Danley Jr, Planner, Principal

DEAN MARTIN**
TDM CONSULTING INC
Re: Tropical Fence
DCI2022-00036
July 22, 2022

Zoning Review:

1. Please provide a Letter of Utility Availability, if the applicant is unable to acquire this letter, then please request a waiver of submittal requirements request.
2. Please expand the request statement to address how the rezoning request meets all decision making criteria for rezoning found in LDC Section 34-145(c).
3. Please expand the Lee Plan analysis to provide analysis of Goal 5, at a minimum Policy 5.1.5.
4. The subject property is located in the Tice Community Plan Area. Analysis of Goal 34 is required in the Lee Plan Analysis.

Environmental Review:

1. Please demonstrate how the five trees and 18 shrubs per 100 linear feet will fit into a five-foot-in-width planting area outside of the drainage easement along the northeast property line. Staff has concerns over survivability. An additional deviation may be needed to state alternative landscaping along the northeast property line to avoid tree and shrub conflicts and ensure survivability per LDC Section 10-421.
2. Revise the "to allow" statements in Deviation #2 and #3 to state what type of landscaping will be provided, the plant specifications (native, height, etc), and wall heights.
3. Provide an open space exhibit depicting the 4,110 square feet of provided open space.

Natural Resources Review:

1. Do these two parcels accept sheet flow from the parcels to the north that abut Palm Beach Blvd? Is the stormwater management system being designed to accept additional sheet flow?
2. Where will the drainage swales and pipes described in the Narrative be located? The MCP depicts an existing 5' drainage easement swale and a 10' wide buffer.

Development Services:

1. INFORMATIONAL: Deviation (1) requests a deviation from LDC 34-1748. However, portions of Section 34-1748 do not apply to the proposed development based on the narrative provided. If the gate will be opened during business hours and installed for security purposes the locational standards in 34-1748 do not apply. Please revise the request to be specific to the requirement you wish to deviate. As written the deviation request seeks a complete deviation from LDC 34-1748 including emergency vehicle access.