



Board of County Commissioners

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July 25, 2022

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Stacy Ellis Hewitt, AICP
Banks Engineering
10511 Six Mile Cypress Parkway, Suite 101
Fort Myers, FL 33966

**RE: Grand Bay Minor MPD
DCI2022-00018**

Dear Stacy Hewitt:

The Zoning Section has reviewed the information provided for the above-referenced application. The Lee County Land Development Code (LDC) requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklist.

A public hearing date will not be scheduled until a complete application is submitted.

Please respond to the sufficiency review comments contained within thirty (30) calendar days of the date of this letter. This application may be considered withdrawn if no response is received within this timeframe. Please feel free to contact me at cgordon2@leegov.com or (239) 533-8322 if you have any questions.

Zoning Review:

1. Courtesy Comment: Please note, Page 19 of the Narrative of Request indicates that no deviations are being requested; however, the MCP and the Schedule of Deviations indicates that four deviations are being proposed.
2. Courtesy Comment: Please note, LDC Section 34-934 note (27) limits the number of self-service fuel pumps to eight, unless a greater number is specifically approved as part of the planned development and depicted on the Master Concept Plan (MCP).
3. Please note, the property development regulations provided are consistent with property development regulations established by LDC Section 34-844 for the Mixed Use Overlay. These regulations are only applicable if the companion Comprehensive Plan Amendment (CPA) cases are approved.

Environmental Sciences Review:

1. In the narrative, the applicant states that 0.17 acres of low quality wetlands will be impacted with development. In the Lee Plan, wetland areas must be low residential or recreational areas per policy 124.1.1. Please provide documentation from SFWMD that states that mitigation for the wetlands is not required.
2. Policy 101.1.2 states, "protect and conserve the following environmentally sensitive coastal areas: wetlands..." Policy 101.1.2. does not speak to the quality of wetlands. Please provide an analysis of how the applicant is meeting this policy with proposed wetland impacts without mitigation.
3. On the FLUCCS map, the 411 FLUCCS code meets the rare and unique lee plan definition. Please provide an analysis on Lee Plan Policy 124.1.1 in order to support the Coastal High Hazard Codes.
4. Prior to a development order or vegetation permit, the applicant will be required to provide an indigenous management plan demonstrating areas of hand, mechanical, and chemical clearing. The applicant will also need to provide access ways into the preservations (Lee Plan policy 101.1.1).

Natural Resources Review:

1. The Stormwater Narrative did not address the crushed pipes underneath the existing east to west dirt road. Please expand on how these failing pipes be addressed? Will the pipes be removed and replaced? Has the applicant considered removal of the pipes and the raised dirt road as residential units are no longer proposed west of the floodway?
2. Please expand on the proposed compensatory storage. Please detail how the proposed compensatory storage creation area will be graded to ensure that the compensatory flood storage is provided. Will the area be planted with wetland plant species?

Planning Review:

1. Please note, this case will remain insufficient until the companion CPA cases have been reviewed for sufficiency.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section
Electronically signed on July 25, 2022 by
Courtney Gordon, Senior Planner
CCG