



Board of County Commissioners

Kevin Ruane
District One

August 1, 2022

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Sina Ebrahimi, PE
Kimley-Horn and Associates, Inc.
1412 Jackson Street
Fort Myers, FL 33901

**RE: MIVO North Fort Myers
DCI2022-000027**

Dear Sini Ebrahimi:

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 This application may be considered withdrawn if no response is received within this timeframe.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 cqordon2@leegov.com or (239) 533-8322 if you have any questions.

Zoning Review:

1. Please provide a revised Schedule of Uses, in a list format (not table format), that lists only the proposed uses for this RPD.
2. Please indicate where deviation 2 is located on the MCP. Staff was able to find deviation 1, but not deviation 2. LDC Section 34-373(a)(9) establishes that the location of each requested deviation must be indicated on the master concept plan.
3. Please clarify how far back the proposed multi-family buildings are from the property line.
4. The property development regulations table does not provide setbacks from the proposed waterbodies and any accessory uses.
5. The resubmittal does not include the required meeting summary document for the publicly advertised information session in accordance with LDC Section 33-1532. Staff recognizes that the meeting was scheduled for July 5, 2022; however, the application cannot be found sufficient without this document.

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111

Internet address <http://www.lee-county.com>

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

Environmental Sciences Review:

1. As previously stated, submit a formal jurisdictional wetland determination and include the type of mitigation (on or offsite) that is proposed if State wetlands are to be impacted. Lee Plan Policies 124.1.1 and 124.1.2 allow low density residential uses and recreational, open space, or conservation that are compatible with wetland functions. Please include these policies within the Lee Plan analysis.
2. The environmental assessment must be revised so that the FLUCCS notes the exotic level value. Per LDC Section 10-1, indigenous vegetation is defined as areas that are 75% of exotic or less. The indigenous open space must be 50% of the required open space and comply with the indigenous vegetation definition. Please revise the document.

Solid Waste Review:

1. The proposed dumpster enclosure needs to include total SF dimensions that reflect a minimum 12-foot width, 22-foot overhead clearance, and 65 feet of unobstructed collection access

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section
Electronically signed on 8/1/2022 by
Courtney Gordon, Senior Planner
CCG