



Board of County Commissioners

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August 10, 2022

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Michael Roeder
1625 Hendry Street
Fort Myers, FL 33901

**RE: SS Building
DCI2022-00015**

Dear Mr. Roeder:

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. 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.

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 This application may be considered withdrawn if no response is received within this timeframe.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 Amendez@leegov.com or (239) 533-8325 if you have any questions.

Zoning Section Review

1. Please revise the Master Concept Plan to demonstrate the general location of service areas for delivery of goods or services. LDC Section 34-373(a)(6) requires that these areas must be shown for all developments that are not residential subdivisions.
2. Please schedule of uses and development summary in accordance with LDC Section 34-373(a)(8), which is copied below. Please ensure the revised schedule of uses that identifies all proposed permitted uses individually within the project, as opposed to listing "All uses allowed by CC Zoning".

A schedule of uses keyed to the master concept plan as well as a summary for the entire property including the following information:

a.

The types of uses proposed for the entire site. For projects with residential uses, the summary must include the types of proposed dwelling units;

b.

The number of units for each proposed use:

i.

For residential uses provide the maximum number of dwelling units by type.

ii.

For a hotel or motel provide the number of rooms.

iii.

For the following facilities provide the number of beds and unit types: health care, social service, assisted living, continuing care, and other "group quarters".

iv.

For commercial, office, retail, and industrial uses provide the type(s) and the total floor area of each type.

c.

The proposed percentage of open space for the entire site.

d.

The maximum height, in feet, in each individual development area. If parking under buildings is proposed, it must be indicated and included in the total maximum height of the building.

3. Please provide a property development regulations table in accordance with LDC Section 34-373(a)(10), which establishes the minimum lot area and dimensions, minimum setbacks, maximum height, and maximum lot coverage within the planned development. Uses that have specific setback requirements within the LDC will be subject to the requirements set forth in the LDC, unless specifically stated within the proposed property development regulations table.

The property development regulations provided do not meet this criteria.

4. In the event deviations are proposed in future submissions, please provide a schedule of deviations and a written justification for each deviation requested as part of the master concept plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be indicated on the master concept plan.

Environmental Section Review

1. The Land Development code requires a 5 foot, type A buffer abutting commercial properties. Please provide a type A buffer to the south and west per LDC 10-416(d).
2. A commercial planned development is required 20% open space per LDC 10-415(a). Please provide an open space table demonstrating the required open space and the provided open space. Please note that the minimum average width of open space areas must be ten feet and the minimum area of open space must be 180 square feet (10-415(c)).

3. Please note that trees and shrubs used in buffers must be planted in a minimum width area equal to one-half the required width of the buffer (10-421(a)(2)). Utility or drainage easements may overlap required buffers; however, no code required trees or shrubs may be located in any utility or drainage easement unless a written statement, from the entity holding the beneficial interest in the easement, is submitted specifically stating that the entity has no objection to the landscaping and, that the proposed landscaping will not interfere with the long term maintenance of the infrastructure within easement area (10-421(a)(5)). Please demonstrate how the buffer criteria is being met in regards to the existing easements.
4. Please provide a Lee Plan Analysis.

Planning Section Review

1. Please provide a Lee Plan narrative, with analysis on the applicable goals, objectives, and policies.

Natural Resources Section Review

1. Please provide a written description of the surface water management plan that meets the requirements of LDC 34-373(b)(1).
2. Please provide an analysis of applicable Lee Plan policies.

Development Services Section Review

1. The application did not request any deviations in the rezoning process. Please note that the site must meet the requirements of the current Land Development Code. Please note that it is the applicant's responsibility to identify any deviations required to meet this requirement.
2. The MCP appears to be a scanned copy of an older document. The text is not readable in some areas (sidewalk along Colonial Blvd)
3. The MCP as presented will require deviations to comply with the current LDC. This includes but may not be limited to:
 - Connection separation – the access points shown on the MCP do not appear to line up with the access points across Deer Run Farms Road.
 - The MCP appears to show a sidewalk on Colonial Blvd but it is unclear what width is shown. The survey shows a 8' asphalt walk. Please clarify.
 - How will the site be accessed from the abutting sidewalk along Colonial Blvd?
 - The LDC requires the property to abut and have access to a roadway designed and constructed to county standards. Is Deer Run Farm Road built to county standards? Is a deviation required?

- The MCP includes a note that it represents existing site conditions. Does the parking access, spaces and aisle width meet the requirements of Chapter 34 Division 26 – Parking? Specifically but not limited to the requirements to provide parking lot interconnects for adjacent commercial uses, sufficient maneuvering room (northern parking area), sufficient lot lighting, and radii for dead end parking aisles?
- The CC zoning district includes entrance gates as an approved use. Private warehousing is typically gated. Is gating anticipated? Will it meet the requirements of LDC 34-1748(1-5)?
- Does the existing site lighting comply with LDC 34-625? Will changes be made to the existing site lighting?
- Does the existing site and building meet the architectural design requirements in LDC Chapter 10, Article IV - Design Standards and Guidelines for Commercial Buildings and Development?

Legal Description Review

1. Legal description and sketch to accompany legal description.

No legal description and sketch has been submitted. Please provide the required documents. Sec. 34-202. - Submittal requirements for applications requiring public hearing.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 8/10/2022 by
Adam Mendez,
Planner

AVM