



Kevin Ruane
District One

September 2, 2022

Writer's Direct Dial Number: 239-533-8793

Cecil L. Pendergrass
District Two

Sina Ebrahimi
Kimley-Horn
1412 Jackson Street
Suite 2
Fort Myers, FL 33901

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Re: Major Residential Planned Development
MIVO North Fort Myers
DCI2022-00027

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Dear Mr. Ebrahimi,

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The insufficiency comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.

If you have any questions, please contact me at (239) 533-8793 or EWorkman@leegov.com.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section
Electronically signed on September 2, 2022
Elizabeth A. Workman
Principal Planner
EAW

Zoning Review - Beth Workman

1. Per LDC Section 33-1532 the applicant must submit a public informational meeting summary document that contains a list of all attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. The current submittal includes the summary document with the date, time, and location. Please provide the remainder of the information to comply with code.
2. Per LDC Section 34-373(a)(6) the applicant must provide copies of the master concept plan in two sizes, 24 inches by 36 inches, and 11 inches by 17 inches in size. Both sizes of the master concept plan must be clearly legible, depict correct scale for the size of the drawing, and be drawn at a scale sufficient to adequately show and identify the information listed per LDC Section 34-373(a)(6). The current one-page MCP is not clearly legible and the cross sections and other details may need to be provide on another page.
3. Per LDC Section 33-1596 provides a list of uses that are allowed in the commercial corridor of the North Fort Myers Community Plan Area. Revise the residential unit types per the chart. In addition, please review the uses proposed to include essential services (electrical, phone, sewer, water appliances), signs, and excavation: water retention (lake excavation).
4. Per LDC Section 10-415(b)(1)c, preservation areas require a 20-foot wide building setback and if the preserve is indigenous plant communities subject to fire, such as pine flatwoods, palmetto prairie and xeric scrub, a 30-foot wide building setback is required for fire protection. The Property Development Regulations provided state a 15-foot wide conservation easement setback. Please revise to comply with code.

Environmental Sciences - Camryn Siverson

1. Courtesy Comment: DEP/SFWMD may determine that there are more wetlands on the property than previously surveyed. Staff is concerned that if the state agencies determine more or less wetland areas, this will affect the density calculation.