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Community
Development

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Writer's Direct Dial Number: 239-533-8372

November 23, 2022

Daniel DeLisi, AICP
DELISI, INC.
520 27th St
WEST PALM BEACH, FL 33407

Re: Miromar Lakes MPD/DRI
DRI2022-00004 - Amendment to DRI Development Order

Dear Daniel DeLisi, AICP:

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 11/23/2022 by
Chahram Badamtchian, Planner, Senior

Daniel DeLisi, AICP
DELISI, INC.
Re: Miromar Lakes MPD/DRI
DRI2022-00004
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Planning Review:

Please expand on the amendment's consistency with the Lee Plan. The Lee Plan analysis should, at a minimum, address Goal 15: University Community. Policies 15.1.1 and Policies 15.1.2 are especially affected, as Research and Development and Multi-family uses are being reduced in favor of Single-family development.

Please contact Joseph Sarracino at JSarracino@leegov.com or by calling 239-533-8984 with any questions regarding the above review comments.

Legal Description Review:
Sec. 34-202. - Submittal requirements for applications requiring public hearing.
(5) Legal description and sketch to accompany legal description.

Please submit the legal description and sketch for the subject property. Item #5 was not included in the approved waiver.

Please contact Richard R Burris at RBurris@leegov.com or by calling 239-533-8516 with any questions regarding the above review comments.

Environmental Review:
As mentioned in the DCI2022-00052 review comments, the open space needs to be demonstrated for the change to residential. Commercial developments require 30 percent open space and residential require 40 percent. Staff is unsure if the development will have enough open space per the zoning resolutions and/or the LDC Section 10-415 to proceed with the revision.

Please contact Elizabeth A Workman at EWorkman@leegov.com or by calling 239-533-8793 with any questions regarding the above review comments.