



Board of County Commissioners

Kevin Ruane
District One

December 8, 2022

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Chief County Hearing
Examiner

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 This application may be considered withdrawn if no response is received within this timeframe.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. Schedule of Uses. Per previous comment, rezoning applications for all planned developments must include a development summary in accordance with **LDC Section 34-373(a)(8)**. This requires the following applicable information based on the revised schedule of uses provided:

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

Staff recommends including typically applicable ancillary uses such as - Accessory uses, buildings and structures – Fences and walls, and Signs.

Development Services Section Review

1. **NOTE:** DS Staff will not support deviation(1) without additional information including justification based on acceptable criteria that demonstrates that the request is based on sound engineering principles, the existing cross section and specific references to what does not currently meet the LDC requirements in Section 10-296.

Transportation Impact Review

1. TIS. The applicant did not address the previous TIS insufficiency comment. Prior Comments: The Traffic Impact Statement (TIS) was waived in the original submittal **based on a public warehouse only use only for this project.** However, the resubmitted schedule of uses includes many uses which will generate more trips in the PM peak hour than the previous use. A new TIS is required if the developer chooses to proceed with the proposed schedule of uses.

Solid Waste Review

1. NOTE. Revised MCP does not include a proposed dumpster enclosure location in accordance with Ordinance 11-27 and LDC 10-261.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 12/8/2022 by
Adam Mendez,
Senior Planner