



Kevin Ruane
District One

January 9, 2023

Writer's Direct Dial Number: 239-533-8335

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Don Warner
PO Box 17628
Irvine, CA 92623

Re: 2750 N. Tamiami Trail, North Ft. Myers
ADD2022-00202

Dear Mr. Warner,

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insufficiency comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.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) 533-8335 or MGroth@leegov.com.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section
MarySue Groth
Planner
MSG

Electronically signed on 1/9/2023 by
MarySue Groth, Planner
Lee County Community Development

January 6, 2023
DON WARNER
2750 N. Tamiami Trail, North Ft. Myers
ADD2022-00202

Zoning Review

1. The subject property is located within the North Fort Myers Planning Community. Sect. 33-1532(a)(2) discusses public meeting requirements for planned developments that includes administrative deviations amending approved master concept plans. Please provide proof of meeting described in Sect. 33-1532(b).

Development Services

1. COURTESY COMMENT - Development Services has reviewed the proposed site plan as part of DOS2022-00160 and has provided comments as part of the review. All comments can be resolved through the DO process and Development Services has no objection to the proposed modification of the MCP.

Environmental Review

1. A large project in the LDC (10-1) is defined as a project of ten acres or more in land area or two acres or more in impervious area. Section 10-415 of the LDC states that a large commercial development must provide 30% open space and a small commercial development requires 20% open space. Please indicate whether the project is large or small and illustrate the proper open space required.