



Kevin Ruane
District One

February 22, 2023

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

Cecil L. Pendergrass
District Two

Hole Montes, Inc.

Ray Sandelli
District Three

Jackie Lopez

Brian Hamman
District Four

6200 Whiskey Creek Dr.

Ft. Myers, FL 33919

Mike Greenwell
District Five

Re: Deviation from LDC 10-285(a) connection separation and LDC 34-2013 for vehicle existing parking area to enter street right of way in forward motion, no queueing, stacking, maneuvering, to happen in the ROW.

Roger Desjarlais *County Manager*

ADD2023-00011

Richard Wesch
County Attorney

Dear Ms. Lopez,

Donna Marie Collins
County Hearing Examiner

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insufficiency comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.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

A handwritten signature in black ink, appearing to read "MarySue Groth", with a horizontal line underneath.

MarySue Groth

Planner

MSG

February 22, 2023
Hole Montes, Inc.
ADD2023-00011

Zoning

1. LDC Sect 34-2013 states "The Director may administratively approve parking to back out into rights-of-way in RESIDENTIAL developments subject to the following limitations..." The property in this application an IPD. Please clarify from which LDC you are seeking relief.

Development Services

1. The relocation of the loading area appears to include widening the loading dock area, an additional truck space, and adds an additional access point to Bavaria Road which does not conform to intersection separation requirements in LDC 10-285, thus increasing non-conformity with the LDC. Staff is hesitant to recommend approval of a deviation that will increase the non-conformity and has the potential to further impact the health, safety, and welfare of the public.
2. Please provide a detailed discussion of the existing and proposed improvements as well as additional justification detailing the proposals impact the health, safety, and welfare of the public by providing an additional access point and loading dock spaces that will require backing in the ROW. Specifically, how the additional access and loading space does not degrade the health, safety and welfare. Staff understands that the traffic using the dead-end is minimal but the applicant has not provided any justification that the proposed improvements will not degrade the health, safety, and welfare of individuals using the roadway.
3. Please address the requirements in LDC 34-2013(b) which limits access widths to 35' at the property line.

Environmental

1. The justification only request deviations. Please provide a narrative providing details regarding the expansion (areas, being expanded, how much sq. footage is being added, reason for the expansion, and compliance with Lee Plan Policies).
2. The MCP demonstrates an expansion on the south end of the property. It appears to be developed within a green space area. Please indicate if the open space is being impacted with the proposed expansion. Please demonstrate how Lee Plan policy 6.1.6 is being met.

Please note that additional info may follow.

Courtesy Comment: please provide the appropriate perimeter buffer at time of development order.

TIS

February 22, 2023

Hole Montes, Inc.

ADD2023-00011

1. A TIS must be submitted with the application. Otherwise, the applicant needs to explain that the proposed development has no adverse traffic impact and submit a TIS waiver request.