



Kevin Ruane
District One

October 27, 2022

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ITEC NORTHERN BASIN LAKE RELIEF
JARROD MCCLEARY
13650 FIDDLESTICKS BLVD PMB 202-389
FORT MYERS, FL 33912

Re: ITEC NORTHERN BASIN LAKE RELIEF
ADD2022-00161

Dear Jarrod McCleary,

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code Sections 34-201 through 34-203 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 the insufficiency comments.

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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,

Electronically signed by
Camryn Siverson, Environmental Planner
October 27, 2022

Camryn Siverson, Environmental Planner
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

JARROD MCCLEARY
Re: ITEC NORTHERN BASIN LAKE RELIEF
October 27, 2022

Environmental Sciences

1. Please provide more details within the narrative such as distance (sq ft) from RSW, language from the FAA circular, etc.
2. In the narrative the applicant request to eliminate 10-418(2). Please revise the request for a deviation from 10-418(d)(3) to provide 100% native wetland trees to promote water quality instead of herbaceous vegetation.
3. The MCP demonstrates a "new lake". Please note the new lake does not meet the criteria in 61.3.12 of sinuous structure. Please revise MCP to demonstrate compliance with 61.3.12.
4. Please provide an updated overall MCP with the additional tract site plan.

Development Services

1. Tract Q and Tract O are separate parcels under separate ownership. LDC 10-329(d)(1)(a)(3) requires excavations to be setback 50 feet from any private property line under separate ownership. This does not apply if the excavation and lot were created in the same development order. This exempts lot O as the lake and Tract A were created when DOS 2014-00052(M04) was approved. The applicant is proposing to connect an Tract A excavation with a Tract Q excavation effectively creating a 0 foot setback. The requirements of LDC 10-329(d)(1)(a)(3) apply in this situation. An administrative deviation can only be granted to a maximum of 25' from a property line under separate ownership.
2. Is the Tract Q excavation part of the master storm water management system? This has the potential to create an operations and maintenance issue. Please clarify.
3. The western portion of the excavation does not meet the requirements in LDC 10-418(1) shoreline configuration. This is also a Lee Plan requirement therefore a deviation from this requirement is not available. Please revise the plan to meet the sinuous shoreline as required.
4. Staff cannot support the requested deviation as the site plan is not compliant with the requirements in the Land Development Code as discussed above.

Natural Resources

1. Please clarify if the request is limited to the "New Lake".
2. Please clarify if the LCPA Landscape List will be implemented for all proposed native wetland trees within the 10,000' Hazardous Wildlife Buffer.