



Kevin Ruane
District One

May 22, 2023

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

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
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Roger Desjarlais
County Manager

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County Attorney

Donna Marie Collins
County Hearing Examiner

Keith Long
Long Law, P.A.
1342 SE 46th Ln Ste. 5
Cape Coral, FL 33904

Re: LaOla Surfside Restaurant
ADD2023-00058

Dear Mr. Long,

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insufficiency comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.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 that reads "MarySue Groth". The signature is written in a cursive, flowing style.

MarySue Groth
Planner
MSG

May 22, 2023
LaOla Surfside Restaurant
ADD2023-00058

Zoning

Per LDC 34-1264(b)(3), parking must be in compliance with LDC 34-2020(b) requirements. Please provide a site plan detailing the parking lot configuration for compliance.

Per the application number 18. Affidavit, and LDC Section 34-203(b)(1)c], a sworn statement is required indicating there are no religious facilities, schools, daycare centers, parks, dwelling units under separate ownership, or other establishments primarily selling alcoholic beverages for consumption on site, within 500 feet. If within 500 feet of one of these uses, provide a map indicating their locations and the distance in relation to the proposed establishment.

LDC 34-203(a)(6)(6) states a written justification to demonstrate the request meets the applicable criteria set forth in LDC Sect 34-174(b) for consumption on premise. Please provide a written narrative with the request and how there will be no apparent adverse impacts to surrounding property within a 500 feet radius of the location.

Legal

Sec. 34-203(a). - Submittal requirements for administrative action applications.

(5) STRAP (Section, Township, Range, Area, Parcel) number for the subject property. If the subject property includes a portion of property within one STRAP, then in addition to the STRAP number, a metes and bounds legal description must also be submitted as follows:

- A metes and bounds legal description along with a sketch of the legal description, prepared by a Florida Licensed Surveyor and Mapper, must be submitted, unless the property consists of one or more undivided lots within a subdivision platted in accordance with F.S. ch. 177.
- If the application seeks to rezone undivided, platted lots, then a complete legal description (i.e., lot, block, subdivision name, public records recording information) of the platted subject property is required.