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District One

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June 19, 2023

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

Andres Boral
Boral Engineering & Design, Inc.
23150 Fashion Dr, Suite 230
Estero, FL 33928

Re: New Post Rd. Storage
DCI2023-00013

Dear Mr. Boral,

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comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.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

Zoning

Application checked off "Minor Planned Development Amendment". Please revise pg. 1 checking "Minor Planned Development" and resubmit whole document.

Per LDC 33-1532 for the North Ft. Myers Planning Community, a public informational meeting is required for a Planned Development. Please submit proof of meeting advertisement and other meeting requirements as referenced in this section.

An analysis of LDC codes from Chapters 33 and 34 must be provided per LDC 34-373. Zoning case review consists of documents provided within the immediate submittal. Staff does not reference other active or withdrawn cases for document requirements.

Please combine revised LDC and Lee Plan analysis into one per LDC 34-373(a)(5).

Submitted Letter of Request references a closed/withdrawn REZ2023-00025 case. Please update analysis to current DCI2023-00013 case number.

If deviations are being requested, please submit a Schedule of Deviations.

Additional review may be required upon resubmittal.

Legal

§34-202(a). Submittal requirements for applications requiring public hearing.

(5) Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).

- No legal description and sketch to accompany legal description was submitted.

(6) Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).

- The survey must be based upon the title certification submitted in accord with §34-201(a)(7). When the Title Certification is submitted, the legal description on the boundary survey must match that which is shown on the title.

- The boundary survey lists easements on the property not show on the survey and one of the easements mapped on the survey is not included on the list of incumbrances.

- The boundary survey is based on a May 17, 2022 Title Commitment which is not an acceptable form for the title certification document.

(7) Please provide a title certification in accordance with the requirements of Lee County LDC §34-202(a)(7).

- Document submitted needs to be one of the forms listed in LDC §34-202(a)(7)(a) with required content included.

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Please provide a legal description, updated boundary survey, and Title Certification.

Planning

Please provide a schedule of uses that demonstrates compliance with the appropriate future land use category for the subject property.

Development Services

The submittal included site development plans. Please provide a Master Concept Plan meeting the requirements in LDC 34-373(a)(6). The site construction plans contain information that isn't necessary for the zoning phase and may limit the flexibility of the site design in the future.

The survey shows a 40' drainage easement in the area of the proposed building footprint. Please show all easements on the MCP with the required recording information.

Please provide a schedule of uses and property development regulations with your resubmittal.

NOTE: New Post Road is a county-maintained minor collector roadway. At time of development order the applicant must demonstrate compliance with LDC 10-291(2) and LDC 10-296.

The proposed access point does not appear to align with the median opening or the access across New Post Road. Please confirm that the access line up or redesign the access as this will create a crash prone intersection.

Are the proposed storm water management areas wet/dry detention/retention. Please clarify.

[10-610(e)] Parking Lot Interconnections. Adjacent commercial uses must provide parking lot interconnections for automobile, bicycle and pedestrian traffic. Interconnections are not intended to satisfy the criteria for site location standards as outlined in Lee Plan Policy 6.1.2 (5). Please provide the required connection to the northern parcel or request the appropriate deviation.

Does the proposed dumpster enclosure are meet the requirements of LDC 10-261? Is a deviation required?

Environmental

Please provide a FLUCCS map per 34-373 submittal requirements. Additional comments may follow.

Please provide a request with a lee plan analysis and Land Development code for environmental policies. Additional comments may follow.

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Please label all buffers per LDC 34-373 submittal requirements. Please refer to LDC 10-416(d) and 10-416(d)(6). Please also refer to LDC 33-1543 for landscape criteria for the North Fort Myers Community Planning area.

LDC 10-416(d)(6) states, "If roads, drives, or parking areas associated with residential subdivisions or with a multi-family or non-residential use are located less than 125 feet from an existing single-family residential subdivision or single-family residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet or a 30-foot wide Type F buffer with the hedge planted a minimum of 20 feet from the abutting property." Please label and provide the required buffer. Additional comments may follow.

North Fort Myers requires the protection of native existing trees per LDC 33-1582. Please provide an analysis for Lee Plan policies 330.5.3 and 123.2.9.

The acreage on the MCP appears to be different than what was submitted in the environmental survey. Please revise for consistency.

The applicant did not provide an open space table/chart per LDC 34-373 submittal requirements. Please provide an open space table depicting 20% (LDC 10-415) open space if there is less than 2 acres of impervious surface. Please refer to LDC 10-415(c) for the minimum dimensions of open space. Additional comments may follow.

If deviations are being requested please label the deviation location on the MCP per LDC 34-373.

Lee Tran

The proposed development is within one-quarter mile of a fixed-route corridor and the closest bus stop is # 10495. If this becomes a DO or LDO type D, the developer must provide an 8' x 30', landing pad within the road right-of-way or dedicated easement, however, there is a sidewalk that can be considered within these dimensions; a pedestrian walkway, a bicycle storage rack, the sidewalk will need to meet the curb, and unsure if curbing meets the code, and will need to be determined by the developers' engineer. Therefore, the developer would be required to make the necessary improvements based on the current Lee County Transit LDC section 10-442 (b)(1) and 10-296 (4)(a) but will be reassessed at the time of DO/LDO.

TIS

In the project application summary, the subject parcel size was stated as approximately 127,817 square feet. However, upon careful examination of the most recent property appraisal details, it has been discovered that the actual size of the parcel is 118,962 square feet. This discrepancy raises the need for clarification regarding the inconsistency between the initially reported size and the findings from the property appraisal.

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DOT

Is the proposed development authorized to utilize the driveway of the northerly abutting property for accessing New Post Rd via a cross-access easement?