Lee County
Southwest Florida

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County Attorney

Donna Marie Collins
County Hearing Examiner

October 2, 2023

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

Jessica Harrelson
Peninsula Engineering
2600 Golden Gate Parkway
Naples, FL 34105

Re: Heights Career Technical School
DCI2023-00033

Dear Ms. Harrelson,

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comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.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

MarySue Groth
Planner
MSG

Zoning

Please provide a Lee Plan analysis for policies 6.1.6, 101.1.1, and 101.3.2.

Please review existing deviations for changes or compliance with current land development codes, and update deviation list.

Strikethrough and underline existing resolutions for Z-86-081 and Z-87-103 to clarify request.

Does the applicant want to add convenience store to the Schedule of Uses? Please clarify.

Staff reserves the right to provide additional comments throughout the future submittals.

Legal

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

(6) Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6).
- The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. The second state plane coordinate (the opposing corner) is missing. Typically these are shown on the clearly marked perimeter boundary.

Development Services

LDC 34-373(a)(6) Master Concept Plan
-Please show all existing and proposed easements on the MCP with the appropriate labels.

LDC 34-373(a)(4)a. The application for a planned development must be accompanied by a boundary survey, prepared and sealed by a professional surveyor, that meets the minimum technical standards set forth in chapter 5J-17, F.A.C. The boundary survey must identify and depict all easements effecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection.
-Survey Note specifically exempts easements and freedom of encumbrances and does not meet the referenced LDC requirement.

LDC 34-373(6)(e) The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions must be shown on the MCP.

LDC 34-373(6)(j) please show proposed access and facilities for public transit in accordance with sections 34-411(e) and 10-442 on the MCP.

Please provide a storm water narrative meeting the requirements LDC 34-373(6)(b).

Natural Resources

Please provide a written description of the surface water management plan that includes the requirements of LDC 34-272(b)1.

Environmental

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 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 demonstrate compliance with LDC 10-416(d)(6).

Please provide more clarification for deviation 11 and 12. Staff may have additional comments.

The cross section demonstrates the buffer on the retaining wall, as well as below the wall. Please provide widths of both above and below the wall.

Please provide a Lee Plan analysis for policies 6.1.6, 101.1.1, and 101.3.2.

Please note that a condition will be placed at time of sufficiency, stating that landscape requirements for specific uses, must be met at time of development order (ex: gas stations, display and sale, fast food, etc.)

Please note that staff will carry over the previous condition, to exclude convenience stores.

Staff reserves the right to provide additional comments throughout the future submittals.

TIS

In light of the presence of high trip-generating establishments such as restaurants, supermarkets, and specialty retail shops within the schedule of uses, it is imperative that the Traffic Impact Study (TIS) be prepared utilizing the worst-case scenario in terms of trip generation analysis.

DOT

Due to the presence of an existing driveway on Richwood Drive, LCDOT cannot endorse the proposed entrance via Pine Ridge Road.

Solid Waste

Proposed dumpster enclosure location does not include dimensions. Please provide dimensions in accordance with LDC 10-261.

Lee Tran

Based on the LeeTran 2021 Transit Development Plan (TDP) evolved network, also reflects within the Lee County Comprehensive Map 3-C section 10-441, bus stop # 11108 will not exist in the near future. However, the proposed development is within one-quarter mile of another bus stop # 11131.

Based on the Lee County Transit LDC, the developer must provide a bicycle storage rack, to meet the necessary improvements based on the current Lee County Transit LDC 10-442 (b)(1).