Lee County
Southwest Florida

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County Attorney

Donna Marie Collins
County Hearing Examiner

November 20, 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insufficiency comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.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

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 based upon the title certification submitted in accord with section 34-201(a)(7). The title certification reverenced on the boundary survey, which is not an accepted form, is not the same as the title certification provided.

- The perimeter boundary must be clearly marked with a heavy line and must include the entire area to be developed. The boundary survey marks an area outside of the subject property with a heavy line and does not clearly depict the boundary of the proposed development.

Environmental

- Staff does not recommend approval for deviation 11 and 12. The applicant is not meeting the Lee Plan requirements, which requires proper screening and buffering. Lee Plan 6.1.6 states the following:
  "The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses."
  Staff is recommending 16-foot trees (alternating cabbage palm with a larger canopy species), with a 48" shrub at the time of installation at the existing grade. Staff is also recommending a 6-foot wall at the finished grade of the development along the residential area to meet Lee Plan Policy 6.1.6 and 5.1.5.

DOT

- As per Z-86-81 and Z-87-103, there is no mention of access through Richwood Drive on Pine Ridge Road. Moreover, there is an easement-like stub-out portion towards the proposed development on Richwood Drive that can be identified from the Aerial map. Please provide the approved MCP showing the presence of Richwood Drive where there is no mention of the access easement to the proposed development.