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December 12, 2023

Tom Sacharski
RVI Planning + Landscape Architecture
4224 Madeira Court
Suite 101
Bradenton, FL. 34233

Re: Bayshore 31 RPD
DCI2022-00037 - Major PD

Dear Tom Sacharski:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code 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 any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 12/12/2023 by
Chahram Badamtchian, Planner, Senior

Tom Sacharski
RVI Planning + Landscape Architecture
Re: Bayshore 31 RPD
DCI2022-00037
December 12, 2023

Zoning Review:

Please provide Public Informational Meeting Notes.

Please contact Chahram Badamtchian at CBADAMTCHIAN@leegov.com or by calling 239-533-8372 with any questions regarding the above review comments.

Development Services Review:

1. Deviation (1) requests a deviation from LDC Sec. 10-296 to eliminate the requirement that a dead-end street be closed at one end by a circular turnaround, to allow an alternative turnaround. Please provide a letter of no objection from the Sheriff's office, Lee County EMS and the North Fort Myers Fire District approving the alternative turnaround. Staff acknowledges receipt of the letter of no objection from the Sheriff's office which is sufficient, however, the letters provided from Lee County EMS and the North Fort Myers Fire District do not acknowledge the alternative turnaround. Please submit revised letters including this information.

2. INFORMATIONAL COMMENT: At time of Development Order letter of no objection from Florida Power & Light will be required for the proposed improvements within the existing power line easement.

Please contact Allyson L Hall at AHall@leegov.com or by calling 239-533-8553 with any questions regarding the above review comments.

Legal Description Review:

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.

(6)/(7) boundary survey or title certification

The boundary survey references a title opinion by Doug Marek dated November 13, 2023, which has not been submitted.

Please submit the referenced document or update the boundary survey to reference the title opinion on file.

Please contact Richard R Burris at RBurris@leegov.com or by calling 239-533-8516 with any questions regarding the above review comments.