



Lee County
Southwest Florida

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September 8, 2023

Brienne Cherry
Barraco and Associates, Inc.
2271 McGregor Boulevard
Fort Myers, FL 33901

Re: Administrative Deviation
Siesta V
ADD2023-00123

Brienne Cherry,

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comments must be addressed within thirty (30) calendar days of this letter, or the case will be considered withdrawn in accordance with the LDC. Please be advised that additional comments may follow once required documents and detailed analysis are submitted.

If you have any questions, please contact me at (239) 533-8793 or EWorkman@leegov.com.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section
Electronically signed on September 8, 2023
Elizabeth A. Workman
Principal Planner
EAW

Legal Review

1. LDC Section 34-202(a)(5) requires a STRAP number for the subject property. This number is used by the Property Appraiser to identify 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.

The deviations proposed will impact properties within the entire planned development. Please provide a legal description for the entire project. The legal description included in the planned development has a metes and bounds description for perimeter of the project except for approximately 1505 feet described as the mean high water line of San Carlos Bay.

Zoning Review

2. Revise the deviation request to state the full code citation for LDC Section 10-328(b) and provide a "to allow" statement that specifically states the size of the drainage easement, size of the drainage pipe, and location on the Master Concept Plan of where the deviation is being applied.
3. Revise the drainage easement, pipe, and rock chamber cross section to indicate where the property line is located and depict the structure setbacks per the approved Resolution Z-02-049.
4. Indicate what a "non-essential" 8-inch pipe is and why it is considered non-essential and not a conveyance. Explain how the non-essential pipe connects to the conveyance on the site.
5. Provide a drainage easement maintenance plan to include in HOA documents providing details of how the pipe and rock chamber will be maintained once the lots are developed, maneuverability of equipment within the easement, and maintenance schedule.
6. The criteria for granting a deviation is to protect the health and safety of the public. This is why staff is requiring more detail to grant the deviation.

Development Services

7. Please provide a drainage easement maintenance plan to include in HOA documents providing details of how the pipe and rock chamber will be maintained once the lots are developed, maneuverability of equipment within the easement, and maintenance schedule.

Environmental Sciences

8. Please provide details on how the deviation will affect buffering, open space, and conservation areas.
9. Please provide a Lee Plan analysis on how the deviation complies with Coastal High Hazard Policies.
10. Additional comments may follow.

Natural Resources

11. Please clarify what is meant by a non-essential 8" pipe. Please provide a maintenance schedule and BMPs that will be implemented to ensure that these drainage features function as designed over time.