



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 239-533-8372

Kevin Ruane

District One

Cecil L. Pendergrass

District Two

Ray Sandelli

District Three

Brian Hamman

District Four

Mike Greenwell

District Five

Dave Harner, II

County Manager

Richard Wesch

County Attorney

Donna Marie Collins

County Hearing Examiner

March 12, 2024

Logan Opsahl
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Dr.
Orlando, FL 32801

Re: Floor & Decor Lee County
DCI2023-00038 - Minor PD

Dear Logan Opsahl:

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 3/12/2024 by
Chahram Badamtchian, Planner, Senior

Logan Opsahl
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Re: Floor & Decor Lee County
DCI2023-00038
March 12, 2024

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 Point of commencement is stated as being the NE corner of the NW ¼ of Section 04 Township 44 South Range 24 East, when it appears to be the NE corner of the NW ¼ of the NE ¼ of Section 04 Township 44 South Range 24 East. Correction was made to the legal description and sketch but is still needed on the boundary survey.

Please contact Sophia Ludlam at SLudlam@leegov.com or by calling 239-533-8585 with any questions regarding the above review comments.

Environmental Review:

Is the wetland area listed under "site area breakdown" also part of the indigenous calculation? If so, please remove the wetland category to not have an inconsistent open space percentage. The indigenous calculation should capture the wetland category if it is considered indigenous per LDC 10-701.

As previously stated, please label the buffer materials (ex: Type D, F, B, etc.) per LDC 34-373.

The pond open space percentage is currently based off of the total square footage. Please note that existing or proposed bodies of water, including stormwater management areas, which may be used to offset up to a maximum of 25 percent of the required open space area. Please show the calculation on the open space chart.

Please contact Camryn Siverson at CSiverson@leegov.com or by calling 239-533-8313 with any questions regarding the above review comments.