Lee County
Southwest Florida

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District Four

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District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

March 23, 2023

Writer's Direct Dial Number: 239-533-8890

Steven Ball
2914 Cleveland Ave
Fort Myers, FL 33901

Re: McGregor SF Residential
ADD2023-00012 – Cul-de-Sacs Deviation

Dear Steven Ball:

Development Services has reviewed the information provided for the above administrative deviation 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.

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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

Electronically signed on 3/23/2023 by
Brian Roberts, Plan Reviewer
Lee County Community Development

Brian Roberts, PE
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services

STEVEN BALL
Re: McGregor SF Residential
March 23, 2023

DEVELOPMENT SERVICES

1. GEN2022-00278 – An informal was conducted on the subject property in July 2022. The informal discussed issues related to the access point as proposed and conflicts with the signal at the intersection of Winkler Road and McGregor Ave. The applicant is encourage to review the audio recording. Staff is hesitant to approve a deviation request plan that shows a connection to McGregor Boulevard in the location shown.

2. Please provide a letter of no objection from the Iona-McGregor Fire District supporting the requested deviation.

3. The uploaded files included a corrupted file titled “Re McGregor Presential Subdivision Hammerhead Design.msg.” Please upload the file as a .pdf if possible. Staff was unable to review the file contents.

4. LDC 10-104(c)(2) requires the alternate proposal plan to be signed and sealed by a registered professional engineer. The alternate proposal plan submitted was not signed and sealed.

5. Please provide the required Disclosure of Interest form with your resubmittal.

6. Please label all areas on the site plan as lots, open space, detention/retention, ect. as applicable. Several areas are unlabeled.

7. Lots 3 and 9 do not meet the requirements of LDC 34-2222. A planned development approval is required for any deviation from this requirement.

8. Lot 1 does not meet the lot depth requirements the RS-1 zoning district of a minimum lot width of 75 feet measured in accordance with LDC 34-2221(1).

DOT

Stipulation:

1. This administrative deviation does not approve any deviation from the technical standards in Lee County Land Development Code other than Code Section 10-296(k) (Cul-de-Sacs). The access location on McGregor Blvd shown on the site plan is subject to approval by the Florida Department of Transportation (FDOT).