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March 28, 2024

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Christine Fisher, AICP
Johnson Engineering, Inc.
2122 Johnson St.
Ft. Myers, FL 33901

Re: Lehigh Acres WTP No2
DCI2024-00003 - Minor PD

Dear Christine Fisher, AICP:

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 3/28/2024 by
Dirk Danley Jr, AICP
Planner, Principal – Zoning Section

Christine Fisher, AICP
Johnson Engineering, Inc.
Re: Lehigh Acres WTP No2
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March 28, 2024

Zoning Review:

1. Please provide evidence of a public information meeting consistent with LDC Section 33-1401. Please confirm whether deviations will be requested as part of the application. Please be aware that deviations must be keyed to the Master Concept Plan. The deviations must also include a separate written request and justifications.
2. In the schedule of uses, the applicant seeks to include 'Essential Service Facilities, Group II' which includes sewage treatment or disposal facilities and other uses that may have compatibility concerns for adjacent residential uses. Please clarify.
3. Please confirm the height of the proposed storage tanks.
4. Please confirm the maximum intensity sought for the entirety of the development, including total square footage of mechanical building area and office/administration area.

Planning Review:

1. Please provide an analysis of the following in your Lee Plan Narrative: Standards 4.1.1(1-7), 4.1.2(1-6), Policies 7.1.1 (1-5), 7.1.3, 7.1.7, 7.1.8, 63.2.3, and Objective 63.2.
2. Please ensure your analysis of policies under Goal 7 are updated to include the amended language in Ord. 23-08.

Development Services Review:

1. 34-373(a)(6)(a) requires the MCP to show the location and explanation of all existing easements, whether or not those easements are recorded. Please confirm that all easements are shown on the MCP.
2. 34-1748(1) - (5)] Entrance Gates & Gatehouses. The provisions of LCLDC Section 34-1748 apply to entrance gates or gatehouses that control access to three or more dwelling units or recreational vehicles, or any commercial, industrial or recreational facility. Is an entrance gate proposed as part of this project? Please note that the requirements set forth in LDC Sec. 34-1748 will apply, or the appropriate deviation will need to be sought.
3. 34-373(a)(6)e. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions must be shown on the MCP.

Environmental Review:

1. The MCP states 20% open space is required; however, the schedule of uses states 30% open space. Please refer to the definitions for small and large projects in LDC 10-1. Please determine if you are a small or large development; open space will be applied per the definition.
2. Please indicate if the fence on the north and west is opaque.
3. The environmental survey does not indicate any exotics. Please revise the FLUCCS map to reflect the exotic or E-values through each FLUCCS (for ex: E1= 0-25%, E2=26-50%, E3= 51-75%, E4=76-100% exotic).

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4. Native vegetation has been presented to be onsite. LDC 10-415(b) states if the development area does not contain existing indigenous native vegetation communities, but does contain existing indigenous native trees, then 50 percent of their open space percentage requirement must be met through the on-site preservation of existing native trees. Please demonstrate those areas on the subject MCP.
5. Please provide a Lee Plan Analysis for policy 123.4.3.
6. The environmental consultant stated that no fox squirrel nest were observed; however a survey specific to Big Cypress Fox Squirrel was not conducted. Please note that staff will be conditioning a Big Cypress Fox Squirrel Survey at the time of development order.
7. Additional comments may follow pending the resubmittal of the applicants exhibits.

Solid Waste Review:

1. Plans do not include a proposed dumpster enclosure location in accordance with LDC 10-261.

Natural Resources Review:

1. Please provide an analysis of Lee Plan policies 125.1.2, 126.1.4, and 127.1.1.