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County Hearing Examiner

April 9, 2024

Writer's Direct Dial Number: 239-533-8793

Josephine Medina
28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135

Re: Commercial Planned Development
Pine Island Road CPD
DCI2023-00015

Dear Ms. Medina,

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comments must be addressed within thirty (30) calendar days of this letter, or the case will be considered withdrawn in accordance with the LDC.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 April 9, 2024
Elizabeth A. Workman
Principal Planner
EAW

Legal

1. Sec. 34-202(a). Submittal requirements for applications requiring public hearing.
(6) Please provide a boundary survey of the subject property in accordance with the requirements of Lee County LDC §34-202(a)(6). The March 18 response indicates the Boundary Survey was updated. It is not found in the new documents. Please submit a new boundary survey with the required state plane coordinates.

Zoning Review

2. Provide a deviation meeting the variance criteria for the internal accessway buffer for the mini-warehouse use. LDC Section 33-1581(b) requires a 20-foot-wide Type-D buffer that contains five trees per 100 linear feet and a double hedge. As discussed with staff, the other internal accessway buffers for the car wash and gas station, convenience food and beverage use require a 15-foot-wide buffer that contains five trees per 100 linear feet and a double hedge. A reduced buffer for the mini-warehouse demonstrating variance criteria could be supported through justification using the surrounding use requirements.

Environmental Sciences Review

3. Revise the Indigenous Restoration Management Plan to provide code compliant restoration specifications per LDC Section 10-415(b)(3)(b)5. Code states that restoration plant material must be one gallon and installed three foot-on-center. The restoration plan submitted by the applicant states that the groundcover will be one gallon installed eight foot-on-center. Revise to comply with code.
4. Provide a deviation that includes a variance justification for the ten-foot-wide buffer being proposed abutting the internal accessway for the warehouse and retail uses. As discussed on March 29, 2024, the code requires a 20-foot-wide buffer, and the applicant is providing a ten-foot-wide buffer. A deviation meeting the variance criteria must be provided.