



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

April 15, 2024

Writer's Direct Dial Number: 239-533-8335

Andres Boral
Boral Engineering & Design, Inc.
23150 Fashion Dr, Suite 230
Estero, FL 33928

Re: New Post Rd. Storage
DCI2023-00013

Dear Mr. Boral,

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insufficiency comments must be addressed within thirty (30) calendar days of this letter or the case will be considered withdrawn in accordance with the LDC.

If you have any questions, please contact me at (239) 533-8335 or
MGroth@leegov.com.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

MarySue Groth

MarySue Groth
Senior Planner
MSG

Zoning

- Please provide a separate Schedule of Uses and Property Development Regulations document pursuant to LDC Section 34-373(a)(8). This document will be included with the County Staff Report as an Attachment.
- The proposed deviation clouded on the submitted MCP states ADD2024-00023 was for a deviation request from LDC Section 10-261 for the dumpster. This case has been closed/withdrawn. The calculation provided on the MCP indicates there is ample square footage being provided. Please clarify. If a deviation is being requested, please provide a separate Schedule of Deviations and Written Justification pursuant to LDC Section 34-373(a)(9) for the new dumpster deviation request. This document will be included with the County Staff Report as an Attachment. Also please revise the request narrative for Planned Development Rezoning 2.c. to include the new deviation, as the narrative indicates there is no deviations being requested. If a deviation is not being requested, please remove this note from the MCP.
- Per LDC Section 34-373(6)(k), the location of any requested deviations, keyed to the Schedule of Deviations must be depicted on the MCP (if applicable).

Legal

(6) Please provide a boundary survey of the subject property in accordance with the requirements of Lee County LDC §34-202(a)(6).

- The boundary survey needs to reference the correct information of the newly submitted title certification. It currently references the applicable title company, but incorrectly states it as a title commitment, and shows the wrong date and file number. Please revise this as a reference to the Title Certification (not a commitment) with the correct date and file number.

Environmental

- It appears that existing trees will be in dry detention areas. How will those trees survive times of inundation? LDC Section 10-421 states that a plant's growth habit must be considered in advance of conflicts that might be created. Please clarify how this is being met.
- The applicant provided a FLUCCS code on the MCP. What is the FLUCCS code identifying? Are there multiple FLUCCS codes? Based on the environmental survey, it appears that there could be a few habitats onsite based on the photos and description

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provided. Please provide a separate map to distinguish the FLUCCS codes on the subject property.

- The applicant has a note on the MCP that states "Bald Cypress Trees (Heritage Tree Replacements)". Are Bald Cypress trees being impacted? Please describe the nature of this note.