



Kevin Ruane
District One

June 17, 2024

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

Cecil L. Pendergrass
District Two

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District Three

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District Four

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District Five

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County Manager

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County Attorney

Donna Marie Collins
County Hearing
Examiner

Fred Drovdlc
RVi Planning + Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901

Re: Minor Planned Development
Daniels Town Square MPD
DCI2022-00059

Dear Mr. Drovdlc,

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comments must be addressed within thirty (30) calendar days of this letter, or the case will be considered withdrawn in accordance with the LDC.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 June 17, 2024
Elizabeth A. Workman
Principal Planner
EAW

LEGAL

1. Sec. 34-202(a). Submittal requirements for applications requiring public hearing.
2. (5) Please provide a legal description and sketch in accordance with the requirements of Lee County LDC Â§34-202(a)(5).
3. The legal description, of the south parcel, does not indicate the point of beginning within the written description. It is labeled on the sketch and the written description should include the demarcation between the line of commencement and the boundary of the subject property.
4. (6) Please provide a boundary survey of the subject property in accordance with the requirements of Lee County LDC Â§34-202(a)(6).
5. The written description, of the south parcel, does not indicate the point of beginning within the written description. It is labeled on the sketch and the written description should include the demarcation between the line of commencement and the boundary of the subject property.
6. The boundary survey is based on a title insurance policy that has not been submitted for review.
7. (7) Please provide a title certification for the property subject to zoning approval in accordance with the requirements of Lee County LDC Â§34-202(a)(7).
8. The most recently submitted document for the revised subject property is a title commitment. The boundary survey indicates a title insurance policy has been issued. Please provide the executed title insurance policy.

DOT & TIS Review

9. Revise the master concept plan (MCP) to clearly identify that the access on Daniels 9300 will be restricted as an ingress only to be consistent with the Traffic Impact Statement.
10. A deviation from the technical standards in LDC Section 10-285 is necessary for the addition of the fire department only access on Three Oaks Pkwy shown and identified on the MCP. There is no information on the deviation from LDC Section 10-285 provided in the schedule of deviations and justifications. Please make sure to provide an explanation as to how the deviation satisfies the criteria outlined in LDC Section 10-104(b).
11. Please provide consistent information on the proposed land use throughout the submittal package. For example, the land use table on the MCP identifies 1,234 multi-family dwelling units: while, the TIS describes 1,251 multi-family dwelling units.