



Lee County
Southwest Florida

Board of County Commissioners

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July 9, 2024

Sharon Umpenhour
3800 Via Del Rey
Bonita Springs, FL 34134

RE: Special Exception (SEZ)
Case No. SEZ2024-00005

Dear Ms. Umpenhour:

The Zoning Section has reviewed the information provided for the above-referenced application. The Lee County Land Development Code (LDC) requires additional information for the application to be sufficient.

Please respond to the sufficiency review comments within thirty (30) calendar days of the date of this letter. A public hearing date will not be scheduled until a complete application is submitted. This application may be considered withdrawn if no response is received within this timeframe.

Please feel free to contact me at KMuhammad@leegov.com or (239) 533-8542 if you have any questions.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 7/9/2024 by
Khalil Muhammad, Planner (Zoning)
Lee County Department of Community Development
Khalil Muhammad
Planner
KAM

Zoning Review

1. Narrative (Request Statement)

- a. Please revise the code reference of “34-203(e)1” as that is not a code section in the Lee County Land Development Code.
- b. Analyze Lee Plan Policies 4.1.1 and 4.1.2

Environmental Review

1. The administrative variance request document must be revised to include the previous administrative variances. The subject ADD will supersede the previous approved ADD along with the site plan.
2. Revise the site plan to note the location of each administrative variance being requested with the new site plan.

Utilities

1. Stipulated comment:
 - a. The Forest Utilities Letter of Availability was only good until June 2023. Please request a revised letter.

Legal

1. Sec. 34-202(a). Submittal requirements for applications requiring public hearing.
 - a. Please provide a boundary survey of the subject property in accordance with the requirements of Lee County LDC §34-202(a)(6). No boundary survey was submitted.
 - b. Please provide a title certification for the property subject to zoning approval in accordance with the requirements of Lee County LDC §34-202(a)(7). No title certification was submitted.

LeeTran

1. Courtesy Comment

- a. According to the Lee County Land Development Code, the proposed development is located within one-quarter mile of a LeeTran fixed-route corridor, with the nearest bus stop being #11563, along S Tamiami Trail. The developer will be required to make the required improvements LDC 10-442 (a)(1) at the time of local development order. In this case, there is already an 8-foot x 30-foot landing pad and connection to the existing sidewalk. Therefore, the developer is only required to install a single loop bicycle storage rack. It is important to note that these requirements will be reassessed at the time of DO/LDO.

DOT

1. Courtesy Comment
 - a. The access on US-41 is subject to FDOT approval.

TIS

1. The trips shown in the LOS analysis are inconsistent with the existing trips in the distribution exhibits for Island Park Rd and US-41. The highest directional (one-way volume) must be used. Please revise accordingly.
2. Courtesy Comment
 - a. Determination of whether additional turn lanes are warranted and required turn lane dimensions will be determined at the time of DO.

Planning

1. Analyze Lee Plan Policy 101.1.1 and Objective 101.3.

Development Services

1. Courtesy Comment
 - a. Please ensure that the Site Plan submitted as part of this approval is consistent with the Site Plan submitted as part of the Development Order (DOS2023-00078).