



Writer's Direct Dial # (239) 533-8542

Kevin Ruane
District One

May 9, 2024

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Josephine Medina (RVI Planning + Landscape Architecture)
28100 Bonita Grande Drive
Bonita Springs, FL 34135

Brian Hamman
District Four

Mike Greenwell
District Five

RE: Administrative amendment to deviate from sidewalk requirements
Case No. ADD2024-00069

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Dear Josephine Medina (RVI):

Donna Marie Collins
County Hearing
Examiner

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the submittal requirements contained in Sections 10-104 and 34-203 of the Lee County Land Development Code (LDC). The applicant is insufficient at this time.

Please respond to the enclosed sufficiency review comments within thirty (30) calendar days of the date of this letter. This application may be considered withdrawn if no response is received within this timeframe.

If you have any questions, please feel free to contact me at KMuhammad@leegov.com or (239) 533-8452.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section
Electronically signed on 5/9/2024 by
Khalil Muhammad, Planner (Zoning)
Lee County Department of Community Development
Khalil Muhammad
Planner
KAM

Zoning Review

May 8, 2024
Josephine Medina
MPD Amendment – GULF COAST LANDINGS C/E
ADD2024-00069

- A. There are zoning approvals included in the submitted "List of Zoning Approvals" that do not apply to the subject property i.e. Z-02-016 and ADD2006-00087. Please add ADD2013-00056 to this list to ensure the accuracy of the mentioned zoning actions that are applicable to the subject property.
- B. The request states that "Deviation 19" is needed. However, the narrative refers to the deviation approved under ADD2023-00162 as "Deviation 19". Please clarify and revise the request narrative accordingly to reflect accurate labeling of the deviations for the site.
- C. The request states that a deviation from the required sidewalk on the west side of the internal roadway is needed. Please clarify the sidewalk to be developed on the east side of the internal roadway will impact the required 15-foot right of way buffer as mentioned in Land Development Code (LDC) Section 10-416(d)(3 and 4) as the east side abuts an Industrial/Commercial use.
- D. The Schedule of Deviations and Justifications includes an incorrect code citation. Instead of the written "LDC Section 10-2569(b)(2) c.3" the section should be written as "10-256(b)(2)c.3." Please also revise the schedule of deviations to add a deviation from LDC Section "10-296(e)(2)h.5" as the second deviation to be requested.
- E. Courtesy Comment: There is no potential to deviate from the requirements outlined in LDC Section 10-256. The process is to submit a fee in-lieu request at time of local development order in accordance with LDC Section 10-256(b)(5). A fee-in-lieu may be granted in the case that the applicant can demonstrate absence of need per LDC 10-1. Please revise the application accordingly.

Development Services

Courtesy Comment: A Minor Change will be required to the approved Development Order, DOS2023-00030, to reflect the proposed sidewalk removal.

Legal

May 8, 2024

Josephine Medina

MPD Amendment – GULF COAST LANDINGS C/E

ADD2024-00069

- A. The legal description for the MPD boundary has changed since the original approval. The three DCI cases DCI2004-00010, DCI2017-00028, and DCI2021-00002 each have different boundaries for the southern project boundary. The western boundary changed as well due to the expansion of the I-75 ROW between the 2013 ADD and the 2017 DCI which should have been addressed in that amendment. The primary concern is the removal of Lake A1 (formerly lakes A4 and E1 on the original MCP and combined by ADD2007-00091) from within the project boundary as well as the expansion for the road accessing Alico Road.
- B. Please explain the changes in the project boundaries between the 2004, 2017, and 2021 DCI cases.