



Lee County  
*Southwest Florida*

Kevin Ruane  
District One

August 19, 2024

Cecil L. Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Mike Greenwell  
District Five

Dave Harner  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

Jem Frantz  
RVI Planning + Landscape Architecture  
28100 Bonita Grande Drive  
Suite 305  
Bonita Springs, FL 34135

Re: Mix Use Planned Development Public Hearing Rezone  
Pelican Landing MPD  
DCI2023-00052

JEM FRANTZ,

The Zoning Section has reviewed the information provided for the above rezoning application. The Lee Plan and Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied included in the attached pages.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me if you have any questions.

Sincerely,

**Electronically signed by Elizabeth A. Workman on  
August 19, 2024**

Elizabeth A. Workman, Principal Planner  
Zoning Section  
Lee County Department of Community Development

JEM FRANTZ  
PELICAN LANDING MPD  
PUBLIC HEARING PLANNED DEVELOPMENT REZONE

**INSUFFICIENCY COMMENTS:**

**PLANNING:**

Provide a statement clarifying how the preliminary density calculations table relates/translate to the Land Use Summary on the Master Concept Plan.

**ZONING:**

The Lee County BoCC has not approved an extended buildout date for DRI 1-9293-121. Resolution 13 08-06 Sixteenth Development Order was approved for a buildout date of August 28, 2022 and a termination date of August 27, 2028. The DRI must be revised to recognize the changes proposed within the MPD and new buildout date.

**DEPARTMENT OF TRANSPORTATION:**

Kindly show the distances between the entrance of the proposed project and the adjacent streets or driveways along Coconut Road in the MCP.