



Lee County
Southwest Florida

Board of County Commissioners

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December 2, 2024

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

Re: Mixed-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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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
December 2, 2024**

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

Zoning Insufficiency Comments:

1. The Request Narrative states that 25,000 square feet of commercial uses are being proposed. The Traffic Impact Statement evaluated 25,000 square feet of office uses. Revise the documents for consistency.
2. Revise the Schedule of Uses to remove all warehouse uses and commercial uses in the MU Tract. Per staff's discussion with the applicant on November 5, 2024, regarding warehouse verses indoor storage uses, the applicant stated that the storage use was for residents only and would not be open to the public, which would be classified as an accessory use for indoor storage.
3. LDC Section 34-940(a) provides the thresholds for a Mixed-Use Planned Development. Revise the narrative to demonstrate that the applicant will be meeting the 30,000 square feet of commercial floor area (office uses may be included). Staff understands that 14,400 square feet of clubhouse floor area will be considered commercial due to the public golf course, however the rezoning request does not include commercial square feet. Please provide a breakdown of commercial/office, hotel, and residential units to demonstrate compliance with LDC Section 34-940(a).
4. Revise the Request Narrative to remove hybrid warehouse and commercial uses to be consistent with the Traffic Impact Statement.
5. If the applicant is proposing commercial uses, please provide a revised Traffic Impact Statement, rezoning application, Schedule of Uses, and Narrative Request.