Lee County Community Development

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Writer's Direct Dial Number: 239-533-8372

January 21, 2025

Margaret Emblidge
LJA Engineering
7400 Trail Blvd., Ste. 200
Naples, FL 34108

Re: Arthrex at Plantation
DCI2024-00034 - Major PD

Dear Margaret Emblidge:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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 or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 1/21/2025 by
Chahram Badamtchian, Planner, Senior

Margaret Emblidge
LJA Engineering
Re: Arthrex at Plantation
DCI2024-00034
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Legal Description Review:

Sec. 34-202(a). Submittal requirements for applications requiring public hearing.

(6) Please provide a boundary survey of the subject property in accordance with the requirements of Lee County LDC §34-202(a)(6).
-The boundary survey is required to have a legal description for the entire continuous perimeter of the subject property, and when a different legal description is used in the Title Opinion than the Sketch and Legal, both unique legal descriptions should appear on the boundary survey.

Please contact Sophia Ludlam at SLudlam@leegov.com or by calling 239-533-8585 with any questions regarding the above review comments.

TIS Review:
It is mentioned in the application the proposed project includes 110,000 sf of commercial uses and 510,000 sf of industrial uses and a total of 464 multi-family dwelling units. But the uses analyzed in the TIS are 510,000 sf of industrial uses and 110,000 sf of office uses. The 110,000 sf of commercial uses in the application and the the uses of drive-through facility, fast food restaurant, convenience store, gasoline dispensing system special, pharmacy in the schedule of uses will generate much more traffic than the 110,000 sf of office uses in the TIS. The schedule of uses and the uses in the application must be consistent with the uses in the TIS. The TIS or the schedule of uses and the uses in the application shall be revised.

Please contact Lili Wu at LWu@leegov.com or by calling 239-533-8573 with any questions regarding the above review comments.