



Board of County Commissioners

Kevin Ruane
District One

April 23, 2025

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Chief County Hearing
Examiner

Tina M. Ekblad, MPA, AICP
Sage Entitlements, LLC
97 Nickajack N.
Santa Rosa Beach, FL 32459

RE: Singletary Commercial Planned Development DCI2024-00043

Dear Ms. Ekblad:

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 deemed sufficient. Please respond to each requirement not satisfied on the attached checklist. 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.

Please respond to the sufficiency review comments contained within sixty (60) calendar days of the date of this letter. This application may be considered withdrawn if no response is received within this timeframe. Please feel free to contact me at Amendez@leegov.com or (239) 533-8325 if you have any questions.

Development Services

1. Please provide a Letter of No Objection from the responding Fire Department (Bayshore Fire) in regards to Deviation #2 from LDC Section 10-291(3).
2. Note #3 on both Master Concept Plan Options should be removed. If internal access points were to be modified at the time of Development Order, then an amendment to the previously approved zoning action will be required.
3. NOTE: Please ensure that the proposed internal access points are meeting the connection separation requirements set forth in LDC Section 10-285.
4. NOTE: The proposed cul-de-sacs will need to comply with LDC Section 10-296(k) at time of Development Order.

Environmental

1. Staff completed a site inspection and could not confirm the amounts of exotic invasive vegetation as was described on the FLUCCS map in the protected species survey.
2. Staff recommend the following condition related to wetlands and surface waters, "developer may not commence construction on development impacting wetlands until issuance of required permits. Development activity must comply with state wetland permits and applicable local development permits. If the State does not approve wetland impacts or if the State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then developer must amend local development permit approvals to be consistent with State wetland permits or applicable Lee Plan and LDC regulations regarding development within wetlands."
3. Pursuant to LDC 34-414 and LDC 10-415, the minimum open space for each parcel/tract is 10%, and the total overall open space is 30%. Revise the MCP's to show the open space amounts.
4. Staff completed a site inspection of the property and have concerns about the reduced buffer requested along the southern boundary as it does not appear to provide sufficient buffering to the affected properties. Revise the southern buffer so it provides equal or better buffering to the adjacent residential uses.
5. Indigenous plant communities are defined in LDC 10-1 and further described in LDC 10-701. The submitted environmental report did not provide the exotic descriptor values, and several plants included in the vegetation communities are exotic invasive species. Since the development is greater than five acres in size, abuts an arterial or collector road, and has existing native trees within 50-feet of the right-of-way. If a site inspection from staff confirms the site does not contain indigenous plant communities, then the project will be subject to conformance with LDC Section 10-415(b)b.4.

Natural Resources

1. Please provide a surface water quality monitoring plan to demonstrate compliance with Lee Plan policies 125.1.2 and 125.1.4. The project is proposing to outfall into a natural waterway that conveys water through several properties prior to discharging into an impaired waterway.
2. Staff observed a culvert that conveys offsite flows from the northern property through the subject property. Please provide additional details addressing how these flows will be maintained per Lee Plan policy 126.1.4. The SW Narrative said these flows will be maintained but the MCP depicts an area of compensatory floodplain storage being created.
3. Is the applicant anticipating using groundwater to supplement the wet detention lake that is planned to be utilized as an irrigation source? What aquifer will be utilized to supplement the irrigation lake? Surrounding properties utilize the Sandstone aquifer as a domestic water use. Please address how proposed irrigation source will interact with surrounding properties.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 4/23/2025 by
Adam Mendez,
Principal Planner