

John E. Manning
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

December 10, 2019

Tina M. Ekblad, MPA, AICP, LEED AP
Morris-Depew Associates, Inc.
2914 Cleveland Avenue
Fort Myers, FL 33901

**Re: Application for Special Exception
SEZ2019-00025
Our Lady of Mercy Catholic Church**

Dear Ms. Ekblad:

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the submittal requirements contained in Sections 34-201 and 34-202 of the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. Please provide the following items at your earliest convenience so that staff may continue the review of your application:

1. As noted in the request statement, a public information session is required pursuant to Lee Plan Policy 19.1.3. The proposal to rely on the Boca Grande Historic Preservation Board (BGHPB) meeting is appropriate to address this requirement subject to the following:
 - a. The presentation before the BGHPB must discuss and provide the opportunity for public input for the requested special exception in addition to the proposed development's compliance with the applicable criteria for historic review.
 - b. The public information session for the special exception proposed to take place before the BGHPB must be advertised separately from the Historic Preservation Board notice.
2. Please provide a traffic impact analysis containing trip generation for the proposed use in response to the denied request for waiver from LDC Sec. 34-202(b)5.b (GEN2019-00378).
3. The special exception site plan must be revised to include the entirety of the subject property and must denote existing and proposed structures and the building areas of each building in accordance with LDC Section 34-202(b)(5)c.
4. The special exception site plan must be revised to depict the required buffers. Please note the use proposed is considered a Place of Worship for the purpose of establishing buffer and open space requirements in LDC Sections 10-415 and 10-416(d). Please also meet the LDC 10-416(d)(6) for roads, drives, or parking proposed within 125 feet of an existing residential use.

5. Please note the required open space for this project is 20 percent. Please revise the special exception site plan to demonstrate compliance with this open space requirement.
6. The special exception site plan does not depict a dumpster enclosure. Please revise the special exception site plan to depict a dumpster enclosure or request a deviation from this requirement as part of ADD2019-00189.
7. Title certification for the request has been provided only for Lots 11 and 12. A title certification must be provided for the entire subject property in accordance with LDC Section 34-202(a)(7).
8. The request statement notes that solid waste is serviced by Waste Pro; however, the franchisee serving this area is Waste Management. Please revise the request statement accordingly.

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

Please feel free to contact me at (239) 533-8786 or ARodriguez4@leegov.com if you have any questions.

Sincerely,

Lee County Department of Community Development
Zoning Section



Anthony R. Rodriguez, AICP
Principal Planner

ARR