



Board of County Commissioners

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District One

May 31, 2024

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County Attorney

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County Hearing
Examiner

Sharon Umpenhour
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Re: Administrative Amendment

ADD2024-00089

Project Name: Miromar Lakes MPD (University Village)

Ms. Umpenhour,

The Zoning Section has reviewed the submission package for the above-referenced application in accordance with the submittal requirements contained in the Lee County Land Development Code (LDC). Please be advised that the application is insufficient at this time. The insufficiency comments must be addressed within thirty (30) calendar days of this letter, or the case will be considered withdrawn in accordance with the LDC.

Zoning

Land Development Code Section 34-174(i)(2) establishes the decision criteria to administratively approve amendments to a planned development parking to back out into the street rights-of-way. The requested deviation to approve a deviation to allow backout paring does not meet the criteria for approval provided within this section based on the comment provided by Development Services staff. Please provide additional clarification on the request or provide an alternate design for review.

Development Services

Staff recommends DENIAL of the requested Deviation from Land Development Code Sec. 34-2013(a) and 34-2015(2)d. The parking lot in question does not meet the criteria set forth in Land Development Code Sec. 34-2013(a)(1-3) to administratively approve parking to back into rights-of-way. Village Center Dr is a non-county maintained local road which is also intended to provide access to future development to the south. The site plan submitted proposes angled parking backing into the Village Center Dr right-of-way which poses a public health, safety, and welfare concern due to the future increased traffic volume.

Legal Description

Sec. 34-202(a). Submittal requirements for applications requiring public hearing.
(5) No legal description was provided, and the proposed modifications span across multiple parcels according to the site plan. Please specify which STRAP numbers or tracts of the University Subdivision plat are intended to be subject to the proposed deviations.

Please feel free to contact me at (239) 533-8350 or BSchroeder@leegov.com if you have any questions.

Sincerely,

Department of Community Development
Zoning Section

Brianna Schroeder
Technician I