



December 9, 2009

Ms. Lisa Hines, Senior Planner
Department of Community Development
Zoning Division
1500 Monroe Street
Fort Myers, FL 33902

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DEC 09 2009

RE: Sun N' Fun Mobile Homeowners (MDA# 07117) – ADD2009-00070

Dear Ms. Hines:

The purpose of this letter is to respond to the checklist dated October 19, 2009.

Comment:

4) Justification. An explanation of why the variance should be approved must be provided. {See Supplement A, Item # 1-C.} [34-268(a) and (b)]

Please provide justification or supporting documentation as to why the reduced 15-foot wide Type "C" buffer between the open storage area and the residential land uses is necessary and why the detention area is increasing from 7.5 feet to 10 feet.

How does this affect the maximum approved number of 86 vehicles, etc. within the open storage area?

Response:

The 15' wide Type C buffer has been revised to be consistent with the buffer approved by the original zoning approval (Z-09-007) ADD2009-00049. There will be no reduction in the buffer width and composition. The plan will not affect the affect maximum number of storage spaces.

Comment:

9) Miscellaneous Items.

Please confirm that the requested deviations are as follows:

ADD 2009-00070

1. *Revise the northern boundary line and revise existing lot lines to provide consistency with the adopted 86-36 map on Sun-N-Fun Mobile Home Park;*

Response:

Applicant confirms the request for Deviation 1 to "Revise the northern boundary line and revise existing lot lines to provide consistency with the adopted Lee County Ordinance 83-36 map on Sun-N-Fun Mobile Home Park."

Comment:

2. *Reduce Parcel B (private on-site recreational facility area) from 10.81 acres to 7.79 acres to accommodate the revised lot line;*

Response:

Applicant confirms the request for Deviation 2 to "Reduce Parcel B (private on-site recreational facility area) from 10.81 acres to 7.79 acres to accommodate the revised lot line."

Comment:

3. *Reduce the side setback for the existing bocce balls court from 15 feet to 6 feet to legitimize existing conditions; and*

Response:

Applicant requests for Deviation 3 to "Reduce the side setback for the existing bocce ball court from 8 feet as approved in ADD2009-00049 to 6 feet to legitimize existing conditions."

Comment:

4. *Deviation from approved Deviation Number 3 and conditions adopted in Z-09-007.*

It was staff's understanding through the rezoning case (DCI2008-00015) that the existing chain link fence is on the applicant's property line; however, the current request depicts the fence approximately 4.5' from the property line. Please explain.

The request to deviate from the "cross section" should be a request to deviate from adopted Deviation number 3 which requires a 15-foot wide Type "C" buffer on the residential side of the proposed six-foot high solid fence installed a minimum length of 780 feet along the eastern property perimeter with increased plant heights in the detention area. The BoCC approved the retention of the six-foot high chain link fence in conjunction with this deviation

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request. It appears that the applicant is now proposing a 4.5' wide buffer outside of the existing chain link fence.

Please note that staff will not support this request as this further reduces the minimum requirement of a 25-foot wide Type "C" buffer with an 8-foot high wall between the open storage area and the adjacent residential land uses. This request may require a public hearing if pursued. The LDC Section 10-421(a)(2) requires that a minimum of one-half of the width of the buffer be planted; however in no case may the planting area be less than 5 feet in width. The proposed 4.5' width will not support the approved Type "C" buffer plantings.

Please provide an exhibit that depicts the existing and proposed lot lines as shown on the adopted 86-36 map.

Response:

The approved master concept plan for rezoning case (DCI2008-00015) depicts the existing chain length fence runs along the applicants property line for a only a small section on the southeastern portion of the property adjacent to Orange River Boulevard. The existing chain length fence is approximately 4.5' inside of the applications property line.

The applicant understands the staff's concern regarding the revised "cross section" and has modified the cross section to match the cross section approved under the original rezoning (Z-09-007). Regarding the adopted Lee Co. Ordinance No.86-36, please see attached Exhibit.

Comment:

Additional comment added by e-mail :

Please demonstrate that the requested amendments will not impact required open space.

Response:

The open space provided in the site plan approved by Z-09-007 & ADD2009-00049 provided 7.03 acres of open space. The proposed MCP does not decrease open space.

If you have any additional questions or concerns, please do not hesitate to contact me.

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Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.



Jodi Joseph, AICP
Planner

Attachments

Cc:

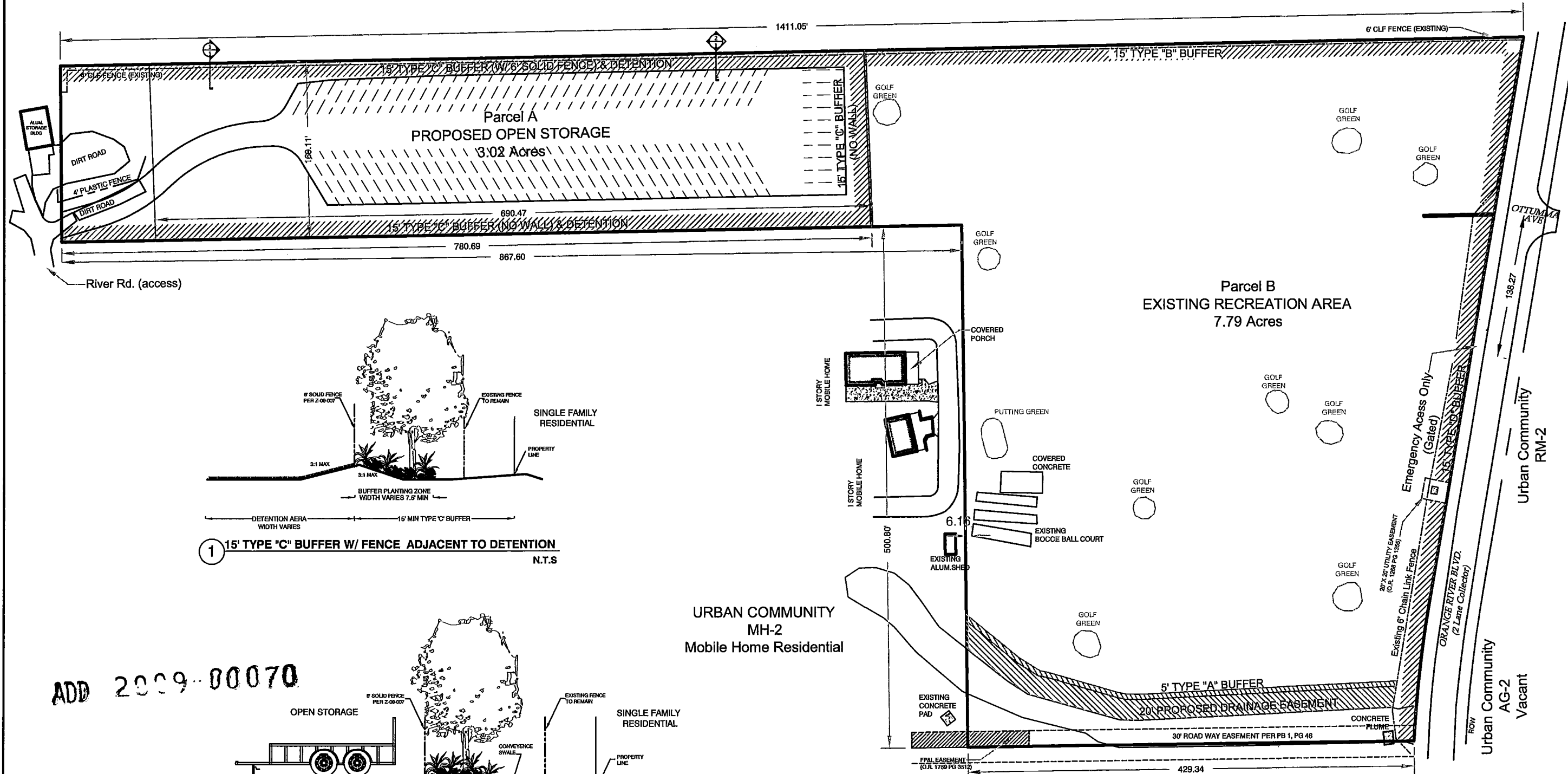
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URBAN COMMUNITY
RS-1
Single Family Residential



1 15' TYPE "C" BUFFER W/ FENCE ADJACENT TO DETENTION N.T.S

2 15' TYPE "C" BUFFER W/ FENCE ADJACENT TO OPEN STORAGE N.T.S

Open Storage Area= 3.02/AC
FLU Urban Community
Zoning: MHPD
40% Open Space Required: 1.2/AC
Open Space Provided: 1.2/AC

Recreation Area= 7.79/AC
FLU Urban Community
Zoning: MHPD
40% Open Space Required: 3.12/AC
Open Space Provided: 7.03/AC

URBAN COMMUNITY
MH-2
Mobile Home Residential



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• Ocala
• Leesville
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• Panama City
• Panama City Beach
• Gulf Breeze
• Destin
• Miramar
• Panama City
• Panama City Beach
• Gulf Breeze
• Destin
• Miramar

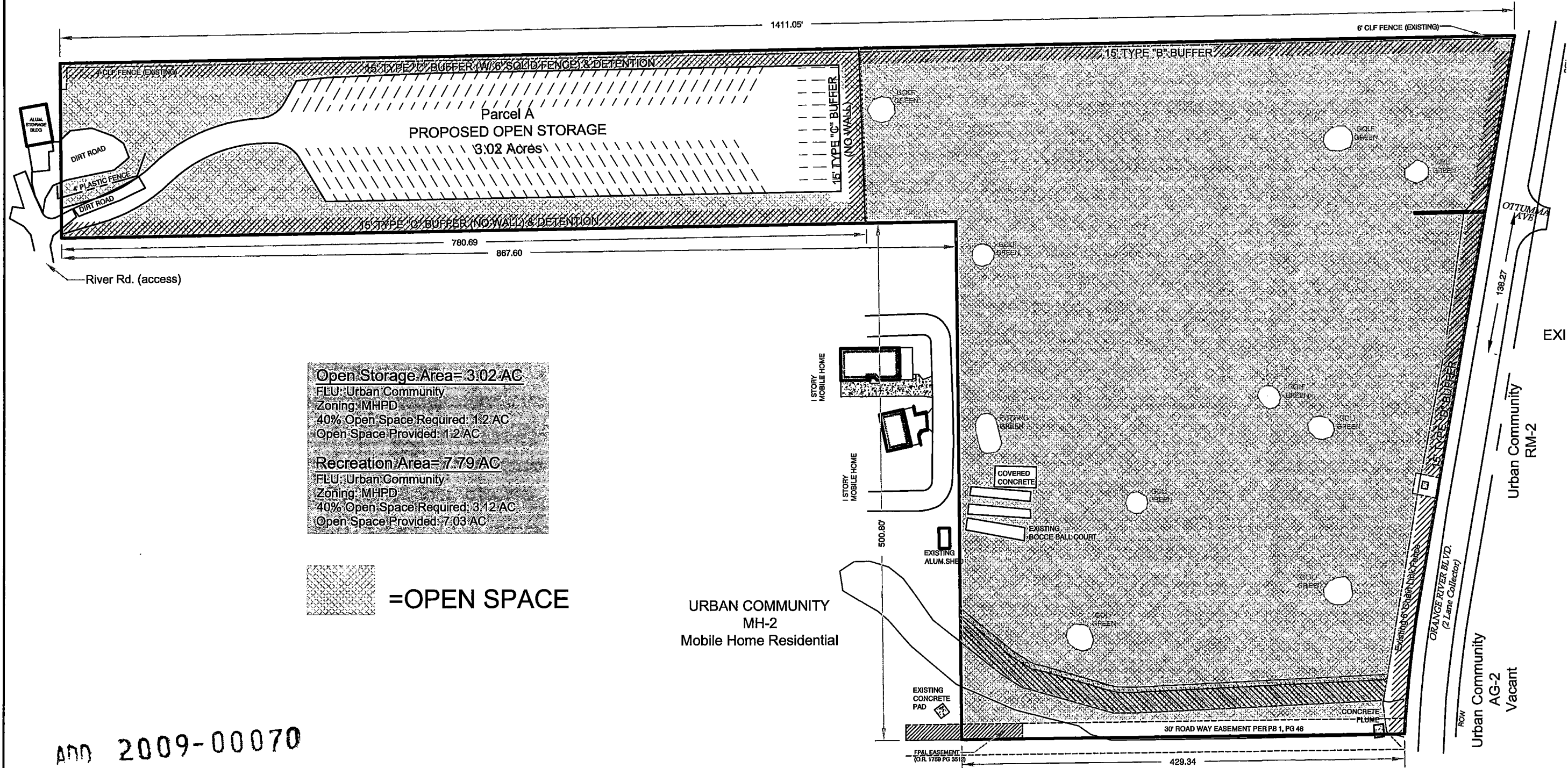
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MASTER CONCEPT PLAN

SUN-N-FUN
Sun-N-Fun Mobile Homeowners Association
Lee County, Florida

MDA PROJECT:
07117
DESIGNED BY:
JJ
DRAWN BY:
AN
DATE:
8/12/08
SHEET
1

URBAN COMMUNITY
RS-1
Single Family Residential



Open Storage Area= 3.02 AC
 FEU: Urban Community
 Zoning: MHPD
 40% Open Space Required: 1.2 AC
 Open Space Provided: 1.2 AC

Recreation Area= 7.79 AC
 FEU: Urban Community
 Zoning: MHPD
 40% Open Space Required: 3.12 AC
 Open Space Provided: 7.03 AC

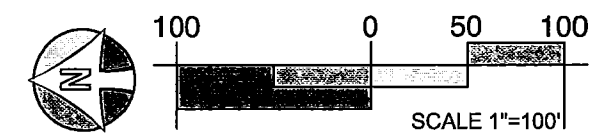
= OPEN SPACE

URBAN COMMUNITY
MH-2
Mobile Home Residential

URBAN COMMUNITY
MH-2
Mobile Home Residential

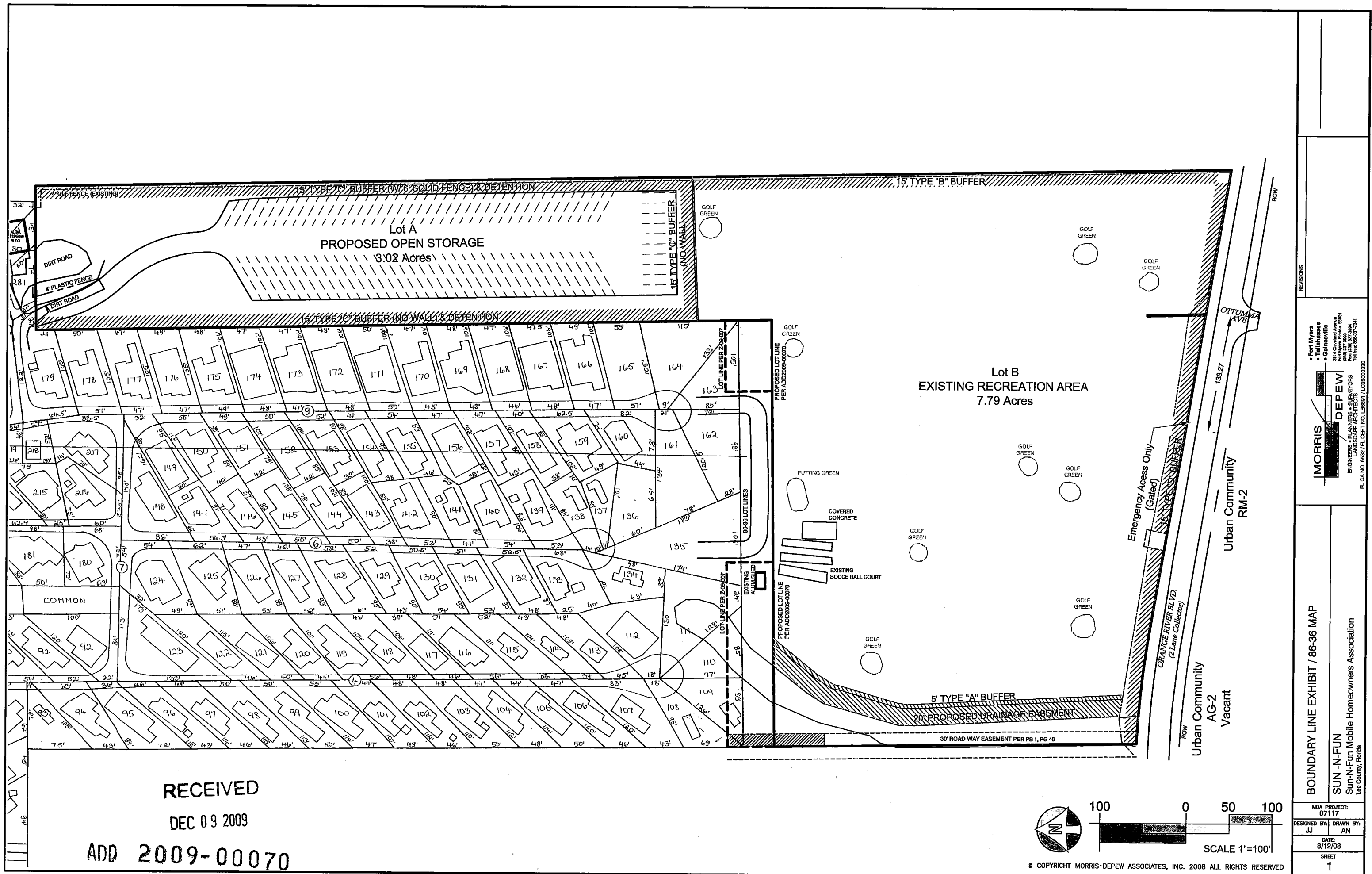
AND 2009-00070

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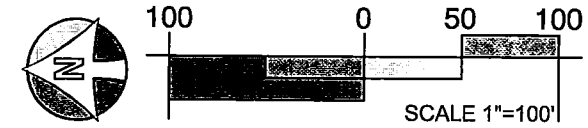
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<p>OPEN SPACE EXHIBIT</p>	
<p>SUN-N-FUN Sun-N-Fun Mobile Homeowners Association Lee County, Florida</p>	
<p>MDA PROJECT: 07117</p>	<p>DESIGNED BY: JJ</p>
<p>DATE: 12/13/09</p>	<p>DRAWN BY: AN</p>
<p>SHEET 1</p>	



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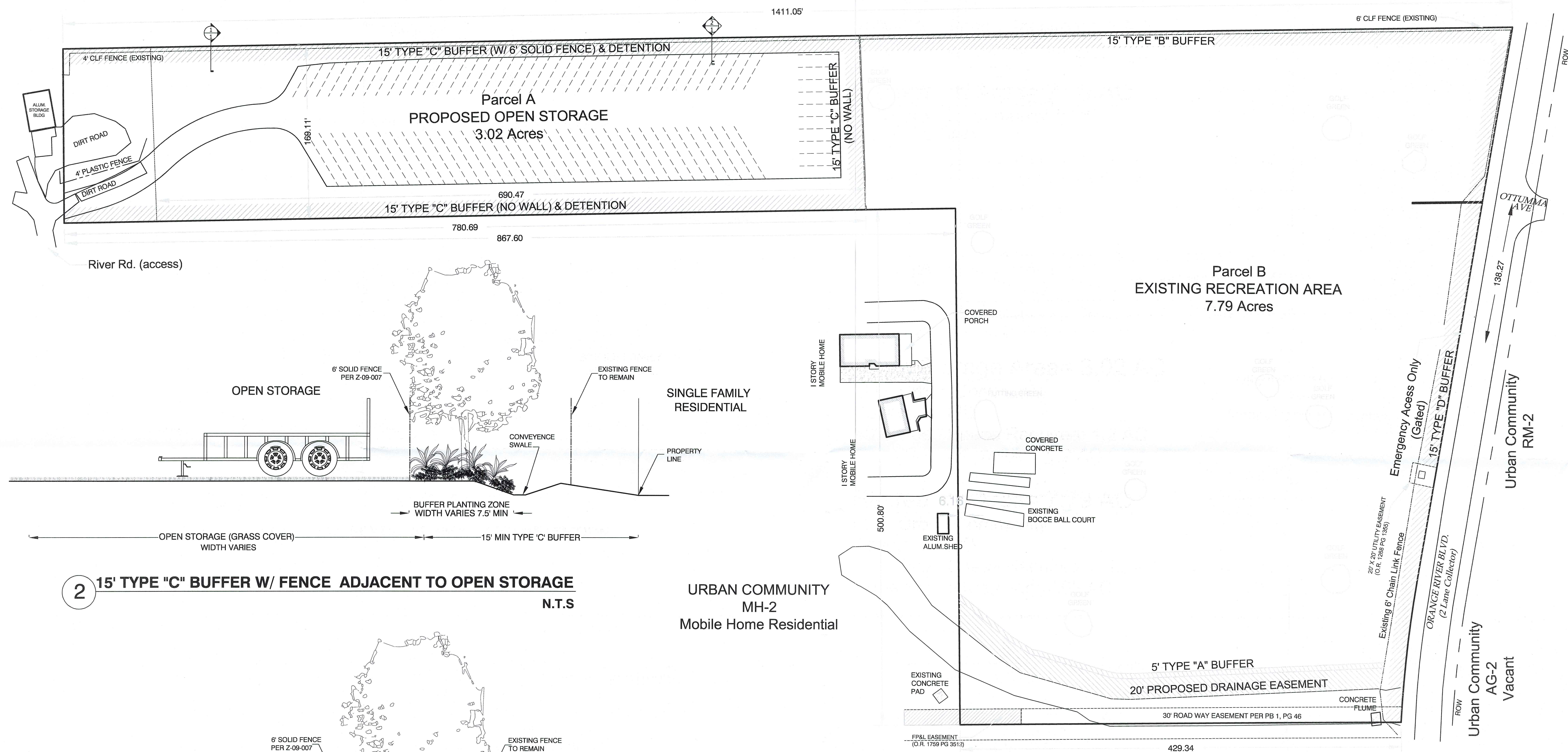
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BOUNDARY LINE EXHIBIT / 86-36 MAP	
SUN-N-FUN Sun-N-Fun Mobile Homeowners Association Lee County, Florida	
MDA PROJECT: 07117	DESIGNED BY: JJ
DATE: 8/12/08	DRAWN BY: AN
SHEET 1	

URBAN COMMUNITY
RS-1
Single Family Residential



Open Storage Area= 3.02 AC

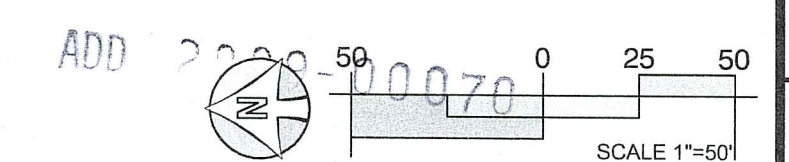
FLU: Urban Community
Zoning: MHPD
40% Open Space Required: 1.2 AC
Open Space Provided: 1.2 AC

URBAN COMMUNITY
MH-2
Mobile Home Residential

Recreation Area= 7.79 AC

FLU: Urban Community
Zoning: MHPD
40% Open Space Required: 3.12 AC
Open Space Provided: 7.03 AC

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MASTER CONCEPT PLAN

SUN-N-FUN
Sun-N-Fun Mobile Homeowners Association
Lee County, Florida

MDA PROJECT: 07117	
CHECKED BY: JJ	DRAWN BY: AN
DATE: 10/09/09	
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