



LEE COUNTY  
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 239-533-8777

Bob Janes  
*District One*

A. Brian Bigelow  
*District Two*

Ray Judah  
*District Three*

Tammy Hall  
*District Four*

Frank Mann  
*District Five*

Karen B. Hawes  
*County Manager*

David Owen  
*County Attorney*

Diana M. Parker  
*County Hearing  
Examiner*

October 19, 2009

JODI JOSEPH  
2914 CLEVELAND AVE  
FORT MYERS, FL 33901

Re: SUN 'N FUN MOBILE HOMEOWNERS  
ADD2009-00070 - PDZ Application (PD Admin)

Dear JODI JOSEPH :

The Department of Community Development has reviewed the information provided for the above referenced administrative action application. The Land Development Code requires additional information for the application to be complete. 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.

This application will be pending until each requirement of the checklist is satisfied. If you do not provide the requested supplements or corrections within 60 calendar days of this letter, this application will be considered withdrawn.

JODI JOSEPH  
RE: SUN 'N FUN MOBILE HOMEOWNERS  
ADD2009-00070  
October 19, 2009  
Page 2

Please feel free to contact me or the staff reviewers if you have any questions.

A handwritten signature in black ink, appearing to read "Jodi Joseph", written in a cursive style.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Division

copy w/o attachments:

Pamela Houck, Zoning Division Director  
Paul O'Connor, Planning Director  
Pete Eckenrode, Development Services Director  
Susie Derheimer, Environmental Division  
Jamie Princing, DCD Administration  
Zoning/ADD Files

JODI JOSEPH  
RE: SUN 'N FUN MOBILE HOMEOWNERS  
ADD2009-00070  
October 19, 2009  
Page 3

*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?

JODI JOSEPH  
RE: SUN 'N FUN MOBILE HOMEOWNERS  
ADD2009-00070  
October 19, 2009  
Page 4

*9) Miscellaneous items.*

Please confirm that the requested deviations are as follows:

1. Revise the northern boundary line and revise existing lot lines to provide consistency with the adopted 86-36 map of Sun-N-Fun Mobile Home Park;
2. Reduce Parcel B (private on-site recreational facility area) from 10.81 acres to 7.79 acres to accommodate the revised lot line;
3. Reduce the side setback for the existing bocce balls courts from 15 feet to 6 feet to legitimize existing conditions; and
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 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.

*10) Contact. The Zoning Planner may be contacted regarding any questions on the LC Administrative Action Supplement A Application for Administrative Variance Checklist.*

Please contact Lisa Hines, Senior Planner at 239-533-8777 or Beth DeGrauwe, Environmental Planner at 239-533-8793 Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m.