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SOUTHWEST FLORIDA

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September 15, 2010

FRED HOOD
3530 KRAFT RD
SUITE 301
NAPLES, FL 34105

Re: COLONY CORPORATE
ADD2010-00073 - LSZ Application (Lot Split)

Dear FRED HOOD :

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the requested supplements or corrections within 60 calendar days of this letter, this application will be considered withdrawn.

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

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 Prancing, DCD Administration
Zoning/ADD Files

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3) Deviations Requested. Provide a detailed listing of sections of the Lee County Land Development Code for which a deviation is requested. {See Supplement B Form Item #1-B.} [34-2221(1)b.2.]

Each deviation should reflect the specific request that differentiates from the minimum standards established in the Land Development Code (i.e. deviation from the minimum required street setback of 25 feet to permit a minimum street setback of 10 feet).

The deviations and corresponding numbers should be listed on the proposed site plan.

Please note that there are also required deviations from the LDC Section 33 with respect to the Estero Planning Community and the U.S. 41 Overlay.

The deviations should detail the existing conditions on the subject property and why they are necessary for the requested commercial lot split.

There does not appear to be a water management lake on the properties; thus, are the deviations from LDC Section 10-329 necessary?

3a) A detailed listing of the LCLDC section number(s) and the specific regulation(s) of Chapter 34, Chapter 10, and Chapter 30, if applicable, from which relief is sought must be provided. [34-2221(1)b.2.]

Please provide.

4) Site Plan. A detailed site plan, on 24" X 36" paper, drawn to a suitable scale, must be provided indicating all existing and proposed lot lines, buildings and uses, streets and accessways, off-street parking, water management facilities, buffering and open space. {See Supplement B Form Item #2-A.} [34-2221(1)b.1.]

The revised site plan must be provided in 3 - 24 x 36 and 3 - 11 x 17 copies.

4a) The site plan must also show all deviations requested in the application. [34-2221(1)b.1.]

Please revise the site plan accordingly.

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8) Miscellaneous items.

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Please note that the submitted limited development orders cannot be approved until the lot split ADD has been approved.

Please provide the existing and proposed uses located in each building, the minimum required number of parking spaces and the existing number on site.

The 24 x 36 site plans do not show the parking area(s) to be modified. Please revise.

Please note that in accordance with LDC Section 33-54, a community meeting is required to present the requested Administrative Approval for a planned development rezoning (CPD). You can conduct this meeting in conjunction with the Estero Community Planning Panel meetings. You may contact this group by e-mail at ecpp@esterofl.org to inquire about this presentation. Following the meeting, please provide staff with a summary of comments or concerns from the panel.

ES staff has reviewed the proposed ADD and has the following comments:

- 1) Please provide justifications for each deviation request.
- 2) Please revise the deviation requests to indicate what is being proposed in lieu of the deviated code section.
- 3) Please clarify the deviation request for LDC 10-329(d)(4)(a). There does not appear to be any lakes on the subject parcel.
- 4) Please note the deviation request for LDC 10-416(a)(2) is not required as this project is a commercial development and is required 1 tree per 3500 SF which is shown on the original development order.
- 5) Please clarify if there are currently any building perimeter plantings around the existing buildings. If so, the deviation from LDC 10-416(b) may be better suited to ask for a reduction in the amount or number of sides verses eliminating the requirement completely.
- 6) Please clarify if the deviation request from LDC 10-416(c)(2)(c) is only from the existing parking islands? If so please indicate in the deviation language.
- 7) Please note the deviation request from LDC 10-416(d)(3&4) is not needed. The actual section is LDC 33-351 since this is in the Estero community. Additionally this deviation request is only needed along US41 since the other roads abutting the project are private roads.
- 8) Please note a deviation request is needed from LDC 33-351 for the internal type A buffers.
- 9) Please clarify if each lot will be able to provide the minimum 20% open space required. Please provide a separate open space diagram. If not, an

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additional deviation will be required.

10) Please clarify if the tree heights currently conform with LDC 33-353(C). If not a deviation request will be needed.

11) Please clarify if the plantings on site meet the requirements of LDC 33-352(a-c). If not then a deviation request may be required.

12) Please clarify if there is dry detention located on site and if so does it comply with LDC 33-111(d)? If not then a deviation request may be required.

13) Please note a deviation request is needed from LDC 33-422(c).

14) Please clarify if the landscaping existing on site complies with the original development order approved landscaping?

For ES comments, please contact Aaron Martin at amartin@leegov.com or 533-8522

Staff has forwarded a copy of the proposed bylaws to the County Attorney's Office for review and comment. This information will be provided at a later date.

9) Contact. The Zoning Planner may be contacted regarding any questions on the LC Administrative Action Supplement B Application for Commercial Lot Split Checklist.

Please contact Lisa Hines, Senior Planner at 239-533-8777 or lhines@leegov.com Monday through Friday between the hours of 7:00 a.m. and 4:00 p.m.